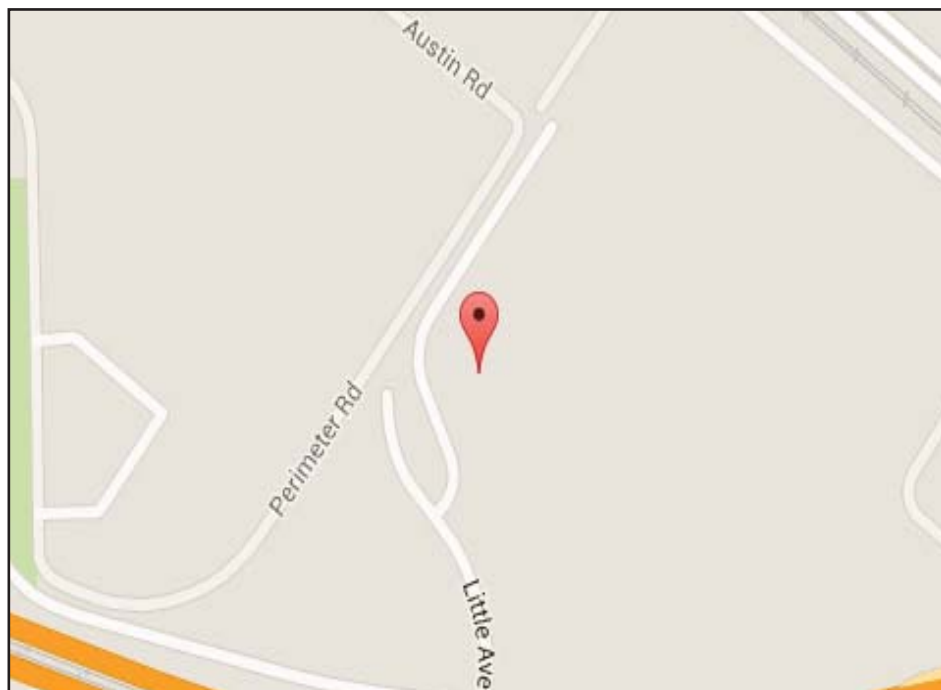


# COMMUNITY UPDATE

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.

## REMOVAL ACTION WORKPLAN FOR GREAT OAKS MIXED USE PROJECT



The Department of Toxic Substances Control (DTSC) is announcing the public comment period on the draft Removal Action Work Plan (RAW) prepared for the Great Oaks Mixed Use Project (residential parcels). The Great Oaks Mixed Use Project is adjacent to Highway 85 and Great Oaks Boulevard in San Jose, California 95123. DTSC is the lead agency overseeing the environmental activities at the Site.

The Site is currently owned by iStar San Jose, LLC (iStar). Although they did not contribute to the contamination, they have conducted three environmental investigations at the Site and found arsenic and dieldrin (types of pesticide) in the soil beneath a portion of the Site. In response to the findings of the investigations, a draft RAW was prepared to establish Site remedial action objectives, identify and evaluate cleanup alternatives, and recommend a cleanup alternative for implementation. DTSC would oversee the proposed cleanup of the contamination at the Site.

### Public Comment Period



**March 21, 2016 -  
April 20, 2016**

DTSC invites the public to comment on the draft RAW. The public comment period will be held:

**March 21, 2016 - April 20, 2016**

DTSC encourages all interested parties to comment or ask questions. The comments received will be considered prior to approving the draft RAW. Please mail written comments by **April 20, 2016** to:

Nicole Yuen  
Project Manager  
(510) 540-3881

[Nicole.Yuen@dtsc.ca.gov](mailto:Nicole.Yuen@dtsc.ca.gov)



## **SITE DESCRIPTION AND HISTORY**

The Site consists of planned mixed residential and commercial parcels covering approximately 60 acres bounded to the south and southeast by Highway 85 (Norman Y. Mineta Highway), to the north by Great Oaks Boulevard and Highway 82 (Monterey Road), and to the west by Perimeter Road. The Site was primarily used for agricultural purposes from the late 1930s through the late 1990s. Between the mid-1960s and the early 1980s, the Site appears to have been used for orchards; crops other than orchards were present in the eastern area of the Site in the early 1980s. Previous environmental assessments identified these crops as possible hayfields. The Site is presently vacant.

## **SITE INVESTIGATIONS**

iStar conducted environmental investigations at the Site in 2000, 2007, and 2015. The results of the investigations indicated that the soil beneath a portion of the Site is impacted with arsenic and dieldrin (types of pesticide) at concentrations above background levels and/or health-based screening levels. These chemicals are believed to be the result of historical use of agricultural pesticides at the Site. Contamination is limited primarily to shallow soil (upper 1.5 feet), but extends to 5.5 feet in some areas. No impacts to groundwater or soil vapor have been detected at the Site.

## **REMOVAL ACTION WORK PLAN**

The draft RAW evaluates three remedial action alternatives based on their effectiveness, implementability, and cost. Cleanup levels for arsenic and dieldrin have been developed to allow unrestricted (residential) land use.

## **ALTERNATIVES CONSIDERED**

The RAW evaluates three remedial action alternatives:

**Alternative 1:** No further action

**Alternative 2:** Installation of a clean soil/hardscape cap and implementation of institutional controls, such as an operation and maintenance (O&M) plan, a

risk management plan, and a land use covenant (deed restriction).

**Alternative 3:** Excavation of impacted soil followed by off-Site disposal

## **RECOMMENDED ALTERNATIVE**

The recommended remedial action alternative is Alternative 3, excavation of impacted soil followed by off-Site disposal will be protective of human health and the environment and have a much lower impact on the adjacent community.

Approximately 31,000 cubic yards of impacted soil would be excavated, disposed and will be transported to a State-licensed disposal facility. The trucks will be operated by a licensed hazardous waste trucking contractor.

## **SAFETY & DUST CONTROL**

Large equipment, such as excavators and backhoes, will be used to excavate and stockpile the contaminated soil. Large soil transfer trucks will be used to haul contaminated soil to the off-site disposal facilities. The following actions will be implemented during the soil cleanup process to ensure public safety and minimize dust:

The staging area will be fenced to restrict access;

- Stockpiled soil will be covered with tarps or other protective sheeting;
- Water spray will be used to control dust generation;
- Monitoring of the dust generated during the soil remediation activities will be conducted;
- Tarps or other suitable enclosures will be used on trucks hauling the excavated soil.

## **SOIL REMOVAL AND TRUCK ROUTE**

Proposed remedial activities will occur between

the hours of **7 A.M. to 5 P.M., Monday - Friday.**

There will be about 3,125 truck trips roundtrip and up to 1250 trucks will be used during the cleanup. The truck route will be using the two highways adjacent to the Site (Highway 85 and Highway 82).



## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

An Environmental Impact Report (EIR) has been previously prepared and approved by the City of San Jose to address potential environmental impacts from the cleanup and development that is planned at the Site, as required by the CEQA. DTSC intends to rely on the city's EIR to comply with CEQA.

### **NEXT STEPS**

DTSC will review and consider comments received from the public during the comment period before making a final decision to approve, modify, or deny the draft RAW. If comments are received from the community on the draft RAW, DTSC will prepare a "Response to Comments" at the completion of the comment period. Anyone who submits comments will receive a copy of the Response to Comments; additionally, a copy of the Response to Comments will be placed in the information repositories listed below.

### **INFORMATION REPOSITORIES**

The draft RAW and related Site documents can be viewed at the following locations:

Santa Theresa Branch Library  
290 International Circle  
San Jose, California 95119  
(408) 808-3068; Call for hours

DTSC Berkeley Regional Office File Room  
700 Heinz Avenue, Suite 200  
Berkeley, California 94710  
510-540-3800; Call for appointment

or on the DTSC website: <http://www.envirostor.dtsc.ca.gov/public>

### **EIR INFORMATION REPOSITORY**

The City of San Jose EIR can be viewed on the City's website under "Completed EIRs", File No.

[PDC12-028 and GP12\\_12\\_001 at http://www.sanjoseca.gov/index.aspx?NID=2435](http://www.sanjoseca.gov/index.aspx?NID=2435)

### **FOR MORE INFORMATION**

If you would like more information about the Site, please contact the following DTSC team members:

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