



Department of
Toxic Substances
Control

*The mission of the
Department of Toxic
Substances Control is
to provide the
highest level of safety,
and to protect public
health and the
environment from
toxic harm.*



State of California



Cal/EPA

Fact Sheet, November 2008

Proposed Remedy for the Former Xerox Teller Avenue Facility

We invite you to review and comment on the proposed remedy described in the Corrective Measure Study (Study) submitted by Xerox Corporation (Xerox) to cleanup soil and groundwater contamination found at the former refurbishing and warehousing facility located at 18582 Teller Avenue in Irvine, California.

The Department of Toxic Substances Control (DTSC) is the state agency that regulates hazardous waste management and cleanup activities. We ensure that the corrective action meets state and federal standards that protect human health and the environment. The former facility operator (Xerox) is responsible for the implementation of the activities.

Why the Proposed Remedy is Necessary

During the investigation process called Resource Conservation and Recovery Act Facility Investigation (RFI), contamination was found in soil, groundwater, and soil vapor. The chemicals of potential concern (COPCs) include tetrachloroethene (PCE), trichloroethene (TCE), and arsenic which came from the past property

This Fact Sheet provides information on:

- Why the Proposed Remedy Is Necessary
- Site History and Location
- Past Actions, Investigations and Results
- Cleanup Options
- Proposed Plan
- Schedule
- Environmental Impact Report (EIR)
- Next Steps
- Where to Find the Documents
- Who to Contact for Information

PUBLIC COMMENT PERIOD

November 14, 2008 to December 16, 2008

The Proposed Remedy described in the Corrective Measures Study (CMS) for this facility is available for review and public comment at the University Park Library in Irvine, California. Please submit written comments in the enclosed postage paid return envelope postmarked by **December 16, 2008**. Or, email before the deadline date no later than 5 p.m. to:

Steven Rounds, DTSC Project Manager,
9211 Oakdale Ave.,
Chatsworth, CA 91311
Email: srounds@dtsc.ca.gov

OPEN HOUSE

DTSC will hold an open house on December 4, 2008 at the University Park Elementary School Multipurpose room, located at 4572 Sandburg Way in Irvine, CA from 6:30 to 8:30 p.m. This open house is your opportunity to learn about the project, the proposed remedy, and get your questions answered.

Meeting Accessibility: For information on accessibility and to request reasonable accommodation, please call Maya Akula at (818) 717-6566 at least one week in advance of the Community Meeting.

Si desea información en español, comuníquese con Ricardo Gonzalez al (818) 717-6693

usage. These chemicals may pose a potential health risk to construction workers or future occupants if they are exposed. To protect human health and the environment, the proposed remedy is necessary.

Site History and Location

Xerox leased the approximately six-acre site at 18582 Teller Avenue from the early 1970s until December 1993 and used the site for operations that included copier equipment refurbishing and warehousing. Refurbishing activities, which were conducted until 1980 when the site was converted to dry warehouse use, included use of a variety of chemicals. During Xerox's site operations, organic chemicals were used onsite and resulted in contaminating the soil and groundwater. In 1993, Xerox ceased its operation at the Site.

Past Actions, Investigations and Results

Initial site soil and groundwater investigations began in 1985. Soil and groundwater remediation began in 1987 using soil vapor extraction, groundwater extraction, high vacuum remediation, and excavation. In December 1993, the on-site groundwater remediation systems were removed from the Site, in accordance with a Santa Ana Regional Water Quality Control Board approval for Site closure. At the request of the DTSC, a RFI was conducted between January and March 2007.

The building that was formerly located on the Site was demolished in June 2007 to allow for property development. The concrete slab that was formerly located on the Site was removed and approximately 2,215 tons of contaminated soil in the vicinity of the former area of concern was excavated and properly disposed of off-site at permitted facilities during February and March 2008.

Despite extensive past remedial efforts employed at the Site and on the neighboring Jamboree parcel at different times over the past 20+ years (pump and treat, soil vapor extraction, dual phase vapor extraction, and excavation) the results of the RFI indicate residual chemicals remain in soil, groundwater, and/or soil vapor at concentrations which, based upon the Baseline Risk Assessment and certain hypothetical exposure scenarios, may pose a potential health risk to construction workers or future occupants if they were exposed.

The adjacent warehouse located at 18691 Jamboree Boulevard was also used by Xerox for refurbishing and warehousing activities. However, because of site development schedules, the Jamboree Boulevard facility is **not** part of this project. It will be addressed at a later time.

Cleanup Options

Six corrective action alternatives, listed below, were evaluated in the Study based primarily on their effectiveness of protecting groundwater, human health, the environment, ability to implement, and overall cost:

Alternative 1 - No Action (included by law as a baseline and for comparison purposes)

Alternative 2 - Multi-Phase Extraction (MPE)

Alternative 3 - Arsenic-Related Soil Excavation and Off-site Disposal

Alternative 4 - Groundwater Remediation with Zero-Valent Iron (ZVI)

Alternative 5 - Vapor Control System

Alternative 6 - Institutional Controls to Restrict Future Land Use to Commercial/Industrial

The proposed remedy must protect groundwater resources, human health, the environment, and be available for review to the community. The Study proposes the most suitable corrective measure for the Site based upon these factors is a combination of Alternatives 3, 4, 5, and 6.

Proposed Plan

The proposed plan based on the removal/remedial action screening process is:

Alternative 3: Addresses the arsenic-contaminated soil clean-up. Approximately 440 cubic yards (about 75 trucks) of soil will be excavated from the three areas and disposed off-site at a state permitted facility.

Alternative 4: A passive remediation/treatment system will be constructed to address the groundwater contamination. This system will curtail the potential off-site migration of groundwater and vapor and minimize the volatile emissions as the contaminated groundwater is treated.

Alternative 5: A vapor control system for certain future slab-on-grade building(s). This system impedes contaminants from reaching indoor air where exposures could occur via inhalation of vapors.

Alternative 6: Institutional control means restricting the property to Industrial/Commercial uses only. A Land Use Covenant will be prepared which will prohibit sensitive site uses such as residential, hospitals, school, and childcare facilities.

Schedule

Soil and groundwater cleanup is expected to begin during the First Quarter of 2009. It will take approximately one week to excavate the arsenic-contaminated soil and three weeks to construct the groundwater remediation system. The vapor control system will be included in the design of certain future buildings (e.g. slab-on-grade buildings). These remedial measures along with institutional controls will be implemented during Site development activities (e.g. a vapor control system will be integrated into the slab-on-grade building's design/construction).

Environmental Impact Report (EIR)

As required by the California Environmental Quality Act, cleanup activities that may adversely impact the environment were considered. As part of a larger development project involving this facility, an Environmental Impact Report (EIR) was prepared for the City of Irvine Community Development Department. DTSC has used the information in this EIR in reviewing and approving the Study and proposed remedy for cleanup. The Study will assure that the existing contamination on the Site will be reduced to a level acceptable for the proposed development uses.

Next Steps

DTSC will evaluate all comments received prior to approving the remedy. DTSC will respond to all comments received during the public comment period in a document called "Response to Comments". Also, a work notice will be distributed prior to start of work.

Xerox will prepare a detailed Work Plan to remove, treat, or otherwise mitigate the contaminated soil and groundwater as part of the Corrective Measures Implementation (CMI).

After the implementation of the approved remedy, Xerox will submit a Corrective Measure Completion Report to DTSC for review and approval.

A copy of these documents/reports will be made available at the locations identified below.

Where to Find the Documents

A copy of the Study, and other project related documents will be available at the following locations:

University Park Library

Reference Desk

4512 Sandburg Way

Irvine, CA 92612

Phone: (949) 786-4001

Hours: Monday – Thursday: 10 a.m. – 9 p.m.

Friday and Saturday: 10 a.m. – 5 p.m.

Sunday: Noon to 5 p.m.

Department of Toxic Substances Control

Department of Toxic Substances Control

9211 Oakdale Avenue

Chatsworth CA 91311

Contact: Vivien Tutaan @ (818) 717-6521 for an appointment. Hours: 8 a.m. – 5 p.m. Mon. – Fri.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Maya Akula

DTSC Public Participation Specialist

9211 Oakdale Avenue

Chatsworth CA 91311

(818) 717-6566 or toll free 1-866-495-5651, press 3 then 1; makula@dtsc.ca.gov

Steve Rounds

DTSC Project Manager

9211 Oakdale Avenue

Chatsworth CA 91311

(818) 717-6602; srounds@dtsc.ca.gov

Media Inquiries:

Jeanne Garcia

DTSC Public Information Officer

9211 Oakdale Avenue

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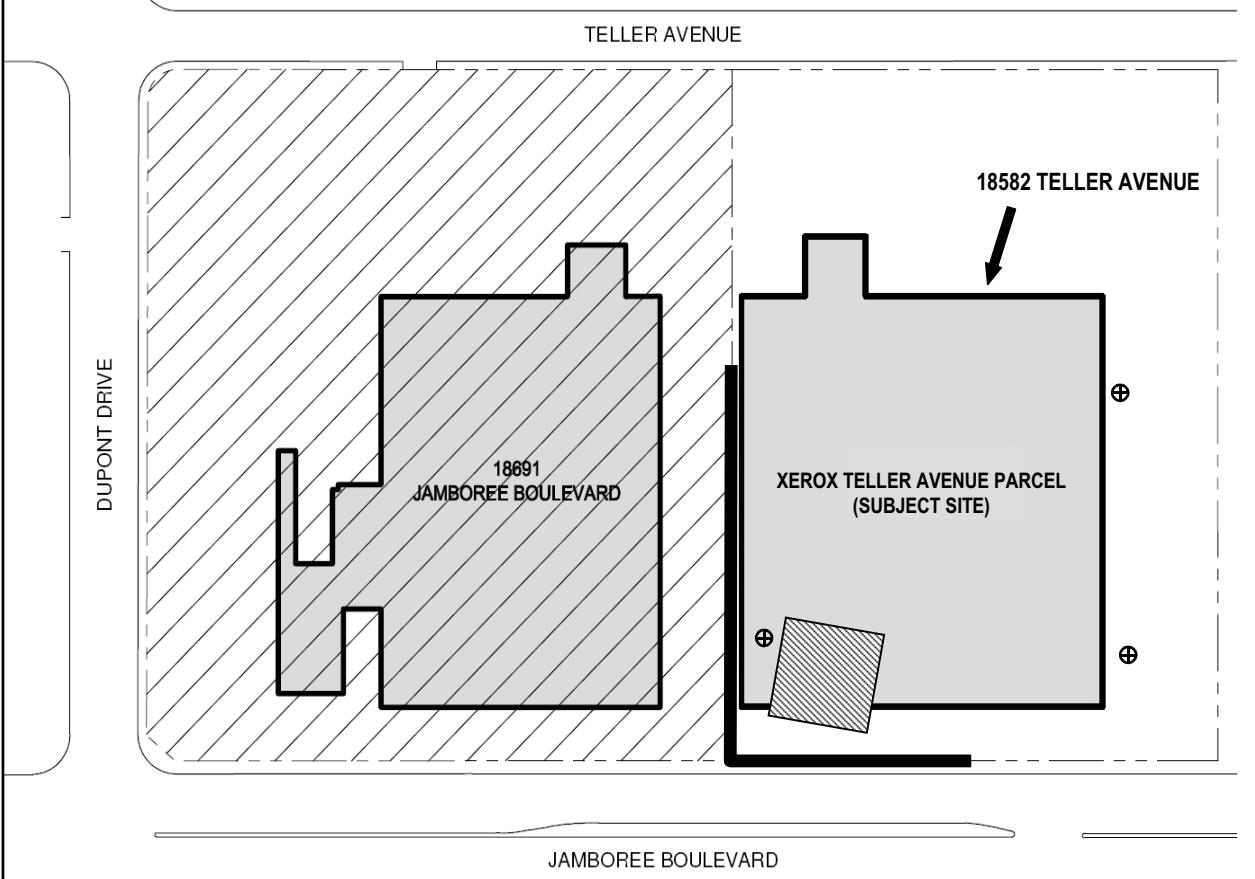
Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at (888) 877-5378 (TDD) and calling Maya Akula, DTSC Public Participation Specialist, at (818) 717-6566., or by sending an email to Makula@dtsc.ca.gov

SITE PLAN

FORMER XEROX CORPORATION FACILITY

IRVINE, CA



LEGEND:

- FORMER BUILDING OUTLINE**: Shown as a solid gray rectangle.
- PROPERTY LINE**: Shown as a dashed line.
- 18691 JAMBOREE BOULEVARD SHOWN IS NOT A PART OF THE PROPOSED SCOPE OF WORK**: Shown as a hatched rectangle.
- GROUNDWATER REMEDIATION REACTIVE BARRIER**: Shown as a thick black line.
- VAPOR CONTROL SYSTEM FOR FUTURE SLAB-ON-GRADE BUILDING**: Shown as a diagonal-hatched rectangle.
- ARSENIC-CONTAMINATED SOIL REMOVAL AREAS**: Shown as a cross (+).

0 160 320
SCALE, feet