

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

3280 Scott at the Square Draft Response Plan Available for Review

The California Department of Toxic Substances Control (DTSC) invites you to review and comment on the draft Response Plan for 3280 Scott at the Square (Site) located at 3130 and 3200 Coronado Drive in Santa Clara, California 95054. The draft Response Plan is a cleanup plan to address arsenic and lead contamination at the Site.

The 6.3-acre Site consists of two parcels containing seven office buildings, parking, and landscaped areas. The current property owner is proposing to redevelop the Site with two office buildings and a parking garage. The developer plans to cleanup the Site prior to construction. DTSC is overseeing this proposed cleanup.

SITE DESCRIPTION AND HISTORY

The Site and the surrounding properties contained agricultural orchards, primarily fruit and nut trees, from the 1930s until development in the 1970s. By 1974, the orchards were removed and the Site has been in its current configuration of industrial and office buildings which were occupied by various manufacturing or research and development companies through the 1990s. The buildings at the 3130 Coronado Drive property are currently occupied and used for commercial office space. The 3200 Coronado Drive property was used for commercial office space until the building was vacated in 2015.

INVESTIGATION FINDINGS

Environmental investigations conducted in October 2014, February 2015, and April 2016 identified chemicals of potential concern from past uses of the Site. These investigations included soil, soil gas, and groundwater sampling. Soil investigations found elevated levels of lead and arsenic. This contamination is likely associated with past agricultural uses. Soil gas investigations found volatile organic compounds (VOCs) at levels below regulatory screening levels. Groundwater samples detected VOCs at concentrations below the regulatory screening levels for vapor intrusion. One localized area had VOCs at concentrations above the drinking water standards. Although contaminants were detected in groundwater, the concentrations do not exceed levels that would require cleanup for the proposed development. The groundwater is not a source of drinking water for the area.

Public Comment Period



**February 22, 2017 –
March 23, 2017**

DTSC invites you to review and comment on the draft Response Plan. All comments must be postmarked or e-mailed no later than **March 23, 2017**.

Send comments to:

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PROPOSED RESPONSE PLAN

There are two proposed response actions being considered: 1) excavate the contaminated soil and place it into a consolidation area, or; 2) leave the contaminated soil in place underneath a protective “cap”. One of these actions may be selected or a combination of the approaches may be used. Contaminated soil that is left on-site would be buried beneath future foundations and structures including, the proposed parking garage, buildings, parking lots, and two feet of clean soil in landscaped areas.

If selected, the first approach would involve excavating and consolidating approximately 19,000 cubic yards of contaminated soil beneath the foundation of the proposed parking garage. Soil excavation, handling, and stockpiling would be performed in a manner which limits and controls the mixing of contaminated soil with uncontaminated soil. This response action would reduce the human health risks to levels that would allow unrestricted land use across all areas of the Site outside of the consolidation area. A land use covenant would restrict land uses in the consolidated area.

The second approach being considered is to excavate contaminated soil only in areas where grading is required for Site development activities. Building foundations, parking structures, parking lots, and two feet of clean soil in landscaped areas would act as the protective “cap” for the contaminated soil. A land use covenant would restrict land use in all the areas where contaminated soil remains. The cap would require ongoing monitoring and maintenance in accordance with an operation and maintenance agreement.

The work would likely occur in two phases. Currently, the 3200 Coronado Drive property is scheduled to be developed first and the 3130 Coronado Drive property is scheduled to be developed as a second phase. If the contaminated soil excavated as part of the first phase cannot be accommodated in the consolidation areas, the excess soil may be hauled off and disposed of at a permitted disposal facility or stockpiled and stored on-site until it is consolidated during the second phase. The stock pile would be covered and maintained to ensure that there would be no risk to human health or the environment.

SAFETY CONTROLS DURING CLEANUP

The following safety measures would help ensure that public health and the environment are protected during cleanup activities: covering exposed soil with plastic sheeting, modifying work to minimize dust generation, and using water to suppress dust. Before leaving the Site, trucks and other equipment would be decontaminated to remove soil and mud. Air monitoring equipment would be installed during the cleanup to determine when additional dust control measures may be needed.

If contaminated soil is stored on-site following the first phase of the project, additional dust control measures and stockpile inspections will take place. Additional controls may include: covering the stockpile with weighted plastic sheeting, fencing, inspecting, and photo-documentation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City of Santa Clara, as the Lead Agency for the California Environmental Quality Act (CEQA), approved a Final Environmental Impact Report (FEIR) in 2009, including Addendums No. 1 and No. 4 in 2016, to address the potential environmental impacts from the development and cleanup project for the Site. DTSC, as a Responsible Agency under CEQA for the cleanup project, intends to rely on the City’s FEIR and Addendums No. 1 and No. 4 in issuing its approval for the project. DTSC has prepared draft CEQA findings and will file a Notice of Determination if the project is approved. The FEIR and Addendums No. 1 and No. 4 are available at the City of Santa Clara’s Planning Division office.

NEXT STEPS

DTSC will review and consider comments received during the public comment period before making a final decision to approve, modify or deny the Response Plan. If comments are received from the community on the draft Response Plan, DTSC will prepare a Response to Comments at the completion of the public comment period. We will send the Response to Comments



document to all those who comment and make it available in the information repositories listed below.

INFORMATION REPOSITORIES

The draft Response Plan, and Site-related documents are available to review at the following locations:

City of Santa Clara Public Library
2635 Homestead Road
Santa Clara, California 95051
(408) 615-2900; call for hours

DTSC Berkeley Regional Office - File Room
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800; call for an appointment

or DTSC's Envirostor website: <https://www.envirostor.dtsc.ca.gov/public/>

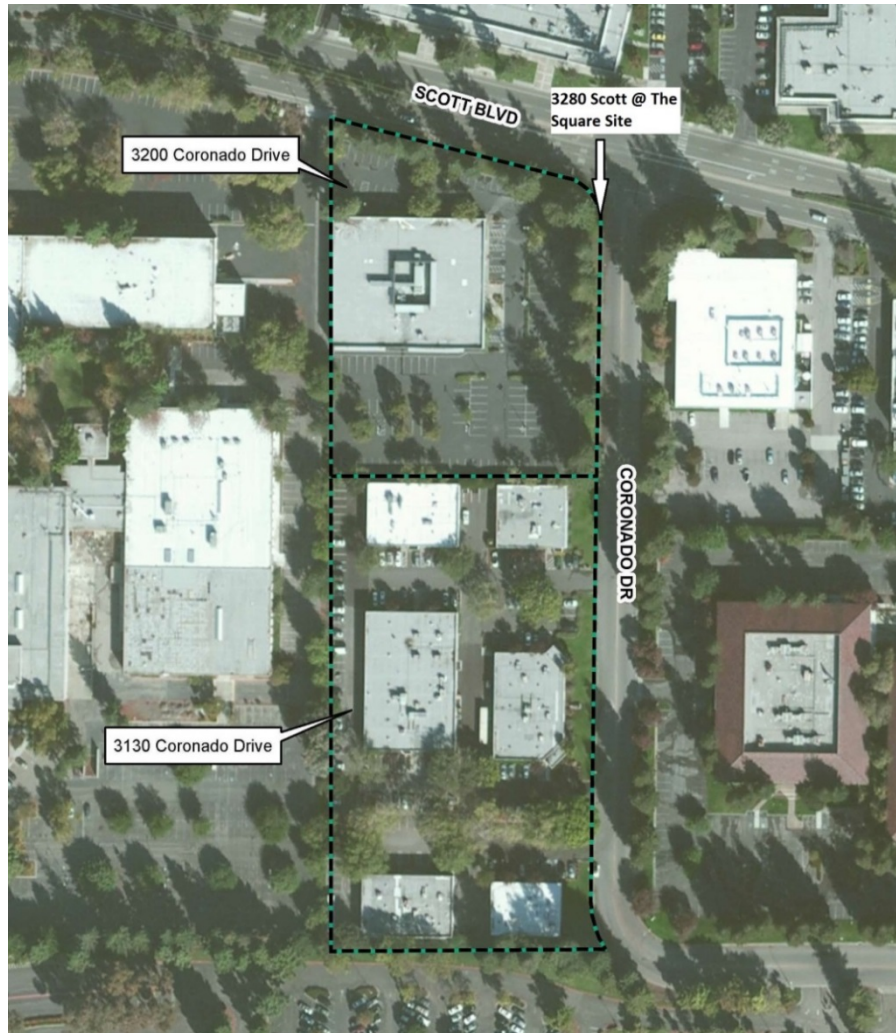
CONTACT INFORMATION

For more information about the cleanup process or related documents, contact:

Jayantha Randeni, Project Manager at (510) 540-3806 or Jayantha.Randeni@dtsc.ca.gov

Asha Setty, Public Participation Specialist at (510) 540-3910, toll-free at (866) 495-5651, or Asha.Setty@dtsc.ca.gov

For media requests, contact: Russ Edmondson, Public Information Officer, (916) 323-3372 or Russ.Edmondson@dtsc.ca.gov



Location of 3280 Scott at the Square (3130 and 3200 Coronado Drive, Santa Clara 95054)

