

February 14, 2021

WSP Response to Comments/Recommendations for Actions

Peer Review of Excavation Management Plan (EMP), Former Vallco Mall, Cupertino, CA

Baseline Environmental Consulting Comment Memorandum dated January 28, 2021

Page 1

- The background documents should either be attached or the reference to the attachments corrected. **The reference to the attachments has been corrected on page 4 of the EMP.**
- Section 2.2 Excavation of the EMP should be revised to indicate how the previous borings and excavation areas will be accurately located. **Additional information has been added to address this comment in Section 2.2 of the EMP**

Page 2

- The EMP should be revised to indicate that excavation and confirmation sampling of areas with known PCBs exceeding 1 mg/kg and the area of boring E5P- which could potentially contain PCBs exceeding 1 mg/kg will occur prior to excavation of surrounding areas. **Additional information has been added to address this comment in Section 2.2 of the EMP.**
- Section 2.2 Excavation of the EMP should be revised to indicate that if stained, oily, or odorous soil is encountered during pavement removal or excavation activities, which could indicate significantly higher concentration of PCBs than have been detected in samples collected to date, then *in-situ* sampling, segregation, and management of the impacted soil would be performed in accordance with the guidelines of the ESMP. **Additional language has been added to Section 2.2 of the EMP to address this comment.**
- These discrepancies should be corrected. **Additional language has been added to Section 2.3 of the EMP to address the noted discrepancies.**
- The EMP should be revised to describe how waste soil/water generated during decontamination activities will be contained, managed, and disposed of. **Additional language has been added to Section 2.4 of the EMP to address this comment.**
- This error should be corrected. **The typographical error on Page 2 of the PCBs Report has been corrected.**
- This segregated excavation should extend to at least 4 feet deep to ensure that the petroleum hydrocarbon (and potential elevated PCBs) impacted soil at 3 feet deep is removed **Additional language has been added to page 4 of the PCBs Report of the EMP to address this comment.**

Page 3

- The limits of the proposed segregated excavation surrounding boring E5P- N and proposed confirmation sample locations for this excavation should be shown on Figures 2 and 3 of the PCBs

Report. Sidewall confirmation samples should be collected from the excavation surrounding boring E5P-N, consistent with the approach for other excavation areas, to ensure that soil potentially containing PCBs exceeding 1 mg/kg has been adequately removed. **Figures 2 and 3 have been revised and additional language has been added to the footnote on page 5 of the PCBs Report to address this comment.**

- The PCBs report should be revised to indicate that soil segregated from the excavation around boring E5P-N will be disposed of with the other TSCA-landfill soil or placed in a segregated stockpile which will be tested for PCBs for waste characterization. **Clarifying language was added to page 5 of the PCBs Report to address this comment.**
- The PCBs Report should be revised to address this discrepancy. **Page 5 of the PCBs Report was revised to address the noted discrepancy.**
- The Sampling and Analysis Plan (SAP) presented as Appendix E of the EMP should be revised to be consistent with the revisions to the PCBs Report that are recommended in this memorandum. Insert additional information. **Revisions to the SAP have been added to reflect similar revisions to the PCBs Report.**

Page 4

- After addressing the comments in this memorandum, the revised PCBs Report should be submitted to EPA for an informal review and feedback on whether following 761.61(a) and EPA notification/approval is required (assuming EPA is willing to perform an informal review). Written documentation (e.g., email correspondence) should be provided to the City to demonstrate that the Applicant has submitted the PCBs report to EPA and to document EPA's response. If EPA indicates that self-implementing cleanup in accordance with 40 CFR 761.61(a) is required, then the EMP should be revised accordingly, and prior to the City issuing a grading permit for the proposed cleanup activities the Applicant should provide the City with EPA notification and certification documentation and written approval from EPA to perform self-implementing cleanup in accordance with 40 CFR 761.61(a). **This comment has been addressed through e-mail communication from Steve Armann of EPA dated February 11, 2021 and this information has been included on page 4 of the PCBs Report.**
- The PCBs Report should be revised to address the discrepancies regarding the Closure Plan and oversight roles. **Additional language has been added to Page 5 of the PCBs Report to address this comment.**

Page 5

- The PCBs Report should be revised to demonstrate that the location of sample OWPI-W5-20 is within the proposed excavation below the former oil water separator, and this excavation should extend deeper than 20 feet on the west end of the excavation. **Additional language has been added to Page 3 of the PCBs Report to address this comment.**

- Prior to the City issuing a grading permit for the proposed cleanup activities, the Applicant should submit the report documenting soil vapor sampling results to SCCEHD, and the Applicant should provide the City with written approval from the SCCEHD to implement the proposed cleanup activities at the former Sears Automotive Center either with or without direct oversight from the SCCEHD. **VPO is in the process of addressing this comment with the SCCEHD. The "Soil Vapor Investigation Report has been added as Appendix B to the DVCP.**
- The DVCP should be revised to indicate the VOCs and semi-volatile organic compounds (SVOCs) were also detected in soil samples at the former Sears Automotive Center because the excavation of soil impacted by VOCs and SVOCs can result in emissions of vapors. The results of soil vapor sampling performed at the former Sears Automotive Center should also be discussed in the DVCP since the soil vapor sampling results provide relevant information regarding concentrations of contaminant vapors that may be emitted during excavation activities. **Additional language has been added to Section 1.2 of the DVCP to address this comment.**
- The DVCP should be revised to indicate how the 5 ppm threshold was established and why it is an appropriate threshold based on the contaminants present at the Site. The DVCP should indicate whether the vapor monitoring thresholds established for worker protection will also be protective of the surrounding public. **Additional language has been added to Section 4.1 of the DVCP to address this comment.**

Page 6

- The City should ensure that a detailed review of the SWPPP for general compliance with permitting requirements is conducted by City staff. Additional Review by City for Devcon document requested...was this already previously submitted/approved. **This is a City determination.**
- Section 7.1.1 of the SWPPP should be revised to include soil contaminated with PCBs, TPH (diesel and motor oil), and VOCs as potential sources of non-visible pollutants to stormwater discharges from the project, and to indicate that there are two Site locations contaminated with nonvisible pollutants, the known contaminated soil to be excavated in the Wolf Road Area and former Sears Automotive Center. Maps identifying storage, use, and operational locations for nonvisible pollutants and the areas of known contaminated soil to be excavated should be included in Appendix B of the SWPPP. **The SWPPP (Appendix D of the EMP) has been updated and is noted as being revised on February 9, 2021. Additional information has been added by Devcon to Section 7.1.1. and Appendix B the SWPPP to address this comment.**
- TPH (diesel and motor oil) should be added to Table 7.11 of the SWPPP. **TPH (diesel and motor oil) have been added to Table 7.11 of the SWPPP.**
- The SAP or PCBs Report should be revised to address this discrepancy. **This discrepancy has been addressed in Section 4.1 of the SAP**
- The SAP should be revised to indicate that excavation confirmation samples collected from below the oil water separator (at least on the bottom/west side) should be analyzed for TPH-d. Insert additional information. **Language has been added in Section 4.1 of the SAP to**

address this comment

Page 7

- The SAP should be revised to clarify the locations of confirmation samples that would be analyzed for VOCs. The SAP should also be revised to indicate that excavation sidewall confirmation sampling depths may be adjusted based on field observations of physical signs of potential impacts (e.g., staining, odors, or PID readings) and that confirmation samples would be collected from the depths where physical signs of potential impacts (if observed) were most pronounced. **Language has been added in Section 4.1 of the SAP to address this comment.**
- This SAP should be revised to address this discrepancy and indicate the depths from which sidewall confirmation samples will be collected in all of the proposed excavations at the former Sears Automotive Center. **Language has been added in Section 4.1 of the SAP to address this comment.**
- The EMP should be revised to address the discrepancy regarding the DCMP not covering the proposed remediation activities. **Language has been added to the Introduction on page 2 of the EMP to address this comment.**
- Following the completion of proposed cleanup activities, the Applicant should provide the City and SCCDEH with a Completion Report documenting the cleanup activities, contaminated soil disposal, and confirmation sampling analytical results. Prior to the City issuing a grading or excavation permit for ground disturbing construction activities in areas immediately surrounding the proposed cleanup activities, the City, as advised by a qualified third-party consultant, and SCCDEH should review and provide written approval of the Completion Report. **Language has been added to page 6 of the PCBs Report to address the substance of this comment.**