



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Edmund G. Brown Jr.
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October 2, 2014

Ms. Lorrie Lujan-Ruiz, Assistant Director
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APPROVAL OF PRELIMINARY ENVIRONMENTAL ASSESSMENT REPORT,
PROPOSED IRVINE UNIFIED SCHOOL DISTRICT K8 – GREAT PARK, NEAR THE
INTERSECTION OF D STREET AND N 8TH STREET ON THE FORMER MARINE
CORPS AIR STATION EL TORO, IRVINE, ORANGE COUNTY (SITE CODE: 404879)

Dear Ms. Ruiz:

The Department of Toxic Substances Control (DTSC) has reviewed the Preliminary Environmental Assessment (PEA) Report for the proposed Irvine Unified School District K8 – Great Park site (Site), prepared by PlaceWorks (formerly known as The Planning Center|DC&E), dated August 5, 2014 and received on August 6, 2014. The PEA Report was revised in response to DTSC comments dated September 5, 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 September 24, 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 August 23, 2014 through September 23, 2014 and a public hearing was held on September 11, 2014. No public comments were received regarding the PEA Report.

According to the PEA, the approximately 13-acre Site is located to the west of the runways near the intersection of D Street and N 8th Street on the former Marine Corps Air Station (MCAS) El Toro. The Site was used for possibly dry farming in the 1930s. The Site was developed by the military in the 1940s for administrative purposes and included buildings that were demolished prior to the closure of the base. One oil-water separator and eleven former underground storage tanks (USTs) used for fuel oil for the former buildings were identified as having been located on the Site. In addition, six pad

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mounted transformers were identified within the Site. Concrete foundations associated with historic base buildings were removed in January and February of 2013. The Site was over excavated and received approximately 35,000 cubic yards of import soil in March and early April of 2014 as part of grading activities.


The PEA was conducted, in accordance with a DTSC approved PEA Workplan, to evaluate potential impact from historic on-site and off-site activities. Soil samples were collected at multiple depths and analyzed for organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs), metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), and semi-volatile organic compounds (sVOCs). In addition, soil gas samples were collected and analyzed for volatile organic compounds (VOCs). The estimated carcinogenic risk assuming a residential exposure scenario is 3.2×10^{-6} and the hazard index is 0.046. The PEA Report concludes that no further assessment is required for the Site.

Based on the 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 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.

If you have any questions regarding this project, please contact Ms. Rana Georges, Project Manager, at (714) 484-5320 or by email at rana.georges@dtsc.ca.gov, or 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

rs/rg/yg

cc: See next page.

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cc: (via e-mail)

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