



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



California
Environmental
Protection Agency

Fact Sheet, November, 2011

Draft Removal Action Workplan for 485 South Monroe Street Available for Review



KB HOME, South Bay, Inc. has prepared a draft Removal Action Workplan (RAW) for the 485 South Monroe Street site (Site), located in San Jose, California. The Department of Toxic Substances Control (DTSC) will provide the oversight of the removal action. The approximately 8.21-acre Site is currently vacant and consists of a two-story office structure with paved parking and perimeter landscaping. The former tenant AT&T vacated the existing building in 2005. DTSC has determined clean-up is required for the Site due to elevated concentrations of arsenic, lead and dichlorodiphenyldichloroethylene (DDE) detected in near-surface soil. Exposure to the contaminants has the potential to negatively impact human health and the environment.

PUBLIC COMMENT PERIOD

DECEMBER 15, 2011 TO JANUARY 25, 2012

DTSC is accepting public comments on the draft RAW for the 485 South Monroe Street site. DTSC will hold a 42-day public comment period from December 15, 2011 through January 25, 2012. All written comments must be received by January 25, 2012. Send written comments to:

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Berkeley, California 94710
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Site History

The 485 South Monroe Street site is located in, in San Jose, California and is currently unoccupied. The Site is approximately 8.21-acres and includes a two-story office structure that is approximately 110,842 square feet in floor area. The remainder of the Site consists of paved parking and perimeter landscaping. It borders by South Monroe Street to the east, commercial properties to the west and Santana Park to the south. Single-family residences are located north of the Site and to the east across South Monroe Street. A parking lot and a commercial building are situated to the west of the Site. A City park is located to the south of the Site.

The proposed development on the Site consists of 104 townhomes with appurtenant streets and landscaping, along with an adjacent 89,342 square foot commercial office building.

Review of historical records found the Site was agricultural land (orchards) from at least 1939 until the existing office structure was constructed in 1963. The Site was occupied by Pacific Bell (later named SBC and AT&T) as a call center from 1963 until AT&T vacated the Site in 2005.

Investigation Findings

Soil investigations of the Site were conducted between 2007 and 2011. A total of 113 soil samples were recovered from 48 locations to assess potential agrichemical impacts associated with the historical orchard. Review of the soil data indicates arsenic is the primary chemical of potential concern (COPC) in soil, along with some DDE and lead. The impacts are generally around the perimeter of the existing structure and limited to the upper 12 to 30 inches of underlying soil.

Draft Removal Action Workplan

The purpose of the RAW is to describe the proposed procedures and protocols for remediation of COPCs in soils associated with the past use as an orchard. The primary purpose of the RAW is to present the remedial measures to mitigate COPC-impacted soil to allow for the planned residential development. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to be implemented, and cost.

A draft RAW identifies the cleanup plan that DTSC recommends. Before DTSC makes a final decision to approve, modify, or deny a cleanup plan, the draft RAW is made available to the public for review during a public comment period. All comments are reviewed and considered before the draft RAW is approved.

Proposed Cleanup Options

Three (3) cleanup alternatives were evaluated in the draft RAW for the Site:

Alternative 1 – No Further Action

Alternative 2 – On-Site Encapsulation

Alternative 3 – Excavation and Off-Site Disposal

DTSC Cleanup Recommendation

DTSC recommends Alternative 3, Excavation and Off-Site Disposal for the soil mitigation. This alternative involves the following elements:

- Excavation of an estimated 4,500 cubic yards of COPC-impacted soil
- Stockpiling of the affected soil for landfill profiling
- Transport of the soil to an appropriate permitted disposal facility
- Collection of confirmation soil samples across the excavation area to verify the removal of the COPC-impacted soil to the cleanup levels identified by the RAW
- Backfill of the excavations with clean import soil

Implementation of this RAW will mitigate potential human health risks associated with the noted COPCs in near-surface soil and allow for the proposed townhome development at the Site.

Proposed Activities

Excavation work will be conducted by a licensed grading contractor with current hazardous material certifications. Excavations will be performed using a combination of backhoes, track-mounted excavators and loaders. The excavated soil will be stockpiled in approximate 100 cubic yard volumes within the paved southwest parking lot area, until

the soil is loaded for transport to a permitted landfill facility. Upon completion of excavation work, landfill disposal and confirmation sampling, the excavations will be backfilled with clean import fill. All import fill will be tested in accordance with DTSC requirements, prior to acceptance.

The entire Site will be fenced during work activities. Access to the Site will be through specific locked entrances. Dust control measures will be performed in accordance with applicable Bay Area Air Quality Management District standards. Air monitoring will be performed by trained personnel full-time during site operations to monitoring dust levels throughout the entirety of the project. A meteorological station will be deployed at the Site to monitor wind speed and direction.

In accordance with City/State requirements, a construction Stormwater Pollution Prevention Plan, including an Erosion Control Plan will be prepared prior to work activities.

Soil Removal and Truck Route

The removal action will be implemented in one phase and take approximately three (3) weeks to complete. Approximately 4,500 cubic yards (6,750 tons) of soil will be removed from the Site. Assuming each truck carries 18 tons, up to 375 trucks will be needed to transport the impacted soil. Approximately the same number of truck trips will be needed to import clean soil to the Site to backfill the excavation, thus requiring approximately 750 truck trips total for the entire project.

The Transportation Plan will be submitted to the City of San Jose Department of Public Works truck routes will be approved by the City of San Jose prior to work activities. Depending on the level of contamination, the following landfills will be used:

- Vasco Road Landfill
- Altamont Landfill
- Clean Harbors, Buttonwillow

Loading and transportation will be conducted between 7:00 am and 6:00 pm, Monday through Friday, unless directed otherwise by the City of

San Jose. In the event traffic conditions or road repairs prevent use of the primary designated routes, alternate routes will developed prior to transportation activities. These alternate routes will be approved by the City of San Jose prior to work activities.

California Environmental Quality Act Notice of Exemption

A Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act (CEQA). DTSC intends to file this document with the Governor's Office of Planning and Research, State Clearinghouse at the time the Final RAW is approved. The NOE is DTSC's finding that that the proposed cleanup would have no impact on the environment or community and the project is exempt from CEQA.

Response to Comments

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document includes all of the comments received about the draft RAW during the 30-day comment period, and DTSC's response to each comment. DTSC will consider all comments before making a final decision on the draft RAW. The Response to Comment document will be sent to all those who submitted comments and placed in the Information Repositories.

Information Repositories

DTSC encourages you to review the draft RAW, the CEQA NOE and other site-related documents, available at the information repositories listed below:

Rose Garden Library
City of San Jose
1580 Naglee Avenue
San Jose, California 95126
(408) 808-3070
Call for hours

DTSC - File Room
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800
Call for appointment

DTSC Contact Information

Contact the following individuals with any questions or concerns you may have regarding the project:

For questions regarding the project contact:

Jovanne Villamater
DTSC Project Manager
(510) 540-3876 or
JVillam1@dtsc.ca.gov

For questions regarding the public participation process contact:

Tammy Pickens
DTSC Public Participation Specialist
(916) 255-3594 or 1(866) 495-5651
TPickens@dtsc.ca.gov

For media questions contact:

Jeanne Garcia
DTSC Public Information Officer
(818) 717-6573 or
JGarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

TDD users can obtain information about the Site by using the California State Relay Service (800) 735-2929 to reach the Public participation Specialist. Ask them to contact Tammy Pickens at (916) 255-3594