



Department of Toxic Substances Control



Linda S. Adams
Acting Secretary for
Environmental Protection

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

Edmund G. Brown Jr.
Governor

January 16, 2014

Ms. Ana Gonzalez
Supervisor, Facilities Planning
Facilities Planning Department
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APPROVAL OF PHASE I ENVIRONMENTAL SITE ASSESSMENT, IRVINE UNIFIED SCHOOL DISTRICT, PROPOSED PORTOLA SPRINGS ELEMENTARY SCHOOL, SOUTHEAST INTERSECTION OF PORTOLA PARKWAY AND PORTOLA SPRINGS, IRVINE (SITE CODE: 404891)

Dear Ms. Gonzalez:

The Department of Toxic Substances Control (DTSC) reviewed the "Phase I Environmental Site Assessment" (Phase I) (UltraSystems Environmental Incorporated, November 2013) received on November 16, 2013 for the Proposed Portola Springs Elementary School site (Site). The Phase I describes current and historical land uses and identifies environmental conditions. Additional information was received from The UltraSystems Environmental Incorporated on December 28, 2013 in response to DTSC's request dated December 16, 2013.

According to the Phase I, the Site is approximately 14.96 acres and is currently vacant. The southeast two-thirds of the Subject Property were occupied by the Lambert Reservoir from at least 1938. In 1994, the reservoir was partially filled with natural vegetation. In 2005, earthen on-site fill material was observed in west portion of Lambert Reservoir, and the eastern portion of the reservoir contained water. By 2009, the reservoir was filled with earthen material, a paved entryway and parking area was observed along the west central boundary, and a storm water retention basin was observed near the northwest corner. No agricultural activities were observed within the Site from 1938 to 2012. Vacant or agricultural lands were present North of the Site from 1938 through 2005. A roadway in the current location of Portola Parkway was present as of 1994. A dwelling was present to the north in 2005. The dwelling was removed, and the area graded by 2009, followed by a housing development construction in 2012. A Fire Station was present across the southern boundary in 2012. The eastern adjoining property was unaffected until 1989, when it appeared graded, but left

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undeveloped until 2012. Agricultural lands adjoined the western Site boundary from at least 1938 through 1994. This area was graded by 2005, and apartment homes were present in 2009.

Based on the information provided and a Site visit conducted by DTSC on December 12, 2013, 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. DTSC concurs with the recommendation that further environmental investigation of the Site is not required and hereby approves the Phase I.

DTSC approval of the Phase I, pursuant to the Education Code (Ed. Code, § 17213.1, subd. (a)), does not constitute a determination that "all appropriate inquiry" has been conducted within the meaning of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. § 9601(35)(B)). DTSC's review of the Phase I was conducted solely to identify recognized environmental conditions at this Site in accordance with requirements of the Education Code, and to determine whether further investigation is necessary prior to DTSC approval of this Site for future school use.

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.

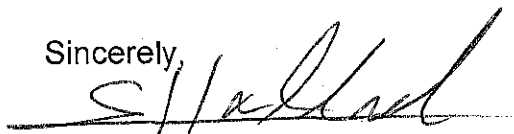
DTSC's review of the Phase I exceeded the current fee (Ed. Code §17213.1, subd. (a)(2)) of \$1,500 due to the following issues:

- Additional research conducted by DTSC on the GE Facility and the investigation on the El Toro base.

As a result, DTSC will forward an invoice to the District for the amount in excess of the \$1,500 review fee.

If you have any questions regarding the project, please contact Mr. Aslam Shareef, Project Manager, at (714) 484-5308 or me at (714) 484-5368.

Sincerely,



Shahir Haddad, P.E.
Supervising Engineer
Brownfields and Environmental Restoration Program

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