

NEGATIVE DECLARATION

Department of Toxic Substances Control
Standardized Permitting and Corrective Action Branch
700 Heinz Avenue
Berkeley, CA 94710

Subject: DRAFT FINAL MITIGATED

Project Title: **FMC Corporation Central Plant Area, Proposed Remedy Selection for Soil, Soil Gas, and Groundwater**

State Clearinghouse No.:

Project Location: 1125 Coleman Avenue, San Jose, California

County: Santa Clara

Project Description: The Department of Toxic Substances Control (DTSC) is considering approval of a Corrective Measures Study (CMS) Report for the Central Plant Area and the proposed final remediation measures included in the CMS. Approval of these selected remediation measures would allow FMC Corporation (FMC) to implement final corrective measures for groundwater, soil, and soil gas associated with historical chemical releases in the Central Plant Area portion of the Facility located at 1125 Coleman Avenue in San Jose, California. The recommended final remediation measures for the Central Plant Area are: (1) continued operation and maintenance of the property boundary groundwater extraction and treatment system for groundwater plume containment, including site groundwater monitoring; and (2) soil gas mitigation measures that will prevent potential vapor intrusion into future buildings. Institutional controls that are effective and enforceable are a component of the recommended final corrective measures alternative. These institutional controls include restrictions on the use of groundwater and the requirement for soil vapor barriers for future buildings on sub-parcels on this property. These institutional controls will be defined in deed restrictions for the property that will be implemented through a land use covenant with DTSC.

Finding Of Significant Effect On Environment: None (*An Initial Study supporting this finding is attached.*)

Mitigation Measures: The proposed Project for this Initial Study and Negative Declaration consists of the following specific future actions:

- Continued extraction of groundwater from nine existing extraction wells located on the northern property boundary along Coleman Avenue and the transmission of that impacted groundwater to an activated carbon treatment system;
- Continued operation and maintenance of the groundwater treatment system and discharge of the treated groundwater to the City of San Jose's storm drain system in compliance with the existing National Pollutant Discharge Elimination System (NPDES) permit;
- Continued groundwater monitoring to demonstrate the effectiveness of the extraction wells in containing the impacted groundwater; and
- Development of deed restrictions for the Central Plant Area implemented through land use covenant regulations with the DTSC. The deed restriction will restrict the property to

industrial/commercial use only, prohibit the use of the property for agricultural purposes, prohibit use of groundwater for drinking or irrigation, and prohibit the use of the property for schools, hospitals, day care centers. Buildings constructed over selected areas of the site will be required to incorporate vapor intrusion protection systems. Plans must be preapproved by DTSC. In addition, the land use covenant will require a Soil Management Plan which will ensure the proper management of soils excavated at the site to protect human health and the environment.

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Branch Chief Signature		Date
Mohinder S. Sandhu, P.E.	Chief, Standardized Permitting and Corrective Action Branch	(916) 255-3716
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Branch Chief Name	Branch Chief Title	Phone #