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November 3, 2020

Ms. Kirsten Perez
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REMOVAL ACTION COMPLETION REPORT – APPROVAL AND SITE CERTIFICATION,
MORGAN HILL UNIFIED SCHOOL DISTRICT, BORELLO PROPERTY, NORTHEAST
CORNER OF PEET ROAD AND MISSION AVENIDA, MORGAN HILL, SANTA CLARA
COUNTY, CALIFORNIA (PROJECT CODE: 204285)

Dear Ms. Perez:

The Department of Toxic Substances Control (DTSC) reviewed the revised Removal Action Completion Report [(RACR) – Cleary Consultants, Inc., September 28, 2020] received on October 1, 2020 via electronic mail. The RACR was revised in response to DTSC comments on the draft version forwarded in a letter dated June 24, 2020 and follow up comments provided via electronic mail on September 16, 2020. The RACR documents the excavation and off-site disposal of soils impacted with organochlorine pesticides (OCPs).

The Morgan Hill Unified School District (District) is proposing to construct a new elementary school on approximately 9 acres located on the northeast corner of Peet Road and Mission Avenida in Morgan Hill, Santa Clara County, California (Site). The Site is defined by the Santa Clara County Assessor as Assessor Parcel Numbers 728-55-015 (\pm 1.92 acres), 728-55-016 (\pm 3.42 acres) and 728-55-038 (\pm 3.66 acres). The parcels are owned by the District. The proposed school will include 27 classrooms and accommodate up to 600 students. Potable water and sewer services will be provided and serviced by the local municipality.

Based on the RACR, the Site was first developed with orchards from prior to 1939 to at least 2006 (the eastern portion of the Site to at least 2013). Two structures were located at the Site, a milk barn (used as a workshop and storage building) and a real estate sales office (temporary structure). Soil stockpiles were located on the northwestern portion of the Site. Ultramafic outcrops were identified and mapped within a half mile of the Site.

The Site is located in an area consisting of residential and agricultural use. The Site is bounded to the north by residential developments followed by Anderson Lake County Park and Anderson Lake to the north-northeast; to the east by the Coyote Pumping Facility of the Santa Clara Valley Water District followed by agricultural land (orchards); to the south by Peet Road followed by residential development; and to the west by Mission Avenida followed by residential development.

Between 2003 and 2017, several environmental investigations were completed for the Site and/or on a portion of the Site, including a Phase I Environmental Site Assessment (ESA), multiple Phase II ESAs, Supplementary ESAs, a Targeted Site Investigation Preliminary Environmental Assessment (TSI PEA), a supplemental site investigation, and a response action. Please refer to the RACR for a complete and more detailed list of activities completed for the Site and/or included portions of the Site. A summary of District directed activities are summarized below:

- Phase II ESA (McCloskey Consultants, October 10, 2014): The Phase II was completed on a 12-acre Borello Property. The Phase II was conducted as a screening level effort to evaluate the post-remediation Site soil conditions for the property for possible use as an elementary school. In August and September 2014 soil samples were collected from 20 locations. Laboratory results indicated that OCPs were present and that concentrations were generally comparable to the soil sampling results from before the 2004/2005 bioremediation activity. Dieldrin concentrations in six out of eight samples exceeded the USEPA Regional Screening Levels (RSL) for residential use (RSLs – EPA November 2012).
- Additional Phase II ESA (McCloskey Consultants, March 7, 2016): The Additional Phase II was completed on a revised 9.7-acre Borello Property. In February 2016, additional soil samples were collected Site-wide to further evaluate the lateral and vertical distribution of OCPs related to past farming activities, to determine if any contamination existed in the area of the former barn structure and to assess the presence of NOA. Laboratory results indicated that OCPs were present, primarily dieldrin, on the farmed area of the Site.
- TSI PEA (Geocon Consultants, Inc., April 29, 2016): The TSI PEA was completed on the current re-revised 9-acre Borello. The TSI PEA was completed to determine if hazardous materials were present on the Site at concentrations that would pose a risk to human health or the environment. The TSI PEA included a Site visit, review of previous environmental investigations, and completion of a human health risk assessment. The TSI PEA concluded that the OCP dieldrin was present at concentrations exceeding the regulatory standards for residential land use.

The Site was investigated for the following environmental conditions that may pose a threat to human health and/or the environment:

- Organochlorine pesticides (OCPs), lead, and/or polychlorinated biphenyls (PCBs) in soil from potential former application of termiticides, weathering of potentially applied lead-based paint, and/or weathering of window caulking or glazing compounds, respectively;
- PCBs in soil from potential releases from pole-mounted transformers;
- OCPs and arsenic in soils from potential agricultural-chemical use;
- Naturally occurring asbestos (NOA) from potential runoff of mapped ultramafic outcrops within a half mile of the Site; and,
- Total petroleum hydrocarbons as gasoline, diesel and motor oil, volatile organic compounds (VOCs), Semi-VOCs, OCPs, PCBs, metals and asbestos for the characterization of an on-site soil stockpile of unspecified origin.

Based on previously collected environmental investigation data, the TSI PEA calculated a screening level risk assessment that estimated the total risk from contaminants of concern (COCs), primarily due to chlordane and dieldrin, identified in soils at the Site to be 2.2×10^{-5} , which provided an increased cancer risk of greater than 1 in 1,000,000 ($>10^{-6}$). The total health hazard index (HI) from COCs identified in soils at the Site was estimated to be 0.002, which did not provide an increased health hazard (i.e., >1). The results indicated that surface soils at the Site contained concentrations of OCPs that exceeded residential screening levels based on the toxicity values of each respective COC. Due to elevated concentrations of COCs identified in surface soils, the TSI PEA recommended that DTSC approve the TSI PEA Report with a determination that further action was needed before school occupancy could occur. The response action would include the preparation and implementation of a Removal Action Workplan (RAW) to address impacted soils.

On November 16, 2017, DTSC approved the RAW (Cleary Consultants, Inc., November 3, 2017) for implementation. The objective of the RAW was to mitigate the potential risk to human health and the environment with the excavation and off-site disposal of an estimated 19,593 bank cubic yards (cy) of impacted soils from the agricultural field area and from the existing soil stockpile, followed by off-site disposal of excavated soils to an appropriately permitted disposal facility.

According to the RACR, removal action field activities were conducted from September 27, 2019 through February 12, 2020. Confirmation soil sampling and chemical analyses were conducted following soil excavation and over-excavation activities. Confirmation soil samples were collected from the bottom of the excavation areas and were chemically analyzed by a certified analytical laboratory for the presence of COCs for the areas of concern. The results of the confirmation soil sampling and

subsequent screening level risk assessment indicate that the objectives and standards of the RAW have been met.

- The post-removal action averaged upper-bound cumulative sitewide risk calculation shows that the sitewide additive human health cancer risk for theoretical exposure to cancer-causing chemicals in soil confirmation samples collected at the Site was calculated to be 1×10^{-6} , which does not present an increase cancer risk of greater than 1 in 1,000,000 ($>10^{-6}$).
- The post-removal action total health HI from noncancer-causing chemicals identified in soils at the Site was not recalculated because the PEA estimated the HI was calculated to be 0.002, which did not present an increased health HI of greater than 1 (i.e., >1).

Excavated soil was temporarily stockpiled and characterized for waste disposal. Approximately 48,456 tons (approximately 28,503 cy) or 1,889 truckloads of excavated soils were classified as Class III non-hazardous waste and were disposed at the Waste Management – Kirby Canyon Landfill in Morgan Hill, California. The Site excavation area was not backfilled, rather the walls of the excavated areas were sloped in. Deeper excavation areas (in the “Keyway”) were backfilled with surrounding soils from areas shown to have met cleanup goals. The Site was hydroseeded to mitigate the generation of dust.

The RACR concludes that the removal action objectives, as specified in the RAW, have been achieved. The RACR recommends no further action regarding the presence of COCs in soil at the Site. Residual concentrations of COCs in soil appear to be acceptable for unrestricted land use, based on comparison to DTSC guidelines.

DTSC staff conducted Site visits on September 19, 2019, October 17, 2019 and November 5, 2019 to verify proper implementation of the RAW. Based on DTSC staff observations, the removal activities were consistent with those presented in the approved RAW. Confirmation soil sample results verify that removal action objectives and cleanup goals were achieved and that the Site no longer poses an unacceptable risk to human health or the environment. DTSC hereby approves the revised RACR and certifies that all response actions have been completed and further removal/remedial actions are not necessary for the Site.

Pursuant to Education Code §17213.2(e), if a previously unidentified release or threatened release of a hazardous material or the presence of a naturally occurring hazardous material is discovered anytime during construction at the Site, the District shall cease all construction activities and notify DTSC. Additional assessment, investigation, or cleanup may be required.

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If you have any questions regarding the project, please contact Mr. Jose Luevano, DTSC Project Manager at (916) 255-3577 or via e-mail at Jose.Luevano@dtsc.ca.gov. Alternatively, you may contact me at (916) 255-6540 or via electronic mail at Richard.Hume@dtsc.ca.gov

Sincerely,



for Richard Hume, PE, Chief
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