

APPENDIX M
PHASE I ESA APPROVAL



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Gavin Newsom
Governor

July 16, 2019

Mr. CJ Knowland
Los Alamitos Unified School District
10293 Bloomfield Street
Los Alamitos, California 90720

PHASE I ENVIRONMENTAL SITE ASSESSMENT DETERMINATION
LOS ALAMITOS UNIFIED SCHOOL DISTRICT, LOS ALAMITOS HIGH SCHOOL,
BUILDING 300, 3591 WEST CERRITOS AVENUE, LOS ALAMITOS
(SITE CODE 404577)

Dear Mr. Knowland:

The Department of Toxic Substances Control (DTSC) reviewed the "Phase I Environmental Site Assessment" (Phase I) (The Phase One Group, June 10, 2019) received on July 5, 2019, for the Los Alamitos High School (School), Building 300 site (Site). The Phase I was revised based on DTSC comments made on the previous version forwarded via e-mail on July 3, 2019. The Phase I describes current and historical land uses and identifies environmental conditions.

According to Phase I, the Site is an "L-shaped" area totaling approximately 1.51-acres in size and is located within the Los Alamitos High School campus. The Site is located on the north side of West Cerritos Avenue, approximately 193 feet east of the intersection of West Cerritos Avenue and Norwalk Boulevard. The Site is currently developed with the administration and media center buildings. Prior to the Site development, the Site was used for agriculture. A demolished gasoline station was located on the adjacent property, identified as Unocal #4727, at 3501 Cerritos Avenue, located approximately 131 feet west-southwest of the Site. A Preliminary Environmental Assessment (PEA) was completed for another area on the School north and north-west of the Site in 2005, and DTSC issued a No Further Action determination.

The Phase I concludes that the recognized environmental conditions (RECs) at the Site are: total petroleum hydrocarbons from former off-site Unocal gasoline station; organochlorine pesticides and arsenic from historical agricultural use; lead from lead-

based paint. The Phase I recommends subsurface investigations to address the RECs. DTSC concurs with these conclusions and recommendations and hereby determines that completion of a PEA is needed for this Site. The purpose of the PEA is to determine whether a release or threatened release of hazardous material or naturally occurring hazardous material may pose a threat to public health or the environment is present at the Site.

DTSC determination on 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 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 17213.1, subdivision (a)(4)(B), if the District elects to pursue site acquisition or construction, the District shall enter into an Environmental Oversight Agreement (EOA) with DTSC to oversee the preparation of the PEA. A copy of the Environmental Oversight Program application for the EOA is available on the DTSC School Site Evaluation Web page at: www.dtsc.ca.gov/Schools/index.cfm. Please forward the completed application, signed by an authorized District representative, to:

Ms. Alejandra Rivera
Agreement Coordinator
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630
Office: (714) 484-5324
E-mail: Alejandra.Riviera@dtsc.ca.gov

Ms. Rivera will prepare and forward an agreement for review and signature. Subsequently, a project manager will contact the District to schedule a scoping meeting. For additional information regarding the PEA processor entering into an agreement, please contact me at (714) 484-5368 or by e-mail at Shahir.Haddad@dtsc.ca.gov.

For all documents submitted to DTSC, please submit one hard (paper) copy and one electronic copy in Adobe Portable Document Format (PDF) in accordance with the enclosed guidelines. All submittals should include applicable signatures and certification stamps.

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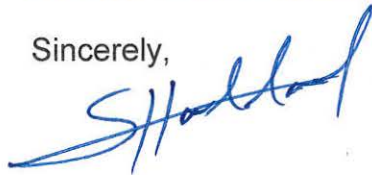
DTSC review of the Phase I exceeded the current fee (Ed. Code §17213.1, subd. (a)(2)) of \$1,500 due to the following issues:

- Change in Site boundaries.
- Review of the revised Phase I.

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 me or Mr. Johnson P. Abraham, Project Manager, at (714) 484-5380 or by e-mail at Johnson.Abraham@dtsc.ca.gov.

Sincerely,



Shahir Haddad, P.E.
Supervising Engineer
Brownfields Restoration and School Evaluation Branch
Site Mitigation and Restoration Program

mv/ja/sh

cc: See next page

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cc: (via e-mail)

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

Ms. Margaret Partidge
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Ms. Alejandra Rivera
Agreement Coordinator
DTSC-Brownfields Restoration and School Evaluation Branch
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Mr. Johnson P. Abraham
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Schools Evaluation and Cleanup Team Reading File – Cypress Office