

**NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, California 95812-3044

**From:** Department of Toxic Substances Control  
Site Mitigation and Restoration Program  
5796 Corporate Avenue  
Cypress, California 90630

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| <b>Project Title:</b> Removal Action Workplan for On-site Groundwater, Former Precision Optical Incorporated (DTSC 401409-11) |  |  |
| <b>Project Address:</b><br>865 and 869 West 17 <sup>th</sup> Street   | <b>City:</b><br>Costa Mesa                                     | <b>County:</b><br>Orange                     |
| <b>Approval Action Under Consideration by DTSC:</b>   |  |  |
| <input type="checkbox"/> Initial Permit Issuance  | <input type="checkbox"/> Permit Re-Issuance                    | <input type="checkbox"/> Permit Modification |
| <input checked="" type="checkbox"/> Removal Action Workplan   | <input type="checkbox"/> Remedial Action Plan                  | <input type="checkbox"/> Closure Plan        |
| <input type="checkbox"/> Corrective Measure Study/Statement of Basis  | <input type="checkbox"/> Other (specify):                      | <input type="checkbox"/> Regulations         |
| <b>Statutory Authority:</b>   |  |  |
| <input type="checkbox"/> California H&SC, Chap. 6.5   | <input checked="" type="checkbox"/> California H&SC, Chap. 6.8 | <input type="checkbox"/> Other (specify):    |

**Project Description:** The project involves the approval of a Removal Action Workplan (RAW) for the Former Precision Optical Property located at 865 and 869 West 17th Street, Costa Mesa, California (Site). The removal action proposed in the RAW includes air sparging and soil vapor extraction (SVE) system to remediate groundwater contamination. Air sparging will be carried out through installation of approximately eight (8) new air sparge wells and the extracted contaminants will be treated using activated carbon adsorption.

**Background:** The Site is a 1.26-acre commercial property that contains two buildings and is also improved with asphalt-paved parking areas/driveways, fenced perimeters, storage shed, dumpster enclosures, and limited landscaping. The Site has historically been used by former Precision Optical Inc. (POI) and its predecessor to manufacture optical components, assemblies, and coatings used in the photolithography, laser, biomedical, aerospace, data storage, and meteorology industries. The former POI vacated the site in January 2012. Environmental investigations conducted between 2009 and 2017 identified elevated concentrations of chlorinated solvents (primarily tetrachloroethylene, trichloroethylene, and their breakdown products) in soils and groundwater at the Site. An SVE system currently operates at the Site with 11 existing soil vapor extraction wells under Department of Toxic Substances Control (DTSC) oversight.

**Project Activities:** The project activities consist of installing approximately eight (8) new air sparging wells to approximately 55 feet deep below the ground surface. Upon completion of the well installations, approximately 480 feet of new trenching will be constructed for installing the piping. Most of the trenching (approximately 300 feet) will occur at the center of the Site from north to south. At the time of trenching, two horizontal infiltration galleries will be installed with 30 to 40 feet long well screen each for in-situ chemical oxidation injection for water quality polishing. The proposed air sparging equipment will consist of a 10-HP air compressor in conjunction with the existing SVE system. The SVE system is connected to three 2,000-pound granular activated carbon vessels in series before discharging extracted vapors into the atmosphere. In-situ chemical oxidation will be used for water quality polishing.

Remediation installation activities are anticipated to be conducted in summer of 2021 over a one-month period. The air sparging operation is estimated to last approximately one year. The RAW is being implemented by E2C Remediation with DTSC oversight under a Consent Order (Docket No. HSA-CO 10/11-055) executed on December 13, 2011 by DTSC and POI and Amended May 12, 2017.

In the event biological, cultural or historical resources are discovered during project activities, work will be suspended while a qualified biologist or cultural or historical resource specialist assesses the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5

**Name of Public Agency Approving Project:** Department of Toxic Substances Control

**Name of Person or Agency Carrying Out Project:** Precision Optical Incorporated

**Exempt Status:** (check one)

- Ministerial [PRC, Sec. 21080(b)(1); CCR, Sec. 15268]
- Declared Emergency [PRC, Sec. 21080(b)(3); CCR, Sec.15269(a)]
- Emergency Project [PRC, Sec. 21080(b)(4); CCR, Sec.15269(b)(c)]
- Categorical Exemption: [CCR, Sec. 15330]
- Statutory Exemptions: [State code section number]
- Common Sense Exemption [CCR, Sec. 15061(b)(3)]

**Exemption Title:** *Common Sense Exemption* - Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

**Reasons Why Project is Exempt:**

The Site is recorded on DTSC’s Hazardous Waste and Substances Site List (Cortese List). The proposed project activities will install a limited number of new wells and limited trenching at the Site property, which already has more than 20 borings or wells installed for previous site investigation and soil vapor remediation. Based on the substantially smaller extent and scope of work compared to previous activities related to remediation of onsite contaminants, the additional remediation activities are considered to result in no or minimal impacts on the environment.


Therefore, DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

The project is consistent with applicable state and local environmental permitting requirements including, but not limited to, off-site disposal, air quality rules such as those governing volatile organic compounds and water quality standards, and approved by the regulatory body with jurisdiction over the Site. Prior to implementing field activities, all necessary permits will be obtained from the city of Costa Mesa, County of Orange, and South Coast Air Quality Management District.

Evidence to support the above reasons is documented in the project file record, available for inspection at:

Department of Toxic Substances Control  
 File Room  
 Site Mitigation and Restoration Program  
 5796 Corporate Avenue  
 Cypress, California 90630

[https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60001612](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001612)

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|---|--|---------------------------|
| Rafat Abbasi, P.E.<br>Project Manager   | Sr. Hazardous Substances Engineer<br>Title     | 714-484-5310<br>Phone No. |
| <br>Branch Chief's Signature |  | 04/23/2021<br>Date        |
| Javier Hinojosa<br>Branch Chief   | Environmental Program Manager I (Sup)<br>Title | 714 484-5484<br>Phone No. |

**TO BE COMPLETED BY OPR ONLY**

Date Received for Filing and Posting at OPR: