



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

South Bay Asbestos Area Superfund Site

Alviso, California



Flextronics' U.S. corporate headquarters at America Center. (Source: EPA)

**Site Location:** Alviso, District of San Jose, California 95002

**Size:** 384 acres

**Existing Site Infrastructure:** All major types of infrastructure are located on site.

**Current Site Uses:** The site is in commercial and ecological reuse.

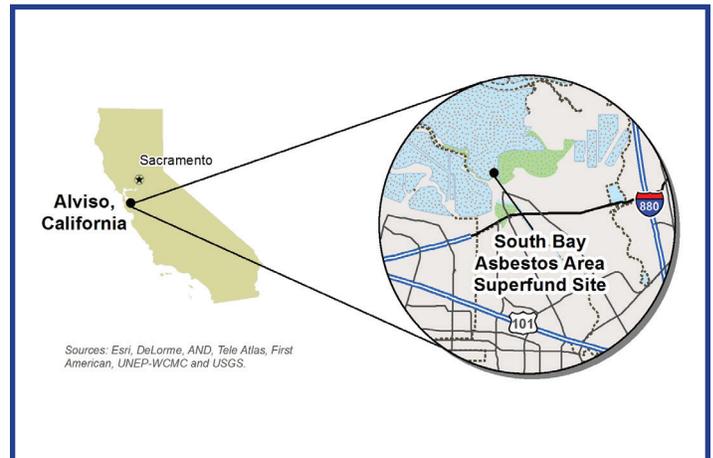
**Use Restrictions:** Deed restrictions are in place on site to protect the integrity of landfill caps.

**Surrounding Population:** within 0.5 mile, 322 people; within 2.5 miles, 27, 164 people; within 4 miles, 96,419 people.

Timely planning and early communication between developers and EPA resulted in the successful transformation of former landfills into thriving business parks in Silicon Valley.

The 550-acre South Bay Asbestos Area Superfund site includes the entire community of Alviso, located in San Jose, California. Local landfills received asbestos waste over three decades. The Town of Alviso used locally quarried rock containing naturally occurring asbestos to build a levee and prevent flooding. In addition to the asbestos in the landfills, cleanup of asbestos was needed in the Guadalupe River ring levee surrounding Alviso and in several truck yards that had asbestos present in soil. EPA placed the site on the National Priorities List (NPL) in 1986.

Cleanup activities have included paving asbestos-contaminated lots, removing asbestos debris and soils, covering the landfills, and putting land use restrictions in place that restrict disturbance of the landfill caps. Cleanup also included removal of the



Location of the site in Alviso, California.

Guadalupe River ring levee, the largest source of asbestos at the site. Restoration of wetlands under the levee followed. Long-term maintenance and regular inspections of the landfill covers are ongoing.

The demand for office space in Silicon Valley led developers to the site in the early 2000s. They worked with EPA and signed prospective purchaser agreements (PPAs), which addressed the developers'

## SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1953 - 1992** Landfills on site received asbestos waste.
  - 1986** EPA placed the site on the NPL.
  - 1986 - 2004** Removal actions completed on site.
  - 1998** Gold Street Technology Center opened on former Santos Landfill.
  - 2007** EPA concluded that asbestos exposure in Alviso was below risk-based levels of concern. Construction of the America Center began on the former Marshland Landfill.
  - 2012** Construction of remedial components completed.
  - 2013** Legacy Development Partners sold the America Center to USAA Real Estate Company.
  - 2019** Site uses include two business parks, a mobile home community and recreational and ecological resources.

liability concerns when acquiring the property. In return, the developers agreed to maintain the landfill covers and inspect them annually, among other requirements. During redevelopment, EPA worked with the developers to make sure asbestos safety controls were in place to protect worker health.

Today, the site includes two thriving business parks. The first business park, Gold Street Technology Center (formerly Bixby Tech Park), is located on part of the former Santos Landfill. Constructed in 1998, the center includes four buildings that provide commercial space and office space for a wide range of businesses. Construction of the 70-acre America Center began on the former Marshland Landfill in 2007. In 2013, USAA Real Estate Company purchased America Center from Legacy Partners. The Center now includes office buildings, a parking garage and a hotel. Polycom, Inc.'s headquarters building, one of many tenants, occupies a Gold LEED-certified building on site. Twenty five acres of the property are open space and provide wildlife habitat and walking trails. The site's cleanup also removed asbestos contaminated soil on trails at the Environmental Education Center for the Don Edwards San Francisco Bay National Wildlife Refuges and addressed contaminated soil in several former truck yards through removals and capping. Summerset Mobile Estates community was built in 1976 on part of the Santos Landfill soil cap. The capped areas of the site are routinely inspected for protectiveness and to ensure residents remain safe.

EPA performs routine monitoring of the site remedy and remains engaged with property owners and developers to support the continued beneficial use of the South Bay Asbestos site.

### FOR MORE INFORMATION

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Flextronics' U.S. corporate headquarters at the site.  
(Source: EPA)



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](http://epa.gov/superfund/superfund-task-force)