

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

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

Project Title: Former Printronix Inc./Schlage Lock Company, Corrective Measures Study Addendum

Project Location: 1700 Barranca Parkway, Irvine, California 92606

County: Orange

Project Applicant: Printronix, Inc./Schlage Lock Company

Approval Action Under Consideration by DTSC: Corrective Measures Study Addendum

Statutory Authority: California Health and Safety Code, Chapter 6.5 section 25187 and 25200.14.

Project Description: The Department of Toxic Substances Control (DTSC) approved the Corrective Measure Study (CMS) Addendum (CMS Addendum) for the former Printronix/Schlage Lock Company (Site) located at 1700 Barranca Parkway, Irvine, CA 92606. The DTSC determined additional remedial actions were required to address elevated concentrations of volatile organic compounds (VOCs) in soil gas near the southeast property boundary. The remedial action described in the CMS Addendum includes additional Enhanced In-Situ Bioremediation (EISB) injections via direct push in the vicinity of monitoring wells MW-3 and MW-5 and soil vapor extraction near southeast property boundary. The objective of the CMS Addendum is to address potential risk to human health and the environment by remediating groundwater and soil gas using EISB and soil vapor extraction (SVE) system.

Background: The Site is approximately 3-acres and was formerly occupied by Schlage Lock-Ingersoll-Rand Company (Schlage from 1968-1977 and Printronix, Inc. (Printronix), from 1980-1994. Thereafter, OHL Express courier service occupies the Site. The property has been occupied by a plumbing and ducting manufacturing company since early 2020. The Site is bordered by Barranca Parkway and the former Marine Corps Air Station Tustin to the northeast, Aston Street and industrial developments to the northwest, the Irvine Business Center Association Properties to the southwest, and industrial developments to the southeast. A high-voltage electric transmission line is situated in the median of Barranca Parkway approximately 120-feet from the closest edge of the vacant structure on the Site.

The Site was used for agricultural purposes from 1938 until 1967, when Schlage occupied the Site. Schlage used the Site for metal machining, grinding, forming, and degreasing/plating. When Printronix took over the Site in 1980, they continued the industrial activities of metal machining, forming, and degreasing/plating. DHL Express had previously used the Site for package storage and sorting, as well as miscellaneous office activities.

Printronix/Schlage entered into a Corrective Action Consent Agreement on February 10, 2004 to address the remaining contamination at the former degreaser pit area, Area of Concern 1(AOC1), the former trichloroethene (TCE) supply line area (AOC2), the former TCE tank area (AOC3), the former foundry area (AOC4), the former wastewater treatment area (AOC5), the former hazardous waste storage area (AOC6), and the former old plating room (AOC7).

A Resource Conservation and Recovery Act Facility Investigation and an Indoor air sampling program were conducted between 2014 and 2016 and based on information collected during these Site investigation activities, DTSC determined that further groundwater remedy and soil vapor monitoring would be required to address elevated concentrations of tetrachloroethene, TCE, and associated degradation products detected in groundwater.

A groundwater infiltration gallery, which was part of a pilot study in 2016, was installed towards the southeast portion of the Site. Trenches for the infiltration gallery were excavated to a depth of 10 feet below ground surface over a 2800 square feet area. The infiltration gallery consists of a layer of crushed rock and 4-inch diameter perforated drainpipes. The purpose of the infiltration gallery was to conduct an in-situ bioremediation pilot study and to be available for continued use during full scale remedy implementation.

Subsequently, DTSC approved the CMS on April 11, 2018 and a NOE was filed on April 12, 2018 - State Clearinghouse Number 2018048308. The CMS included groundwater injection program; in-situ bio-remediation in groundwater and soil gas monitoring. During post remedial monitoring, voes in soil gas were detected along the southern boundary of the Site, above the cleanup goals approved in the CMS. Consequently, DTSC determined that a CMS Addendum was necessary to address elevated soil gas concentrations at the Site boundary.

The remedy selected in the CMS Addendum included Enhanced In-Situ Bio-remediation in groundwater and soil gas monitoring. During post remedial monitoring for the initial CMS, VOCs in soil gas were detected along the southern boundary of the Site above the cleanup goals approved in the initial CMS. Consequently, DTSC determined additional remediation was required and a CMS Addendum was necessary to address elevated soil gas concentrations at the Site boundary.

Project Activities: The project activities consist of the following:

a. Enhanced In-Situ Bioremediation - Groundwater Remedy

After the Regional Water Quality Control Board issues a Waste Discharge Requirements (WDR) permit, the CMS Addendum proposes to continue with the implementation of the groundwater injection program that utilizes the existing infiltration gallery. No additional structures or equipment installation is proposed at this time. The program involves injection of an emulsified vegetable oil (EVO) and KB-1 microbial culture solution (non-pathogenic *Dehalococcoides sp.*, *Geobacter sp.*, and *Methanomethy/ovorans sp.*) through the infiltration gallery in the groundwater contamination source area. Duration to implement the remedy will be approximately 1-6 months. In addition, groundwater monitoring will be conducted to evaluate VOC mass removal and concentration reduction in shallow groundwater beneath the Site.

b. Soil vapor extraction - Soil gas remedy

The CMS Addendum also identifies the operation of a soil vapor extraction (SVE) system to extract and capture contaminants in soil vapor. The goal of the SVE system is to minimize the indoor air exposure risk to the occupants of the building. There is no current vapor intrusion risk to the occupants. The SVE system will be installed aboveground and is anticipated to consist of a 310 cubic feet per minute blower equipped with a moisture knockout tank and two 1,500-pound granular activated carbon vessels.

Wells MP-1 and MP-3 within the existing infiltration gallery are screened from approximately 5 to 15 ft below ground surface (bgs). Considering current water levels, each well has approximately 5 feet of exposed screen in the vadose zone. These two wells will be modified as SVE wells and piped, above ground, to the SVE system. Depending on the wells' performance, MP-1 and/or MP-3 will be operated to extract soil vapor from the subsurface.

- Baseline soil vapor samples will be collected and analyzed via mobile laboratory using United States Environmental Protection Agency Method 8260B prior to the start of the SVE system.

The SVE system will operate until asymptotic mass removal conditions are achieved (a plot of mass removal rate versus time decreases from its greatest point and levels out) at which point rebound will be assessed with periodic operation of the system and analyses and interpretation of soil vapor monitoring results

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

Name of Person or Agency Carrying Out Project: Printronix, Inc./Schlage Lock Company.

Exempt Status: Categorical Exemption: [CCR Title 14, Sec. 15330]

Reasons Why Project is Exempt:

1. The project is a minor action designed to prevent, minimize, stabilize, mitigate, or eliminate the release or threat of release of hazardous waste or hazardous substances.
2. The project will not exceed \$1 million in cost.
3. The project will be consistent with applicable State and local environmental permitting requirements.
4. The project does not involve the onsite use of a hazardous waste incinerator or thermal treatment unit.
5. The project does not involve the relocation of residences or businesses.
6. The project does not involve the potential release into the air of volatile organic compounds as defined

in Health and Safety Code Section 25123. (Exception: Small-scale in situ soil vapor extraction and treatment systems which have been permitted by the local Air Pollution Control District or Air Quality Management District.)

7. The exceptions pursuant to California Code of Regulations, Title 14, Section 15300.2 have been addressed as follows:
- a. Cumulative Impact. The project will not result in cumulative impacts because it is designed to be a short-term final remedy that would not lead to a succession of projects of the same type in the same place over time.
 - b. Significant Effect. The environmental safeguards and monitoring procedures that are enforceable and made a condition of project approval will prevent unusual circumstances from occurring so that there is no possibility that the project will have a significant effect on the environment.
 - c. Scenic Highways. The project will not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, because it is not located within a highway officially designated as a state scenic highway.
 - d. Hazardous Waste Sites. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
(<http://calepa.ca.gov/sitecleanup/corteselisVdefault.htm>)

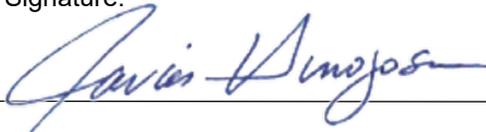
The administrative record for this project is available to the public by appointment at the following location:

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

Additional project information is available on EnviroStor: www.envirostor.dtsc.ca.gov/public/

Contact Person	Contact Title	Phone Number
Aslam Shareef	Hazardous Substances Engineer	714-484-5472

Approver's Signature:



Date:

06/29/2021

Click or tap to enter a date.

Approver's Name	Approver's Title	Approver's Phone Number
Javier Hinojosa	Branch Chief	714-484-5484

TO BE COMPLETED BY OPR ONLY

Date Received for Filing and Posting at OPR: