Department of Toxic Substances Control (DTSC)

Schlage Lock and Universal Paragon Corporation Sites

Karen Toth

September 9, 2008
Outline

- DTSC Investigation & Cleanup Process
- Schlage Lock Status
- UPC – OU1 Status
- Public Participation Process
- Questions
Site Investigation and Cleanup Process
SITE INVESTIGATION AND CLEANUP PROCESS

1. Site Discovery
   - Preliminary Endangerment Assessment
     - Community Profile
   - Public Participation Plan

2. Early Cleanup Measures
   - Remedial Investigation & Feasibility Study
     - Risk Assessment
   - Fact Sheet & Public Meeting

3. Remedial Design
   - Draft Remedial Action Plan (RAP)
     - Proposed CEQA Document
     - Fact Sheet & Public Meeting
   - Final RAP
     - Final CEQA Document

4. Implementation
   - Operation & Maintenance
   - Certification

- Implementation
Nine Federal Criteria

Threshold Criteria
1. Protect human health and the environment
2. Comply with other federal and state laws: Applicable or Relevant and Appropriate Requirements (ARARs)

Balancing Criteria
3. Long-term effectiveness and permanence
4. Reduction of waste toxicity, mobility, or volume
5. Short-term effectiveness
6. Implementability
7. Cost

Modifying Criteria
8. State acceptance
9. Community acceptance
Schlage Lock Site

- Seven major buildings with five smaller buildings, equipment yards, and a large parking area to the rear.

- Built In Stages
  - Plant 1 at the north end of the property in 1926
  - Plant 2 (1943)
  - Plant 3 (1950);
  - Plant 1X, the office building, plant 2X (1963)
  - Plant 3X (1967).
Schlage Lock Site

- Plant 1 - stamping, and degreasing
- Plant 1, 1X, 2 – plating operations
- Plant 3 - parts lacquering, stripping and degreasing, and tool and die operations
- Schlage ceased operations in Plant 3 in 1977.
- Other Buildings - material storage and shipping or offices
- All operations ceased in 1999
Investigation/Regulatory History

- Many investigations and reports completed over the years. Sampling results indicate the presence of metals and VOCs (PCE, TCE, trans-1,2-DCE and cis-1,2,-DCE) in soil and groundwater.
- First Order issued in 1995.
- Soil Removal in Plant 3 in 1996.
- Soil Vapor Extraction System installed at Plant 3 in 1999.
- New Order issued in 2006.
Schlage Current Status

- Settlement completed between UPC, Brownfields Partners, MACTEC and Ingersoll Rand
  - UPC – new property owner
  - Brownfields Partners – liability & cleanup
  - MACTEC - Environmental Cleanup Contractor
- City of San Francisco Environmental Impact Report in Process for the Redevelopment Area
Southern Pacific Brisbane Railyard
OU-1

- Southern Pacific Transportation (SPTC) acquired the Brisbane Railyard property in 1896.
- Major railroad operations began in 1914.
- Major railyard operations ceased in 1960.
- Sunquest (a wholly-owned subsidiary of Tuntex, now UPC) acquired most of the railyard in December 1989.
Southern Pacific Brisbane Railyard
OU-1

- Environmental investigation since 1981.
- Sampling results indicate the presence of metals (primarily, lead and arsenic) and VOCs (PCE, TCE, trans-1,2-dichloroethylene (DCE) and cis-1,2,-DCE) in soil and groundwater.
- First Order 1985
Southern Pacific Brisbane Railyard
OU-1 (cont.)

- Subsequent orders/agreements in 1988, 1990 and 1995
- Groundwater Extraction and treatment system installed in 1994
Summary of Contamination

- Schlage Site
  - Groundwater – VOCs
  - Soil – Metals & VOCs
  - Soil Gas – VOCs

- UPC Site
  - Groundwater – VOCs
  - Soil – VOCs (near Schlage), Arsenic & Lead
What’s Next?

- Pilot Tests and Data Gap Sampling (Summer-Fall 2008)
- Building Demolition (as early as October 2008)
- Draft Remedial Action Plan (February 2009)
- Remedial Design (April 2009)
- Implementation (beginning May 2009)
What’s Next? (cont.)

- Brisbane CEQA Document out for public comment (Late Spring 2009)
- Draft Remedial Action Plan - Brisbane Soils (Summer 2009)
Public Participation Process

- Community Survey
- Public Participation Plan (PPP)
- Draft Remedial Action Plan (RAP) Fact Sheet
- Public Comment Period
- Public Notice
- Response to Comments
- Work Notices
Public Participation

- Develop relationships
- Proactively manage community needs
- Ensure opportunities for community input into DTSC project decisions
- Allow DTSC to make better project decisions
DTSC Activities

- Project mailing list
- Community survey
- Work notice(s)
- Public Participation Plan
- Fact sheet
- Public notice
- Information repository
DTSC Community Survey

- 3500 surveys sent out in July, 2007
  - 4% response rate
  - 58% “some interest”
  - 59% “very interested”
  - 1% “no interest”
Public Participation Plan

- Based on community interviews
- Documents community interest, issues and concerns
- Outlines communications strategies to keep public informed for duration of project
Keys to Success

- Stakeholder identification
- Early engagement
- Manage expectations
- Maintain relationships for the long haul
PPP Schedule

- Interviews fall ’08
- Updated PPP finished by winter ’08
Envirostor Database

- Go to website: www.dtsc.ca.gov
- Click on “EnvirStor”
- Enter San Francisco or Brisbane (as the city)
- Click on “Get Report” (at the bottom of page)
- Find “Schlage Lock” or “Southern Pacific Brisbane – OU1” and click on “Report”
Welcome to the Department of Toxic Substances Control's Web Site

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.

INFORMATION FOR

Public  Business  Government Agencies

› School Site Evaluation  › What's in my community?
› Frequently Asked Questions  › EPA ID Numbers
› Environmental Education  › Environmental Justice
› Contact Us  › Get Involved

Latest News

Lighting Efficiency and Toxics Reduction Act (AB 1109) webcast meeting, April 9, 1-5 pm

File your e-waste handler and handler/recyclers notification and annual report on-
<table>
<thead>
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<th>MAP</th>
<th>LOCATION</th>
<th>STATE RESPONSE</th>
<th>STREET ADDRESS</th>
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SCHLAGE LOCK COMPANY - (MAP)

ACTIVE AS OF 4/30/1994

Last use(s) that caused contamination: Metal finishing, desweeping facility

Potential contaminants of concern:
- VOCs
- Volatile organics (8280B VOCs)

Potential media affected:
- Indoor air, soil vapor, other groundwater affected (uses other than drinking water), soil

Site History:
Schlage Lock Company manufactured door hardware and lock parts from 1926 to 1999. It started its operation in a building known as Plant 1. The size of the facility was expanded by the acquisition of Plant 2 in 1942, Plant 1-X in 1964, and lastly Plant 3 in 1950. Schlage Lock was acquired by Ingersoll-Rand Corporation in 1974.

Cleanup Status:

Regulatory Profile:

View detailed area / sub-area report
FIND CLEANUP SITES AND HAZARDOUS WASTE PERMITTED FACILITIES

Enter a City, Zip Code OR County in California

LEAVING A FIELD BLANK MATCHES ANY ENTRY FOR THAT FIELD
City: Brisbane
Zip:
County:

Include the following Cleanup Sites
- Federal Superfund Sites (NPL)
- State Response Sites
- Voluntary Cleanup Sites
- School Cleanup Sites

Include the following Hazardous Waste Facilities
- Permitted
- Corrective Action

Display Results
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<tr>
<th>SITE / FACILITY NAME</th>
<th>SITE / FACILITY TYPE</th>
<th>CLEANUP STATUS</th>
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SOUTHERN PACIFIC - BRISBANE (NORTH AREA) - (MAP)

PINEVA AVENUE AND BAYSHORE BOULEVARD
BRISBANE, CA 94005
IN MATEO COUNTY
SITE TYPE: STATE RESPONSE OR NPL
ACRES: 37.8 ACRES
RN: 30-5102-009, 005-340-060, 005-340-090
NATIONAL PRIORITIES LIST: NO
JEANUP OVERSIGHT AGENCIES:
SC - SITE MITIGATION AND BROWNFIELD REUSE PROGRAM - LEAD

PROJECT MANAGER: VIRGINIA LASKY
SUPERVISOR: KAREN TOH
DIVISION / BRANCH: BERKELEY
ENVIRONMENTAL ID: 41490037
SITE CODE: 200903
ASSEMBLY DISTRICT: 19
SENATE DISTRICT: 08
SPAR SPECIAL PROGRAM:
FUNDING:
PUBLIC PARTICIPATION SPECIALIST:
PRESS CONTACT:

COMMUNITY INVOLVEMENT

Cleanup Status
CERTIFIED / OPERATION & MAINTENANCE AS OF 10/24/1996

and Use Restrictions

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<th>AREA</th>
<th>SUB-AREA</th>
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<th>SITE MANAGEMENT REQUIREMENTS</th>
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<td>12/15/1995</td>
<td>NO GROUNDWATER EXTRACTION AT ANY DEPTH WITHOUT APPROVAL, RAISING OF FOOD PROHIBITED, ONLY EXTRACTION OF GROUNDWATER FOR SITE REMEDIATION PERMITTED, ACTIVITIES PROHIBITED WICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL, NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY, NOTIFY AFTER CHANGE OF PROPERTY OWNER, NO OIL OR GAS EXTRACTION AT ANY DEPTH</td>
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