

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.

DRAFT RESPONSE PLAN FOR PROPOSED COSTCO WHOLESALE WAREHOUSE AND FUELING FACILITY, SAN JOSE



Location of Proposed Costco Wholesale Warehouse and Fueling Facility

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the draft Response Plan for cleanup activities at the Proposed Costco Wholesale Warehouse and Fueling Facility (Site) located at Great Oaks Boulevard and Proposed Raleigh Road in San Jose, California 95119.

Environmental investigations found elevated levels of arsenic in soil at the Site from past agricultural uses. A draft Response Plan was prepared to establish cleanup objectives and a plan for implementation. DTSC is overseeing the proposed cleanup of soil contamination at the Site and encourages your participation in the decision-making process. The Site will be redeveloped with a retail building, fueling canopy with pumps, and parking areas with associated landscaping.

Public Comment Period



**August 15, 2016 -
September 14, 2016**

DTSC invites the public to comment on the draft Response Plan during the public comment period from **August 15, 2016 through September 14, 2016**.

DTSC encourages all interested parties to comment or ask questions. The comments received will be considered prior to approving the draft Response Plan. Please send written comments by **September 14, 2016 by 5:00 pm** to:

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Project Manager
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SITE HISTORY AND BACKGROUND

The 15.2 acre Site presently consists of agricultural property containing an unoccupied residence, barn, and associated outbuildings. Since 1939, the Site and surrounding properties were used for agriculture.

Orchards were located in the western portion of the Site and farmland, used for hay crops, in the eastern portion of the Site.

Current land use in the Site vicinity is a mixture of residential, agricultural, and commercial. A commercial development was constructed adjacent to the Site by the late 1950s. The 350-acre IBM development to the west was constructed in 1982 and is currently owned by Hitachi. By 1998, an asphalt-paved area had been constructed within the north-central portion of the Site and was occupied by trailers during construction work on property to the west of the Site until 2005. In 2009, the San Jose Police Department facility was constructed on the property northwest of the Site.

INVESTIGATION FINDINGS

Environmental investigations conducted in 2000, 2007, and 2014 found arsenic at elevated concentrations in shallow soil that could pose a risk to human health and the environment. This contamination is likely associated with past agricultural uses. No impacts to groundwater or soil vapor have been detected at the Site.

PROPOSED RESPONSE ACTION

The proposed response action is to excavate and consolidate contaminated soil on-site, beneath the footprint of the proposed building foundation which will function as a protective cap. Soil sampling was conducted in 2015 to determine what cleanup level would be required to meet cleanup levels for unrestricted use. Approximately 11,070 cubic yards of contaminated soil will be excavated and consolidated below the building foundation. Soil excavation, handling, and stockpiling will 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 area of the building foundation. A land use covenant will be required to restrict soil disturbance in the area under the building foundation.

SAFETY CONTROLS CLEANUP

Dust control measures will be used to minimize dust that may be created during the excavation and handling of soil to ensure public safety. These controls may include covering any exposed soil with plastic sheeting, modifying work practices to minimize dust generation, and using water to suppress dust. Before leaving the Site, trucks and other equipment will be decontaminated using brooms and brushes to remove soil and mud. Air monitoring will occur during the cleanup to determine when additional dust control measures may be needed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An Environmental Impact Report (EIR) has been prepared and approved by the City of San Jose for the Great Oaks Mixed Use Project, which includes the 15.2 acre Site, to address potential environmental impacts from the cleanup and the development project that is planned as required by CEQA. The City of San Jose found no significant impacts beyond the findings of the Great Oaks Mixed Use Project EIR and prepared an Addendum for this project. DTSC intends to rely on the City's EIR to comply with CEQA.

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 draft 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. Anyone who submits comments will receive a copy of the "Response to Comments". Additionally, a copy of the "Response to Comments" would be placed in the information repositories.



INFORMATION REPOSITORIES

The draft Response Plan, and project-related 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
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800; call for appointment

Site documents are also available online at the DTSC EnviroStor website: <http://www.envirostor.dtsc.ca.gov/public>

EIR INFORMATION REPOSITORIES

The City of San Jose EIR and Addendum can be viewed on the City's website under "Completed EIRs" (File No. PDC12-028 and GP12-001) at <http://www.sjpermits.org/permits>.

DTSC CONTACT INFORMATION

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