



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

April 4, 2014

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

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

Dear Ms. Ruiz:

The Department of Toxic Substances Control (DTSC) has reviewed the Preliminary Environmental Assessment (PEA) Report for the proposed High School #5 - Site A (Site), prepared by The Planning Center|DC&E, dated January 2014 and received on January 31, 2014. The PEA Report was revised in response to DTSC comments dated March 3, 2014. Site investigation results and conclusions based on a health risk screening evaluation are presented in the PEA Report.

In addition, the Irvine Unified School District (District) notified DTSC on March 13, 2014 that it has complied with all public review and comment requirements for the PEA Report pursuant to Option A (Ed. Code § 17213.1, subsec. (a)(6)(A)). The District made the PEA Report available for public review and comment from February 2, 2014 through March 4, 2014 and a public hearing was held on February 18, 2014. Public comments were received regarding the PEA Report.

According to the PEA, the approximately 40.3-acre Site is located in the eastern area of the former Marine Corps Air Station (MCAS) El Toro. The Site is located within the Heritage Fields Development, also known as the Great Park Neighborhoods. The Site was vacant undeveloped land in the 1930s. Agricultural activities started on the southern portion of the Site during the 1950s. Two former fuel lines ran in an east west direction across the northern portion of the Site. The original base landfill, IRP3, is located to the northwest of the Site. A drainage area runs in a northeast to southwest direction across the Site. Runways were located approximately 800 feet to the west.

Ms. Lorrie Lujan-Ruiz
April 4, 2014
Page 2

Military housing was located to the north across Irvine Boulevard.


The PEA was conducted, in accordance with a DTSC approved PEA Workplan, to evaluate potential impact from historic onsite and offsite activities. Soil gas samples were collected and analyzed for volatile organic compounds (VOCs), methane and hydrogen sulfide. Soil samples were analyzed for organochlorine pesticides, metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), polychlorinated biphenyls (PCBs), and dioxins/furans. All chemicals evaluated in soils were either below background or risk-based levels. The PEA Report concludes that no further assessment is needed on the Site. In addition, DTSC reviewed the PEA public comments and determined that revision of the PEA Report was not necessary.

Based on the review of the PEA Report and consideration of public comments, 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 no further assessment of the Site is necessary and hereby approves the PEA 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 me at (714) 816-1978 or by e-mail at yolanda.garza@dtsc.ca.gov.

Sincerely,



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

yg/rg

cc: see next page

Ms. Lorrie Lujan-Ruiz
April 4, 2014
Page 3

cc: (via e-mail)

Mr. Michael O'Neill
Consultant/Environmental Coordinator
California Department of Education
moneill@cde.ca.gov

Ms. Rana Georges
Project Manager
DTSC Schools Evaluation and Brownfields Cleanup Branch – Cypress
rana.georges@dtsc.ca.gov

Mr. Lloyd Linton
Director of Construction/Facilities
Irvine Unified School District
lloydlinton@iusd.org

Ms. Dana Hamernik-Grudem
Facilities Planning Supervisor
Irvine Unified School District
danahamernik@iusd.org

Ms. Denise Clendening
Associate Principal
The Planning Center
dclendening@planningcenter.com

Mr. Peter Garcia
Associate Principal
The Planning Center
pgarcia@planningcenter.com

Mr. James Werkmeister
Director of Land Development
FivePoint Communities
jim.werkmeister@fivepointcommunities.com

Ms. Shukla Roy-Semmen
Staff Toxicologist
DTSC Human and Ecological Risk Office – Cypress
shukla.roy-semmen@dtsc.ca.gov

Ms. Lorrie Lujan-Ruiz
April 4, 2014
Page 4

Mr. Joe Hwong
Senior Engineering Geologist
DTSC Schools Evaluation and Brownfields Cleanup Branch – Cypress
joe.hwong@dtsc.ca.gov

Mr. David Murchison
Engineering Geologist
DTSC Cleanup Program Office of Geology – Cypress
david.murchison@dtsc.ca.gov

Schools Evaluation and Brownfields Cleanup Branch Reading File