

Soil Cleanup Proposed at Handcraft Tile in Milpitas



Draft Removal Action Workplan Available for Public Review

Recent soil samples taken from the Handcraft Tile property (Site) located at 1696 South Main Street, Milpitas, California, indicate elevated **lead** levels in the soil. The lead contamination is located at the eastern and southern portions of the Site and the two unpaved areas inside the manufacturing building. Levels range from 78 **parts per million** (ppm) to 2,100 ppm. These levels exceed levels which are considered acceptable for the proposed residential use of the Site. The Department of Toxic Substances Control (DTSC) is proposing a soil removal to clean up the Site. The cleanup plan, referred to as a Draft **Removal Action Workplan** (RAW), describes in detail the investigations conducted and the proposed cleanup of the Site. This document and other Site-related reports are available for public review at the following locations:

Milpitas Community Library

40 North Milpitas Boulevard
Milpitas, California, 95035
(408) 262-1171

DTSC file room

700 Heinz Avenue, Suite 200
Berkeley, California, 94710
8:00 a.m. to 5:00 p.m.
(510) 540-3800

PUBLIC COMMENT PERIOD
December 3, 2004 to January 17, 2005

The public is invited to review and comment on the Draft Removal Action Workplan (RAW) for Handcraft Tile. All comments must be postmarked by 5:00 P.M. on Monday, January 17, 2005. E-mailed comments must be sent to DTSC no later than 5:00 P.M. on the same day. Please send comments to:

Patrick Lee, DTSC Project Manager
700 Heinz Avenue, Berkeley, California, 94710
Plee1@dtsc.ca.gov or call (510) 540-3847.

For more information, please contact Nancy Cook, DTSC Public Participation Specialist, (510) 540-3923 or e-mail ncook@dtsc.ca.gov. A public meeting will be considered if a written request is made to Nancy Cook at the DTSC address above by the end of the public comment period.

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



California
Environmental
Protection Agency



The Site History and Proposed Use of Property

Main Street Investments, Inc. currently owns the Site. The Site historically has been and currently is used for ceramic tile manufacturing. During the late 1970s and early 1980s, lead-based glazes were used in the manufacture of tile products. Residues from the washing of glaze mixing equipment were disposed in the yard to the south and east of the manufacturing building. As a result, lead-contaminated soil has been found at the Site.

During inspections conducted in 1982 by the Department of Toxic Substances Control (DTSC), Handcraft Tile was required to prepare and submit a Plan of Correction. In 1985 and 1989 three separate soil removals were conducted. In a letter dated September 7, 1989, DTSC stated that no further remedial action was required as the removals had achieved the cleanup goal of 500 ppm of total lead for industrial use.

In 2003, USA Properties Fund, Inc. (USA) began a process to purchase the Site and plans to construct a residential housing complex on it. Because of the proposed change in land use, soil samples were collected in September 2003. Soil samples showed that the lead concentrations were elevated above the level suitable for residential use.

Cleanup Alternatives Evaluated

Three cleanup alternatives were evaluated by DTSC to determine the best choice based on effectiveness, the ability to implement, and cost.



A 2004 Photograph of Handcraft Tile Property

1. **No Action with Institutional Controls:** The “no action” alternative consists of leaving soils in place without treatment and utilizing institutional controls, such as deed restrictions that prevent use of the property for residential use.
2. **Soil Excavation with Off-site Disposal:** This alternative consists of excavating the lead-contaminated soil, sampling the area to confirm that remaining soil lead concentrations meet the site cleanup level, and disposing the excavated soil at a permitted landfill.
3. **Capping with Institutional Controls:** This alternative involves the covering of exposed soils with clean soil, pavement, and structures along with placing institutional controls such as deed restrictions that prevent residential use of the property.

Proposed Cleanup Alternative

DTSC proposes to dig up, remove and dispose of the contaminated soil offsite (as stated above in #2). This proposal consists of excavating about 763 cubic yards of lead-contaminated soil from the Site. Sampling of the area will be done to confirm that remaining soil lead concentrations meet the site cleanup level of 260 ppm. The excavated soil will be loaded into trucks and hauled to a permitted landfill. The excavation areas will be graded to ensure proper surface drainage. This proposal is recommended because it is protective of human health and the environment and allows for the planned future residential use of the Site without restrictions.

What You May See During The Cleanup?

While the proposed cleanup is in progress, you may see workers on the site using standard construction machinery as well as safety gear. As the lead-contaminated soil is dug up, it will be loaded directly into trucks that will transport it off the Site to the disposal facility. The trucks will be covered with tarps. There will be a slight increase in truck traffic for the duration of the cleanup, which is anticipated to last for about two weeks.

The contaminated soil will be dug up, until the site-specific cleanup goal is met. Dust will be controlled by spraying water prior to daily work activities and during excavation/loading activities. Air monitoring will be conducted during excavation and soil handling activities to measure for potential emissions. Air monitoring also will verify and document dust control effectiveness.

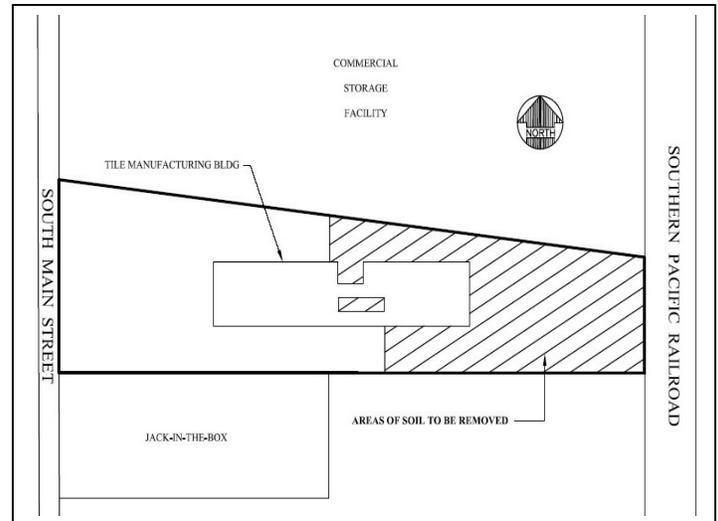


Diagram shows lead contaminated areas to be dug up and removed at Handcraft Tile.

California Environmental Quality Act

A Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act. This document will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup would have no impact on the environment due to the small volume of soil, small area, and short duration of the cleanup.

DTSC believes that the proposed removal action will not impact any sensitive areas where people will be in or near such as schools, daycare centers, hospitals, clinics, senior centers, youth centers and places of worship.

Final Activities

The cleanup will be overseen by DTSC. After the public has had 45 days to review the Draft RAW and community questions are answered, the Site will be cleaned up.

DTSC will then certify the completion of the removal action which will allow for residential development of the Site to proceed.

Notice to Hearing Impaired Individuals

TDD users can use the California Relay Service at 1-888-877-5378. Please ask to speak to Ms. Nancy Cook at (510) 540-3923.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, (510) 540-3842.

DTSC Contact Information:

Patrick Lee

Project Manager
(510) 540-3847 or
e-mail at Plee1@dtsc.ca.gov.

Nancy Cook

Public Participation Specialist
(510) 540-3923 or
e-mail at ncook@dtsc.ca.gov.

For media questions, contact:

Angela Blanchette

Public Information Officer
(510) 540-3732 or
e-mail at ablanche@dtsc.ca.gov.

Glossary

California Environmental Quality Act - A law mandating environmental impact review of governmental actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

Capping – A cover made of water-tight and wind resistant materials placed over contaminated soil to prevent human contact through contamination by land, water or air.

Institutional Controls – Restrictions that limit how a property can be used and prohibit disturbing covers over contaminated soil.

Lead - Lead is a naturally occurring metal found in the earth's crust. It can come from human sources as well, including burning fossil fuels, paints and ceramic products. The lead content has been reduced in many products due to health concerns.

Notice of Exemption – A Notice of Exemption is filed when the lead regulatory agency decides that the project falls under the “general rule” exemption. This exemption is applied to activities where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Parts Per Million (ppm) - ppm is commonly used to express contamination concentrations, as in establishing the maximum permissible amount of a contaminant in water, land, or air.

Removal Action Workplan (RAW) - A workplan is prepared/approved by DTSC and includes a plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered

Soil Excavation – Removal of contaminated soil.