



**Yana Garcia**  
Secretary for  
Environmental Protection



**Department of Toxic Substances Control**

Katherine M. Butler, MPH, Director  
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**Gavin Newsom**  
Governor

**SENT VIA ELECTRONIC MAIL**

September 12, 2025

Erica Hong  
Senior Planner  
City of Irvine  
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Irvine, CA 92606  
[ehong@cityofirvine.org](mailto:ehong@cityofirvine.org)

RE: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE GATEWAY VILLAGE  
PROJECT DATED SEPTEMBER 5, 2025, STATE CLEARINGHOUSE NUMBER  
[2024100742](#)

Dear Erica Hong,

The Department of Toxic Substances Control (DTSC) reviewed the Draft Environmental Impact Report (DEIR) for the Gateway Village Project (Project). The Project includes the development of 1,360 two- to three-story homes, including both attached and detached homes, with an average site density between 10 to 40 units per acre. DTSC recommends and requests consideration of the following comments:

1. A Phase II Environmental Site Assessment was conducted by Stantec and the following recommendations were stated: "Given the long history of the Site for commercial and agricultural uses, there is potential that previously undocumented and/or unknown structures may be identified during redevelopment of the Site. Therefore, Stantec recommends preparation and implementation of a Soil Management Plan (SMP) to address the potential to encounter any subsurface features during construction. The SMP would include protocols to properly identify and manage subsurface features, potential impacts, and proper notification requirements."

DTSC does not recommend a Soil Management Plan (SMP) be used as a primary cleanup plan. DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or Regional Water Quality Control Board. A SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan, or a Remedial Action Plan be prepared to adequately address all site impacts after complete characterization.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC would like to thank you for the opportunity to comment on the DEIR for the Gateway Village Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our [CEQA Review email](#).

Sincerely,

*Tamara Purvis*

Tamara Purvis  
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HWMP - Permitting Division – CEQA Unit  
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Erica Hong  
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cc: (via email)

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