

02/04/04 - Superfund

***Redevelopment of the Fairchild Semiconductor Superfund Site  
Mountain View, California***

Northern California's Silicon Valley is a relatively new phenomenon in American industrial history, but, despite its high tech luster, it has not been spared its share of hazardous waste contamination. In Santa Clara County alone, the list of Superfund sites reads like a who's who of high-tech giants: Intel, Hewlett-Packard, National, Teledyne, Raytheon, and Fairchild all have facilities on the list. The Fairchild site is being cleaned up, and one of the new generation of Internet giants, Netscape Communications, is using the site as its headquarters.



From 1968 to 1981, Fairchild manufactured semiconductors on approximately 56 acres surrounded by residential and industrial areas in Mountain View. Organic solvents played a key role in maintaining the immaculate conditions needed for semiconductor manufacture, but they levied a heavy toll on the environment. Leakage from above ground and underground storage tanks were identified at the site, threatening the groundwater supply for the approximately 270,000 people who depended on wells located within three miles of the site for their drinking water. Tanks and 1,700 cubic yards of contaminated soil were removed and soil and



groundwater treatment systems were constructed on the property. In February 2003, Fairchild announced that it would upgrade its remediation of the ongoing groundwater treatment system by installing a carbon filtration system to eliminate TCE emissions into the air.

EPA entered into a Prospective Purchaser Agreement with a local real estate developer who agreed to contribute \$200,000 to the cleanup in exchange for protection from future liability. The developer's plans sparked the interest of Netscape Communications, which leased 38.5 acres and constructed its beautifully landscaped campus on the site. A

high-value property was brought back into reuse, and Netscape now provides local jobs and income, which translates into significant spending in the local economy as well as income and sales taxes.

**Positive Economic and Fiscal Impacts**

- Approximately 900 on-site jobs at Netscape World Headquarters
- Over \$45,000,000 in income from on-site jobs in 2003
- Almost \$170,000,000 in increased property values on the site between 1993 and 2003
- Approximately \$770,000,000 in increased property values within a half mile of the site between 1993 and 2003
- Almost \$7,000,000 in increased property tax revenue for Santa Clara County in 2003

**Environmental and Social Benefits**

- Protected human health and the environment by treating contaminated soil and groundwater
- Improved aesthetic value of the local landscape