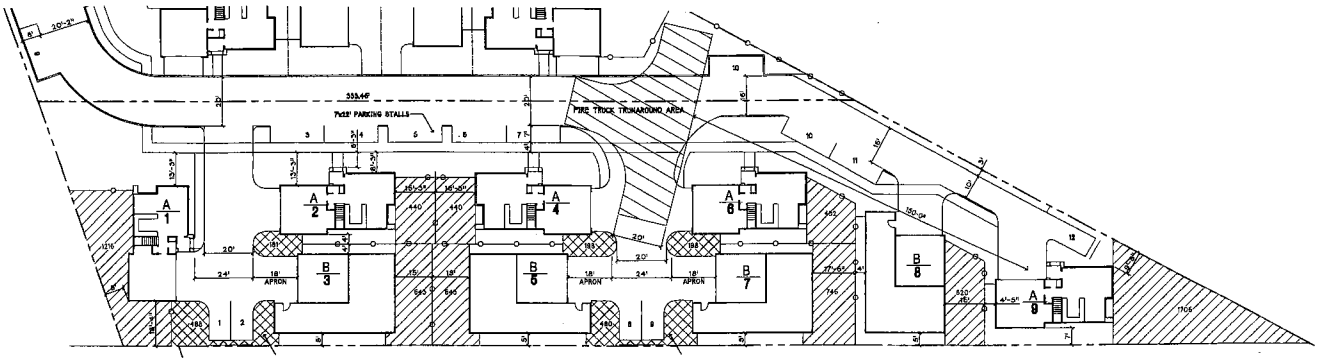
Initial Study

16440 Almaden Expressway

PDC07-064

October 1, 2010



CITY OF SAN JOSE

Initial Study

16440 Almaden Expressway

Planned Development (PD) Rezoning (PDC07-064)

October 1, 2010

CITY OF SAN JOSE

TABLE OF CONTENTS

I. PROJECT DESCRIPTION

A. General Information 1
B. Project Objective 12
C. Description 12

II. ENVIRONMENTAL SETTING, IMPACT CHECKLIST AND MITIGATION

1. Aesthetics 15
2. Agriculture and Forest Resources 17
3. Air Quality 19
4. Biological Resources 34
5. Cultural Resources 43
6. Geology and Soils 48
7. Greenhouse Gas Emissions 52
8. Hazards and Hazardous Materials 57
9. Hydrology and Water Quality 65
10. Land Use and Planning 70
11. Mineral Resources 73
12. Noise 74
13. Population and Housing 81
14. Public Services 83
15. Recreation 87
16. Transportation / Traffic 89
17. Utilities and Service Systems 91
18. Mandatory Findings of Significance 95

APPENDIX
- Authors and Consultants
- Disclosure Statement
- Persons and Organizations Consulted
- Sources and References

TECHNICAL APPENDIX - *reports included on a CD at the back of this document*
- Tree Survey
- Archaeological Report
- Architectural and Historical Evaluation
- Phase I Environmental Site Assessment
- Soil and Ground Water Quality Evaluation
- Floodplain Analysis
- Traffic Noise Assessment Study

LIST OF TABLES

1. Project Data 15
2. Local Air Quality 30
3. Existing Trees 35
4. Tree Replacement Ratios 40
5. Greenhouse Gas Sources in California 55
6. Pervious and Impervious Surfaces Comparison 68
7. Exterior Noise Exposures 76

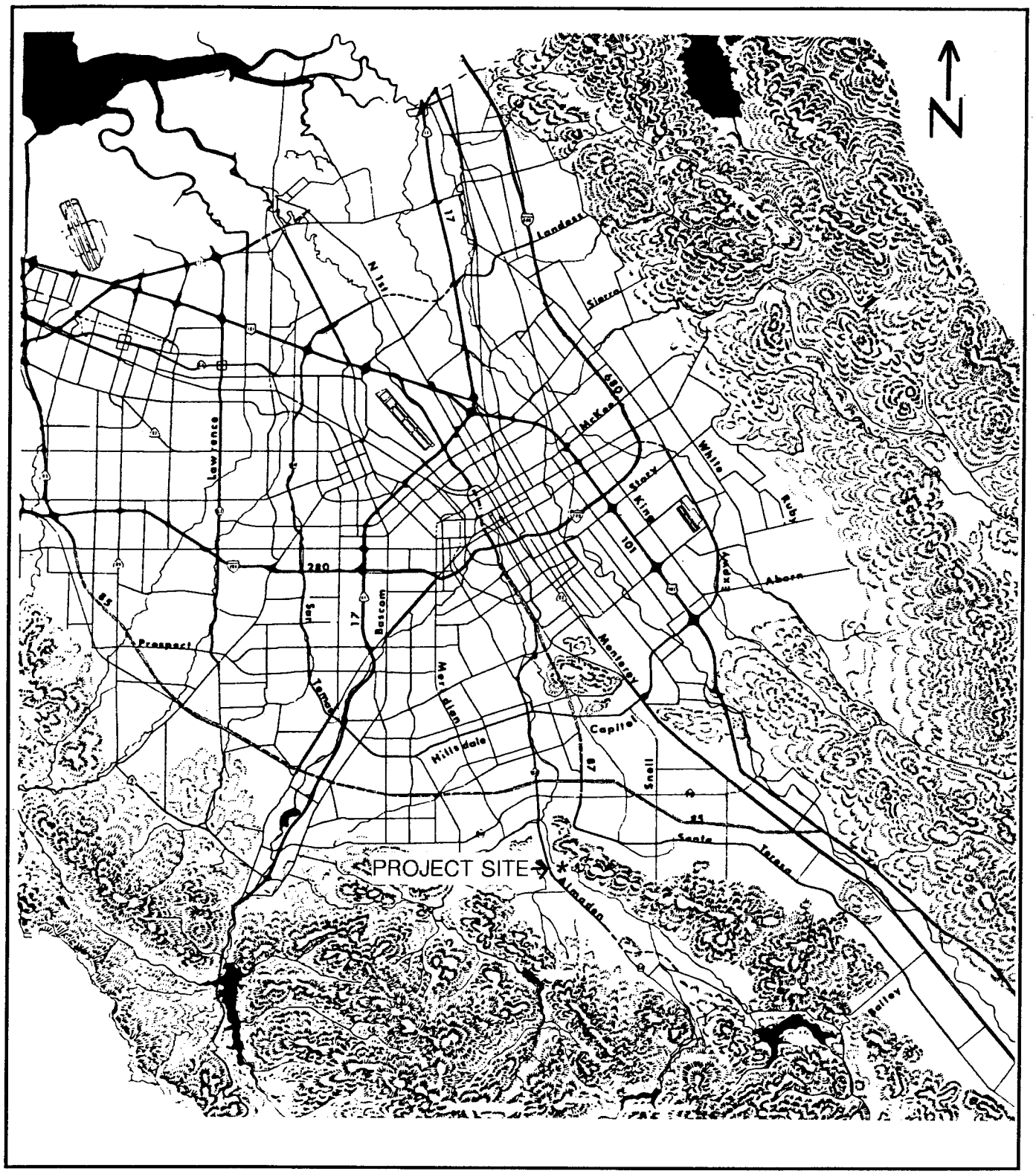
LIST OF FIGURES

1. Santa Clara Valley Map 2
2. USGS Map 3
3. Vicinity Map 4
4. Assessor's Parcels 5
5. General Plan Map 6
6. Zoning Map 7
7. Aerial Photo of the Vicinity 8
8. Aerial Photo of the Site 9
9. View of the Site 10
10. View of the Site 11
11. Land Use Plan 16
12. Conceptual Site Plan 17
13. Floor Plan – Plan A 18
14. Elevations – Plan A 19
15. Floor Plan – Plan B 20
16. Elevations – Plan B 21
17. Conceptual Grading and Drainage Plan 22
18. Conceptual Stormwater Control Plan 23
19. Conceptual Landscape Plan 24
20. Tree Locations 36

I. PROJECT DESCRIPTION

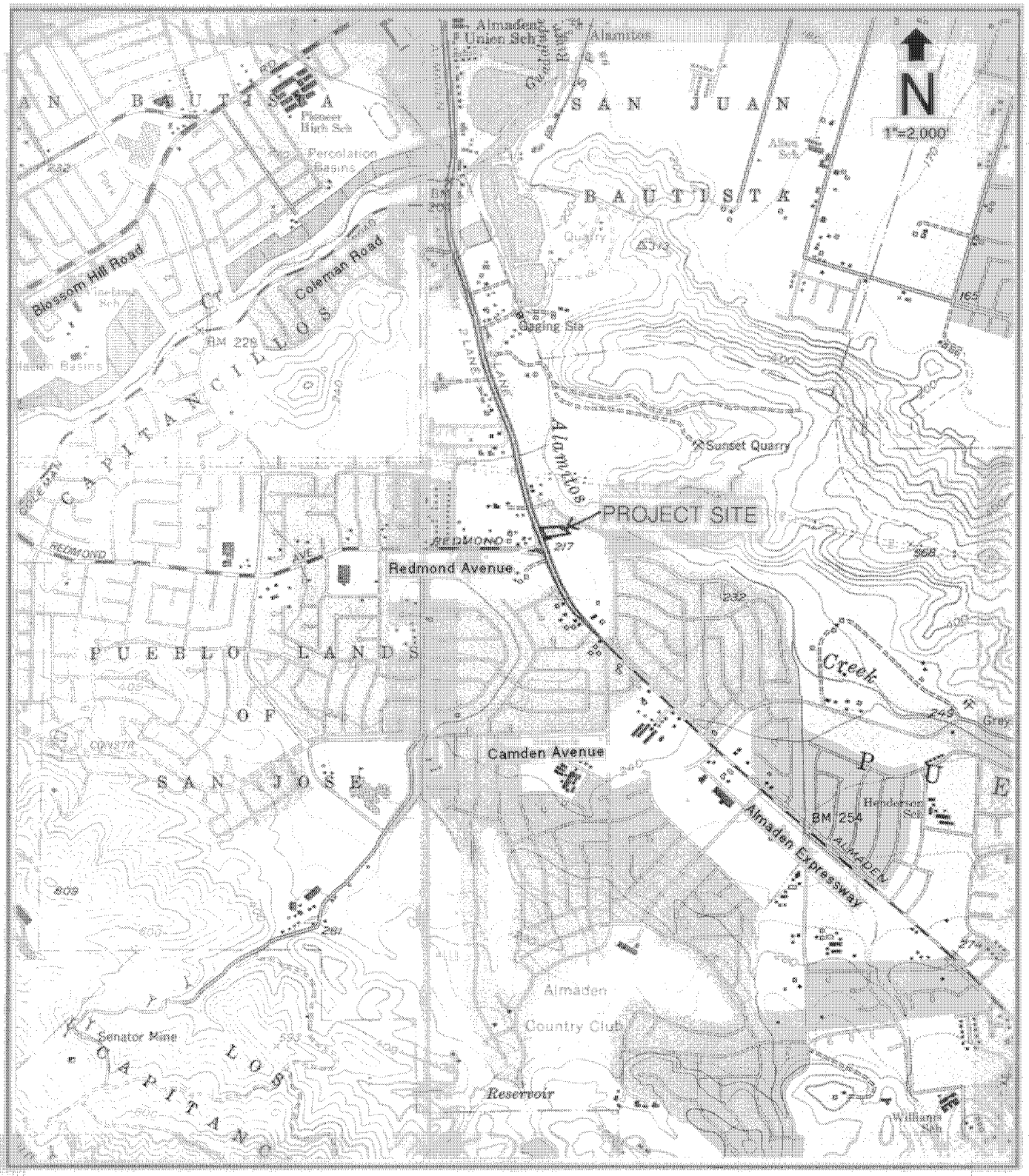
A. GENERAL INFORMATION

Lead Agency Contact:	Lesley Xavier, Project Manager City of San Jose Planning, Building and Code Enforcement 200 East Santa Clara Street, 3rd Floor San Jose, CA 95113 408-535-7852 lesley.xavier@sanjoseca.gov
Applicant:	Hudson Industrial Equities, Inc. 483 Horning Street San Jose, CA 95112 408-271-0500; (fax) 480-271-0502 Attn: Michael Hudson mhudson@hudsonequities.com
Property Owner:	Hudson Industrial Equities, Inc. 483 Horning Street San Jose, CA 95112 408-271-0500; (fax) 480-271-0502
Environmental Consultant:	Mindigo & Associates 1984 The Alameda, Suite 1 San Jose, CA 95126 408-554-6531, (fax) 408-554-6577 rmindigo@aol.com
Name of Project:	**16440 Almaden Expressway**
Location and Address:	Easterly side of Almaden Expressway, approximately 250 feet north of Redmond Avenue (16440 Almaden Expressway)
Brief Description of Project:	A **Planned Development (PD) Rezoning** application for a 9-unit single family detached residential development on approximately 1.0 gross acre
Assessor's Parcel Number(s):	696-24-001



Santa Clara Valley Map

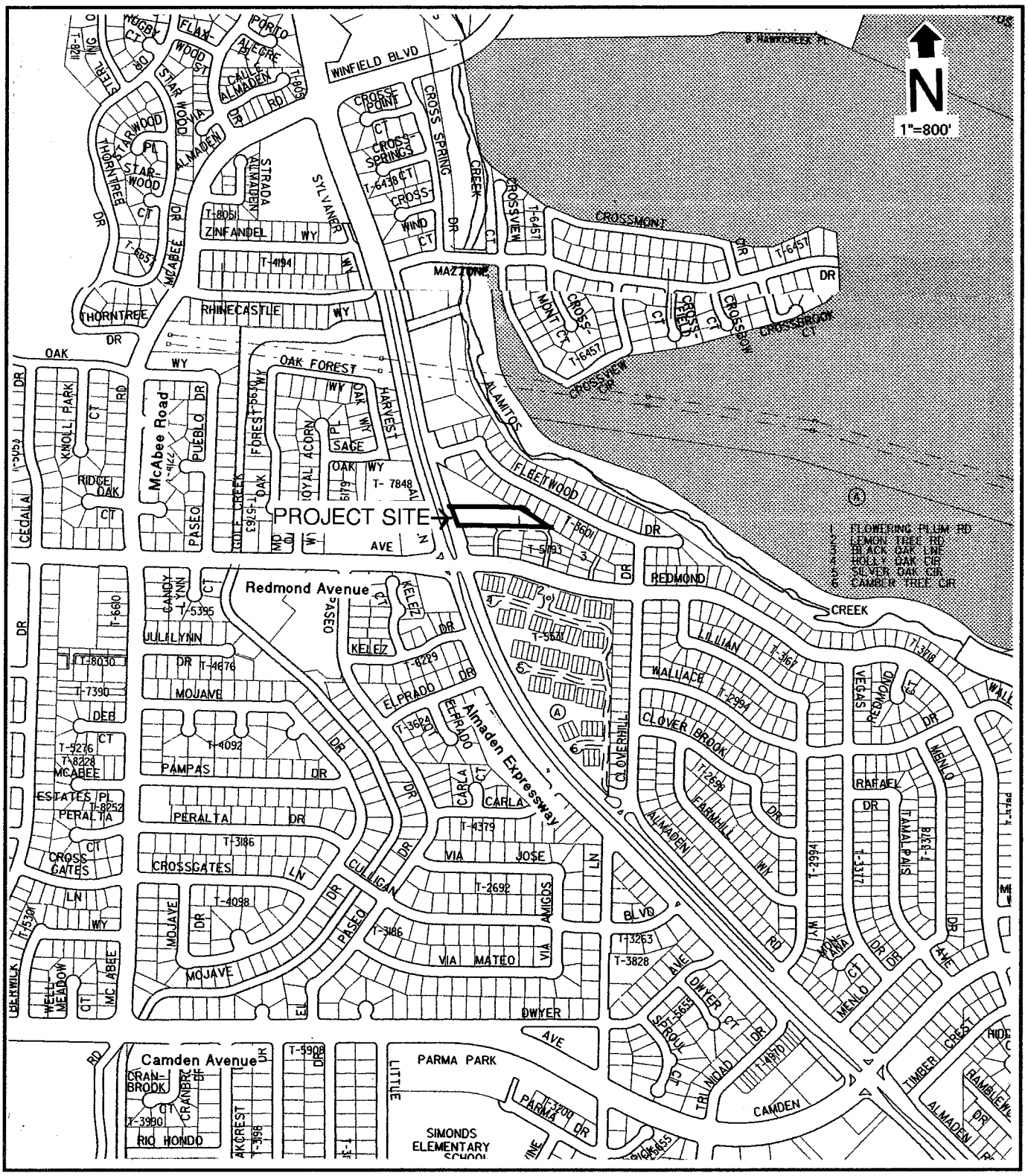
Figure 1



Source: Santa Teresa Hills Quadrangle (1953, photorevised 1968) and Los Gatos Quadrangle (1953, photorevised 1980)

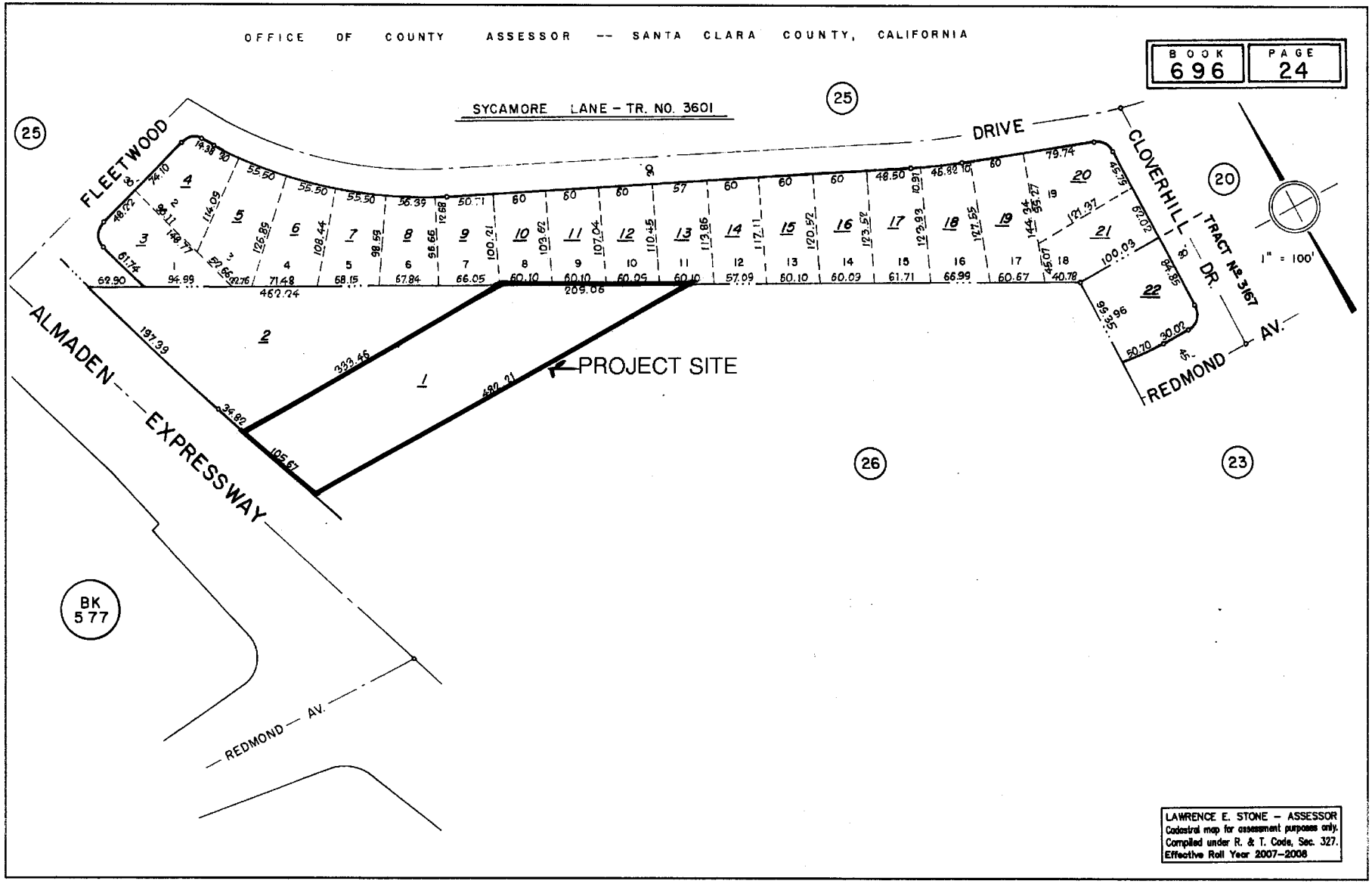
USGS Map

Figure 2



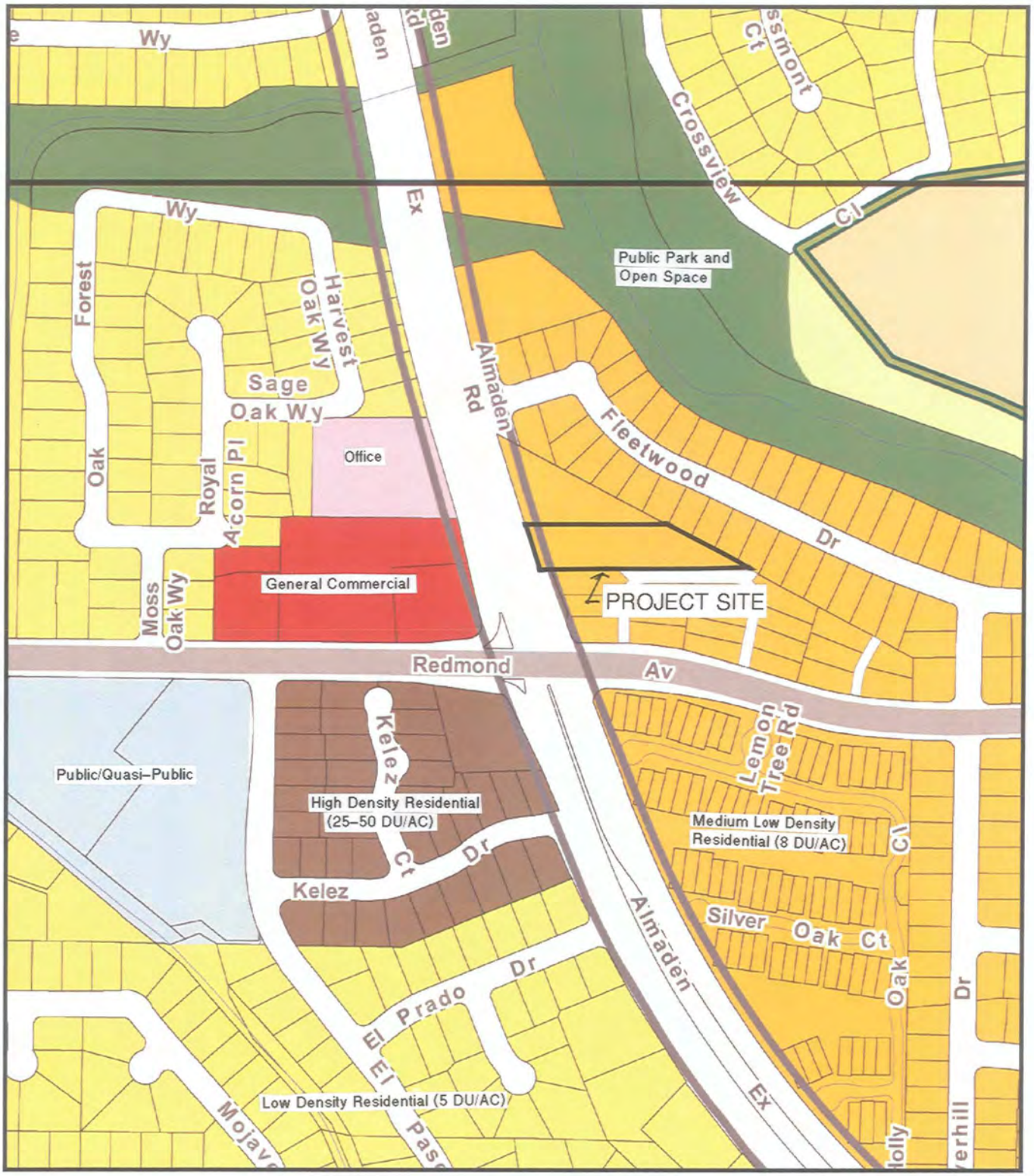
Vicinity Map

Figure 3



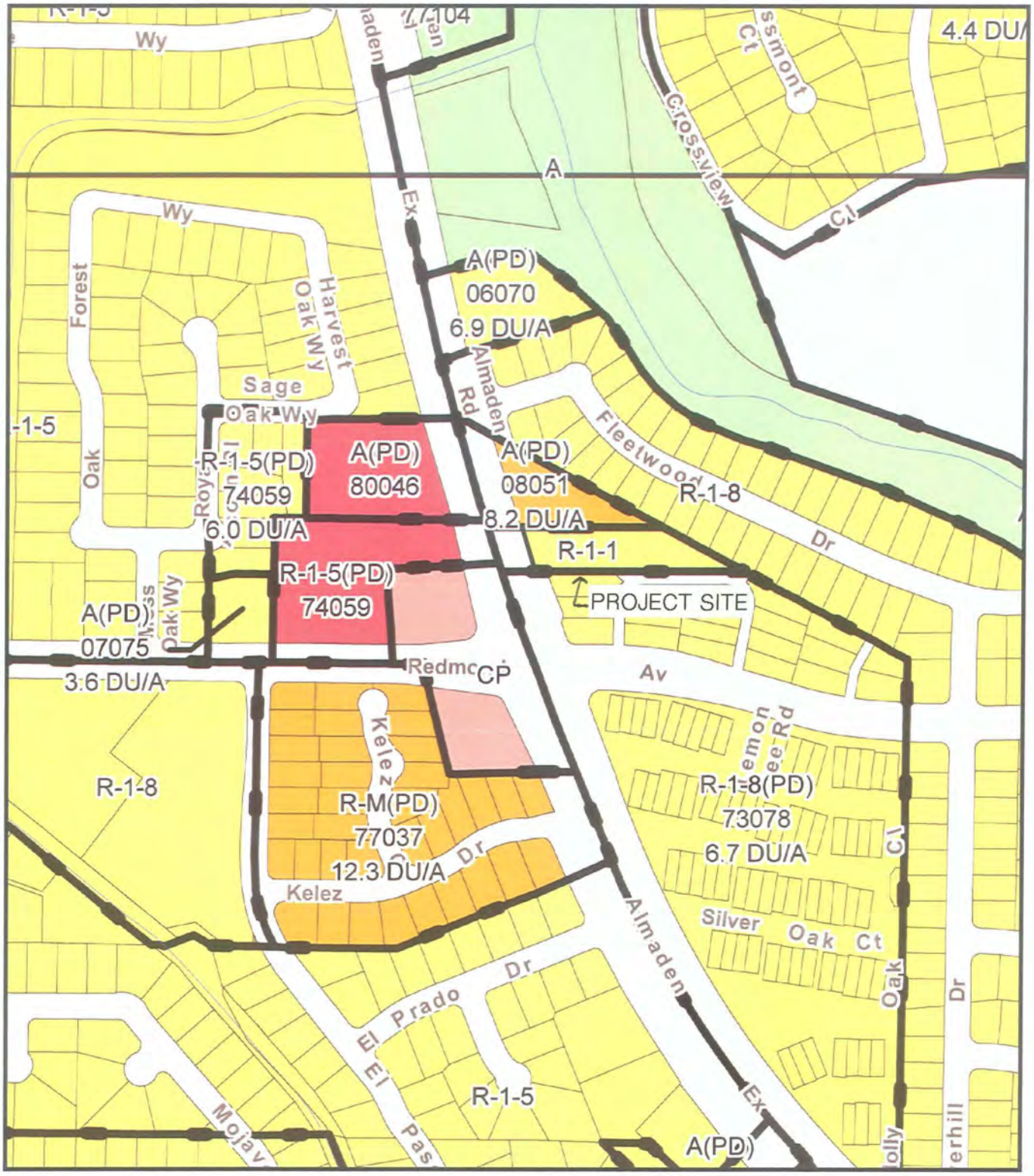
Assessor's Parcels

Figure 4



General Plan Map

Figure 5



Single Family Residential District

R-1-1 – 1 unit/acre

R-1-5 – 5 units/acre

R-1-8 – 8 units/acre

A = Agricultural District

PD = Planned Development District

RM = Multi-Family Residential District

CP = Commercial Pedestrian District

Zoning Map

Figure 6

Aerial Photo of the Vicinity

May, 2006

Figure 7

Aerial Photo of the Site

Figure 8

Viewing easterly toward the westerly boundary from Almaden Expressway.

Viewing westerly from the center of the site.

View of the Site

June 10, 2010 Figure 9

Viewing easterly from the center of the site.

Viewing westerly from the easterly corner.

View of the Site

June 10, 2010 Figure 10

B. PROJECT OBJECTIVE

The objective of this project is to rezone the site in order to construct high quality, single-family homes, in accordance with the goals and policies of the City of San Jose.

C. DESCRIPTION

EXISTING USE

The project site is currently developed with a house, a maintenance garage and storage sheds, and an office (landscaping business)/apartment building that are currently vacant.

PD ZONING

The project is a **Planned Development (PD) Rezoning** from R-1-1, Single-Family Residence District, to A(PD), Planned Development District, to allow for the construction of up to 9 residential units and subsequent subdivision, located on the easterly side of Almaden Expressway, approximately 250 feet north of Redmond Avenue (16440 Almaden Expressway). The project is a single-family detached residential development with individual lots located on private streets. The minimum lot size is 2,270 square feet in area and the average lot size is approximately 2,900 square feet. The Conceptual Site Plan, Figure 12, provides for 9 units.

The Project Data table and reduced copies of the project plans follow, Figures 11 through 19. Full size copies are available for review at the City of San Jose Planning Division.

Unit Types

The homes are planned to be two and three story, wood frame structures with wood and stucco exteriors. Each home includes an attached two-car garage and fenced rear yard. Front yard landscaping is to be provided by the developer. There are two different house plans, as follows:

Plan	No. of Stories	No. of Bedrooms	No. of Baths	Square Footage
A	3	4	3.5	2,006
B	2	4	3	2,204

Landscaping

The landscaping proposed is shown in schematic form on the Conceptual Landscape Plan, Figure 19. Street trees, specimen trees, shrubs, lawn and groundcover are planned throughout the project.

Access and Street System

Access is from Almaden Road and Fleetwood Drive through the parcel to the north. The internal project street system is to be private. The private street is to be constructed of asphaltic

concrete on a rock base, with concrete curbs, gutters and sidewalks, and street trees and electroliers in accordance with City standards.

Parking

Off-street parking for the project is to be provided in attached 2-car garages, on driveway aprons and along the private street. A total of 36 parking spaces is to be provided by the project.

Exterior Lighting

Standard electroliers using low pressure sodium vapor lights in accordance with the City's Outdoor Lighting on Private Developments Policy are to be provided along the public and private streets. Normal exterior household lighting is to be provided with the residences. All exterior lighting is subject to the City's Outdoor Lighting Policy 4-3.

Utilities

All utilities required to serve the project, including sanitary sewer, wastewater treatment, water supply, storm drainage, natural gas, electricity and telephone, as further described in the following Utilities and Service Systems section, would be provided with the project. All of the utilities within the project are to be underground.

Demolition

The project proposes the demolition of all the onsite structures. A discussion of potential asbestos-containing materials (ACM) and/or lead based paint (LBP) hazards is included in the following Hazards and Hazardous Materials section.

Hazardous Materials

Hazardous materials other than those for normal household and yard use will not be used as a part of the operation of any of the establishments on the project site.

Grading

Grading planned for the project is shown on the following Grading & Drainage Plan, Figure 17. The final lot and street grading for the project is to be designed to conform to the natural ground as closely as possible. The amount of grading planned is the minimum required to provide public streets that meet requirements for structural section and rate of grade, and to allow the construction of level building pads with positive drainage. In addition to the lot and street excavation, trenching is required for the underground utilities and sewer system. Approximately 2,500 cubic yards of material are estimated to be moved during the grading operations. The maximum finished cut or fill is estimated to be less than three feet, and no significant import or export of natural material is expected.

Water Quality Treatment

In accordance with the Santa Clara Valley Urban Runoff Pollution Prevention Program NPDES MS4 permit and City Council Policies 6-29 and 8-14, the project includes measures such as

biofilters, pervious paving and disconnected roof drains, as further discussed in the following Hydrology and Water Quality section.

Tree Removal

There are 29 existing trees onsite, all of which are to be removed, as further discussed in the following Biological Resources section.

Public Improvements

There are no public improvements with this project.

Public Land Reservations

There are no public land reservations with this project.

Other Related Permits

In addition to the proposed **Planned Development (PD) Rezoning**, other related permits to be obtained from the City of San Jose and/or any other public agency approvals required for this project by other local, State or Federal agencies are as follows:

Agency	Permit / Approval
City of San Jose	PD Permit, Tentative Map, Final Map, Grading Permit, Building Permit(s)

Community Meeting

A community meeting to discuss the proposed project with neighbors was held on April 22, 2010.

Table 1. Project Data

Category		Figure
Gross and Net Acreage		0.93
Average Lot Size *(square feet)*		2,900
Minimum Lot Size *(square feet)*		2,270
Number of Single Family Homes		
Three bedroom units (Plan B)		3
Four bedroom units (Plan A)		6
Total		9
Building Height *(feet)*		31
Estimated Population *		32
Estimated School Children		
K-5 *(0.173)*		2
6-8 *(0.099)*		1
9-12 *(0.111)*		1
Total		4
Estimated Wastewater *(gallons/day)*		2,100
Estimated Water Demand *(gallons/day)*		4,200
Estimated Solid Waste *(tons/year)*		9
Coverage Factors	Square Feet	Percent
Homes & Garages	10,715	26
Private Open Space	17,041	42
Private Street/Parking/Walks	12,910	32
Total	40,666	100
Impervious Areas	Square Feet	Percent
Existing	15,556	38
Project	22,734	56
Density *(units/gross and net acre)*		9 / 0.93 = 9.7
Start/Completion Dates		Winter, 2011 / Summer, 2012

* Based on 2000 Census average of 3.50 persons per SFD dwelling unit.

DEVELOPMENT STANDARDS

ENVIRONMENTAL MITIGATIONS

LEGEND

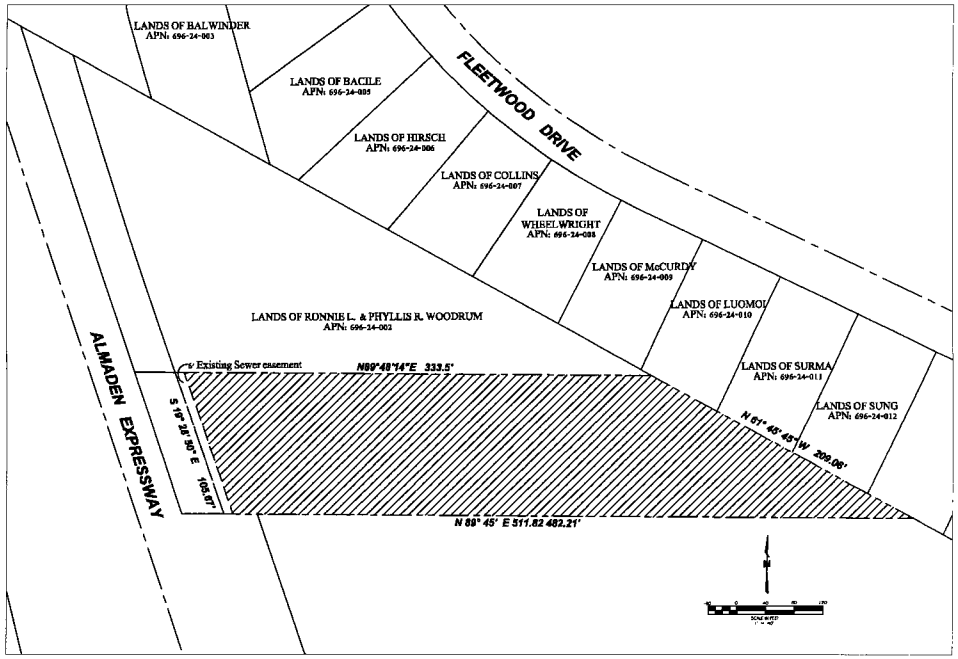
Project Boundary

Adjacent Property Line

Easement

PERMITTED USES:

		AREA	PERCENTAGE
Single Family Residential (with private circulation)		+/-0.93 Acres	100%



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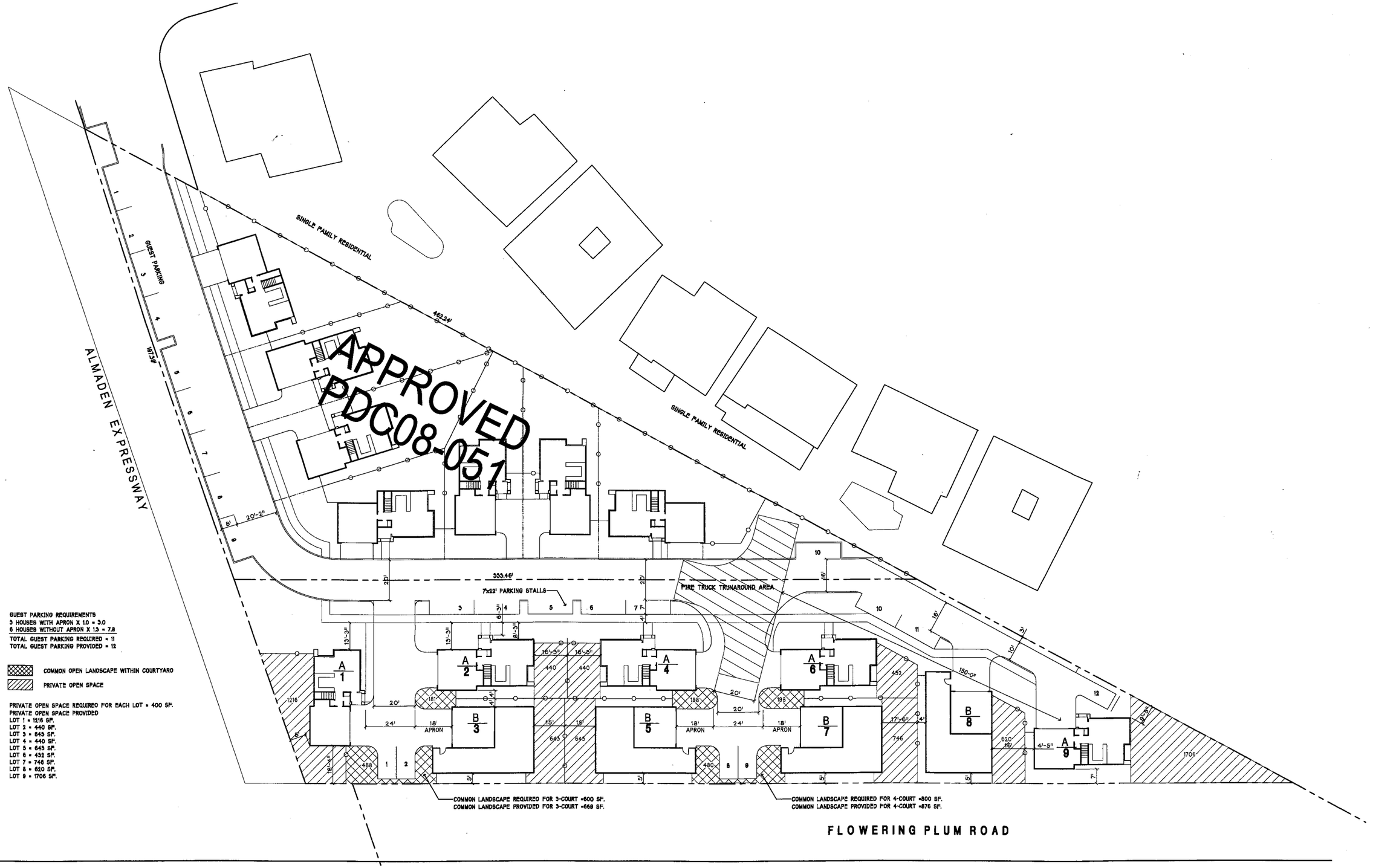
GENERAL DEVELOPMENT PLAN
PDC 07-056
FLEETWOOD ALMADEN ESTATES
LAND USE PLAN
SAN JOSE CALIFORNIA

SHEET 2.0 OF 10 SHEETS

PW PROJECT # 3-_____

Figure 11



HH ALMADEN, LLC
483 HORNING STREET
SAN JOSE, CA. 95122

General Development Plan-Exhibit C
FLEETWOOD HOMES

Almaden Expressway at Fleetwood Drive
SAN JOSE - CALIFORNIA

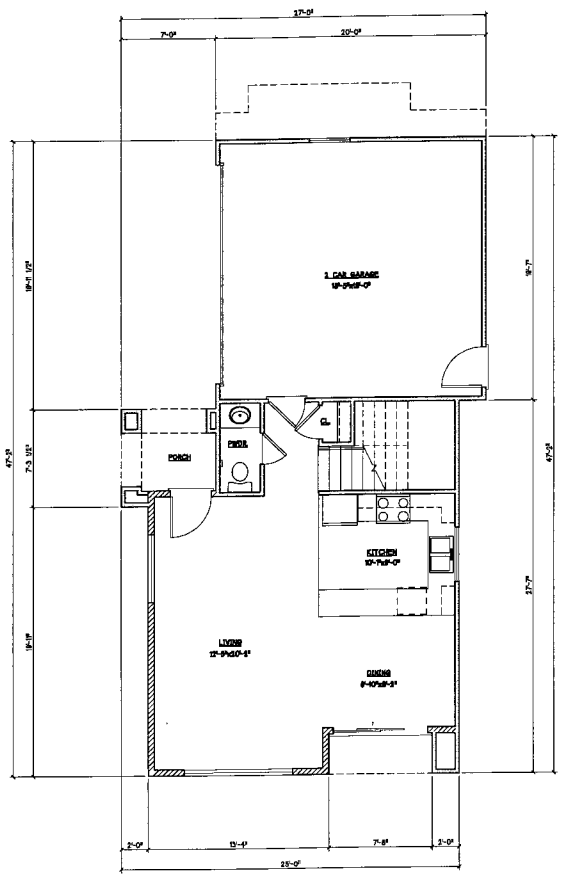
Date:	12-9-2009
Scale:	1" = 20'
Revisions:	
3-8-2010	PLANNING COMMENTS

Drawing Title: **CONCEPTUAL SITE PLAN**

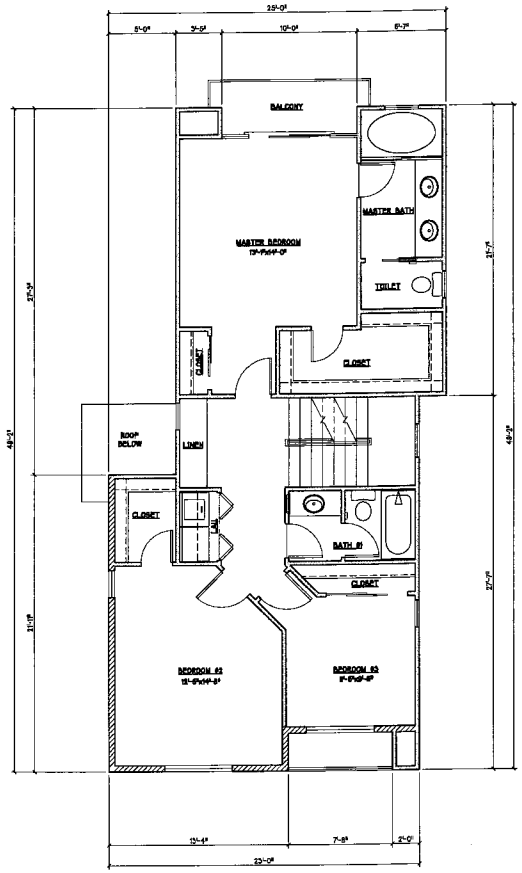
Sheet No: 3 of Sheets

LPMD Architects
1288 Kifer Road # 206
Sunnyvale - CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

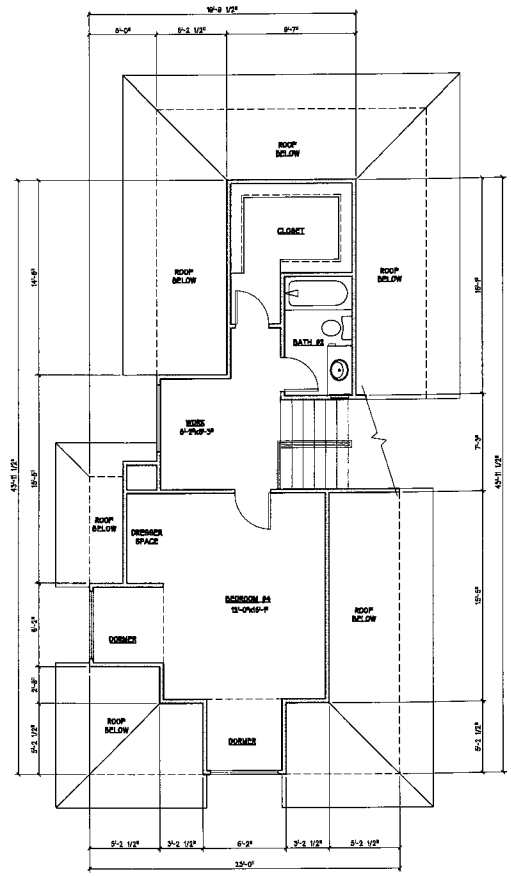
Figure 12



FLOOR-1
SCALE 1/4" = 1'-0"



FLOOR-2
SCALE 1/4" = 1'-0"



LOFT
SCALE 1/4" = 1'-0"

FLOOR AREAS	
1ST. FLOOR	578 SF
2ND. FLOOR	878 SF
LOFT	508 SF
TOTAL	2,006 SF
GARAGE	347 SF

HH ALMADEN, LLC
405 HOWARD STREET
SAN JOSE, CA. 95122

General Development Plan-Exhibit C
FLEETWOOD HOMES
Almaden Expressway at Fleetwood Drive
SAN JOSE - CALIFORNIA

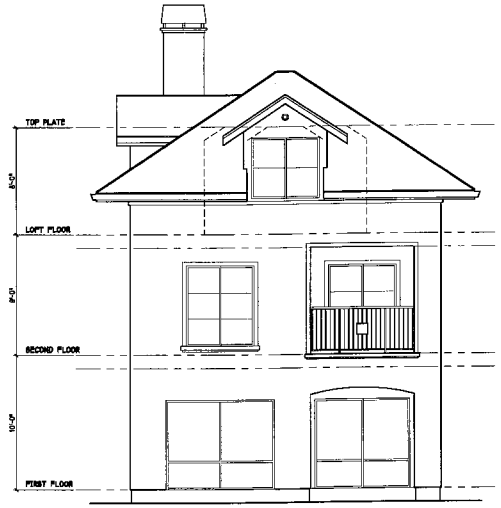
Date:
Scale:
Revisions:
3-8-2010 PLANNING COMMENTS

Drawing Title:
HOUSE A
FLOOR PLAN
Sheet No.
5b
of Sheets

LPMD Architects
1288 Kifer Road # 208
Sunnyvale - CA 94085
Telephone : 408-992-0280
Fax : 408-992-0281

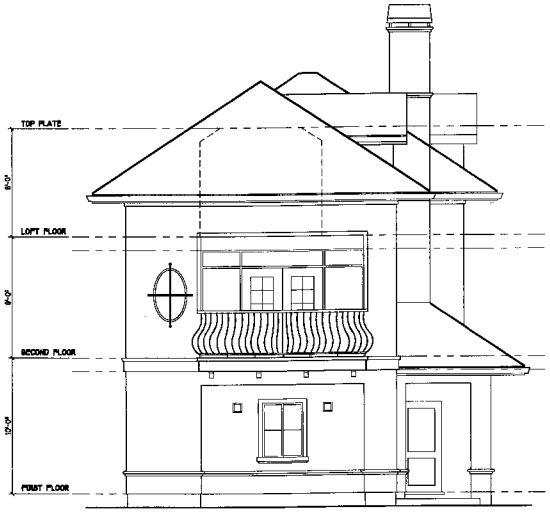
Figure 13

FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

REAR ELEVATION



LEFT SIDE ELEVATION

HH ALMADEN, LLC
493 HORNING STREET
SAN JOSE, CA. 95112

General Development Plan-Exhibit C
FLEETWOOD HOMES
Almaden Expressway at Fleetwood Drive
SAN JOSE - CALIFORNIA

Date
Scale
Revisions
3-8-2010 PLANNING COMMENTS

Drawing Title: HOUSE A ELEVATIONS
Sheet No: 5a
of Sheets

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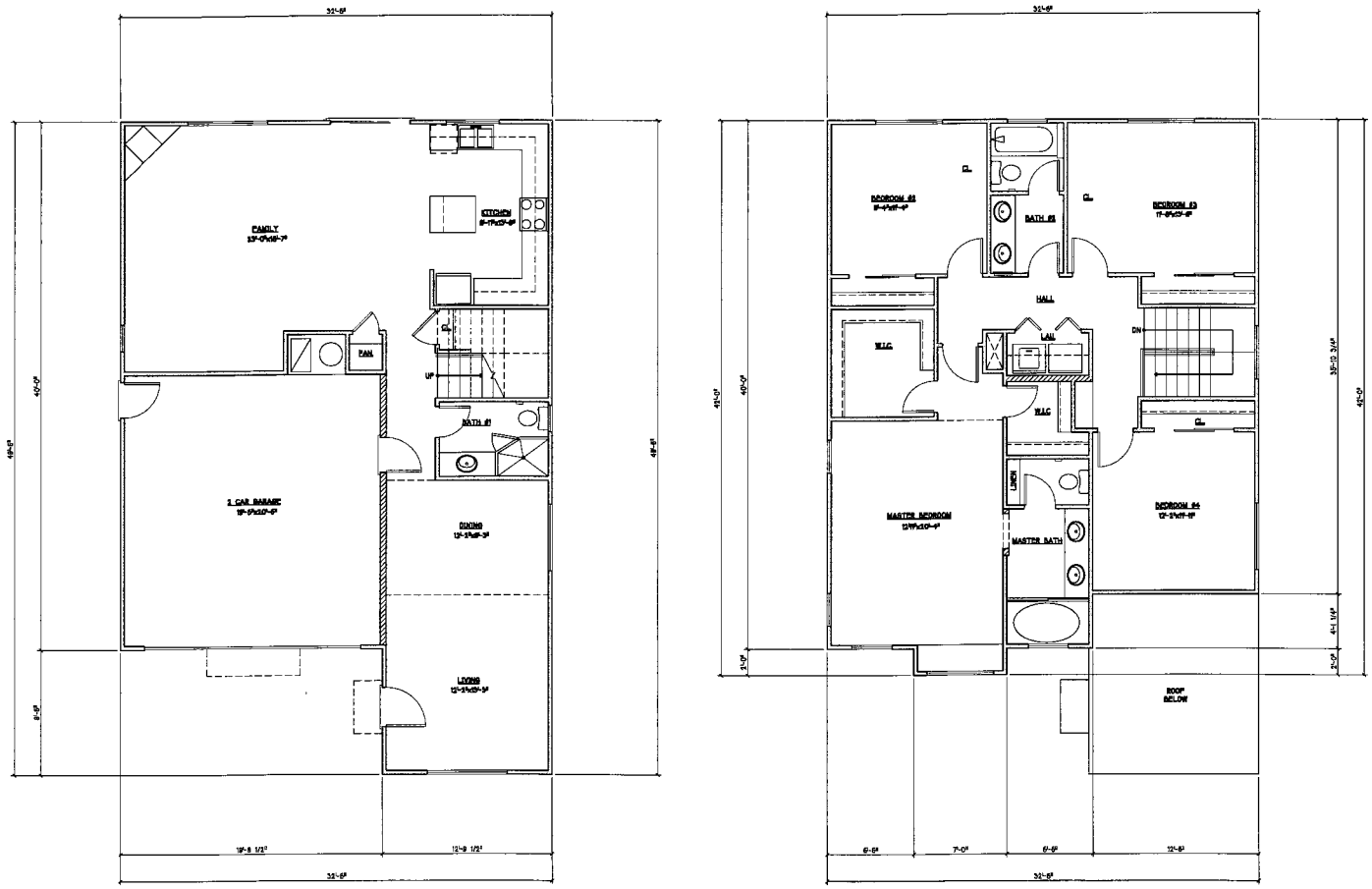
1288 Kifer Road # 206
Sunnyvale - CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

Figure 14



FLOOR-1
SCALE 1/4" = 1'-0"

FLOOR-2
SCALE 1/4" = 1'-0"

FLOOR AREAS	
1ST. FLOOR	[illegible] SF
2ND. FLOOR	1,205 SF
TOTAL	2,204 SF
GARAGE	423 SF

HH ALMADEN, LLC
[illegible] HORNING STREET
SAN JOSE, CA. [illegible]

General Development Plan-Exhibit C
FLEETWOOD HOMES
Almaden Expressway at Fleetwood Drive
SAN JOSE - CALIFORNIA

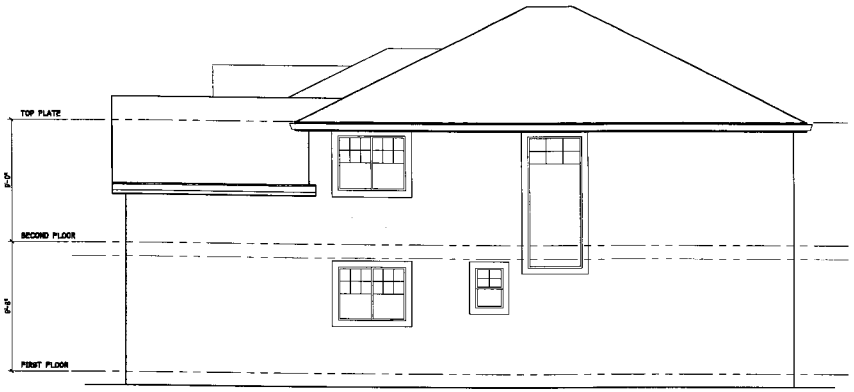
Date:
Scale:
Revisions:
3-8-2010 PLANNING COMMENTS

Drawing Title:
HOUSE B
FLOOR PLAN
Sheet No:
5d
of Sheets

LPMD
Architects
1288 Kifer Road # 206
Sunnyvale - CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281

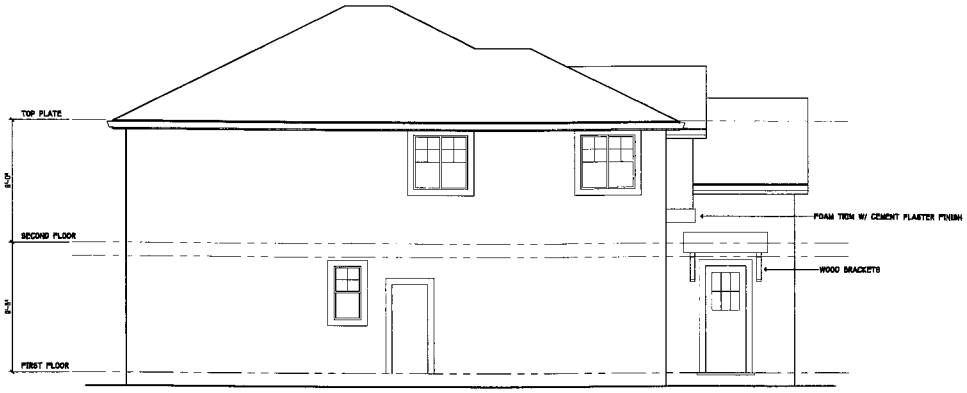
Figure 15

FRONT ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

REAR ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"

HH ALMADEN, LLC
403 HORNING STREET
SAN JOSE, CA. 95112

General Development Plan-Exhibit C
FLEETWOOD HOMES
Almaden Expressway at Fleetwood Drive
SAN JOSE - CALIFORNIA

Date:
Scale:
Revisions:
3-8-2010 PLANNING COMMENTS

Drawing Title:
HOUSE B
ELEVATIONS
Sheet No.
5c
of Sheets

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Sunnyvale - CA 94086
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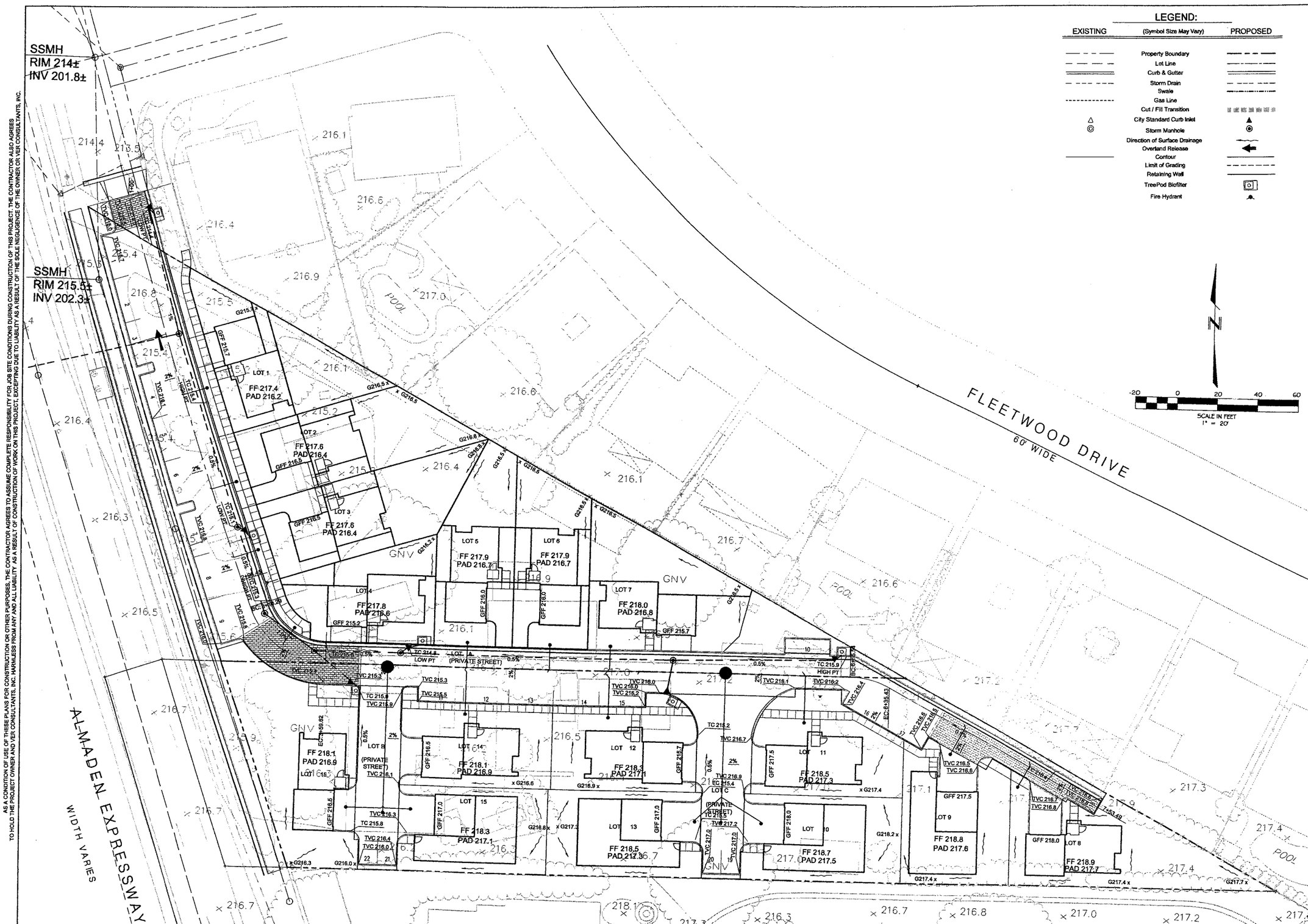
Figure 16



AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO LIABILITY AS A RESULT OF THE SOLE NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.

REV. DATE FEBRUARY 2009

Mr. Michael Hudson
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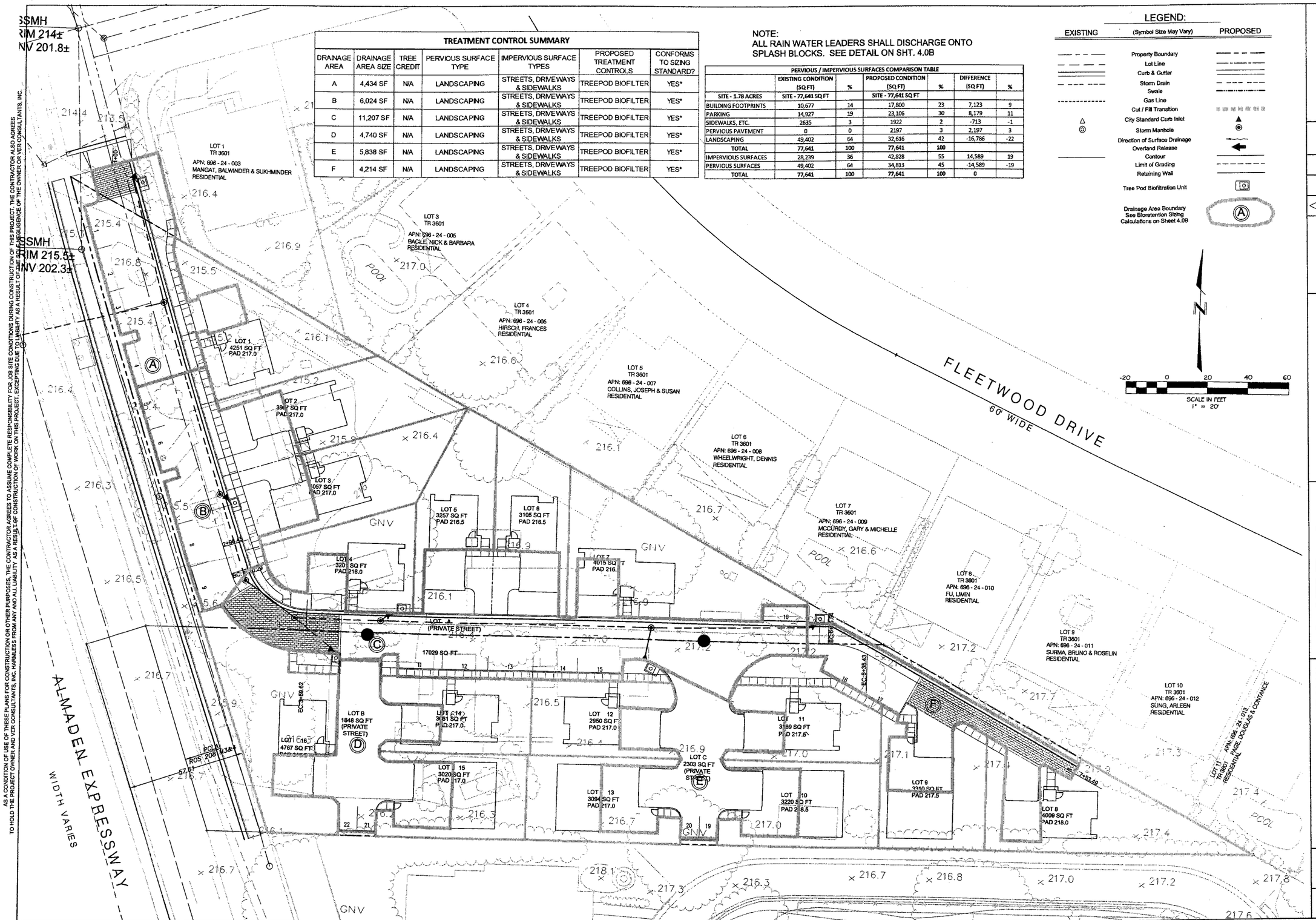
PLANNED DEVELOPMENT PLAN
PD 10-014
FLEETWOOD ALMADEN ESTATES
GRADING & DRAINAGE PLAN
SAN JOSE CALIFORNIA

SHEET
4.0
Of 10 SHEETS

PW PROJECT #
3-_____

Figure 17



TREATMENT CONTROL SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE	TREE CREDIT	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE TYPES	PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZING STANDARD?
A	4,434 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*
B	6,024 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*
C	11,207 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*
D	4,740 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*
E	5,838 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*
F	4,214 SF	N/A	LANDSCAPING	STREETS, DRIVEWAYS & SIDEWALKS	TREEPOD BIOFILTER	YES*

NOTE:
ALL RAIN WATER LEADERS SHALL DISCHARGE ONTO SPLASH BLOCKS. SEE DETAIL ON SHT. 4.0B

PERVIOUS / IMPERVIOUS SURFACES COMPARISON TABLE

	EXISTING CONDITION (SQ FT)	%	PROPOSED CONDITION (SQ FT)	%	DIFFERENCE (SQ FT)	%
SITE - 1.78 ACRES	SITE - 77,641 SQ FT		SITE - 77,641 SQ FT			
BUILDING FOOTPRINTS	10,677	14	17,800	23	7,123	9
PARKING	14,927	19	23,106	30	8,179	11
SIDEWALKS, ETC.	2635	3	1922	2	-713	-1
PERVIOUS PAVEMENT	0	0	2197	3	2,197	3
LANDSCAPING	49,402	64	32,616	42	-16,786	-22
TOTAL	77,641	100	77,641	100		
IMPERVIOUS SURFACES	28,239	36	42,828	55	14,589	19
PERVIOUS SURFACES	49,402	64	34,833	45	-14,589	-19
TOTAL	77,641	100	77,641	100	0	

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	Property Boundary	
	Lot Line	
	Curb & Gutter	
	Storm Drain	
	Swale	
	Gas Line	
	Cut / Fill Transition	
△	City Standard Curb Inlet	▲
◎	Storm Manhole	◉
	Direction of Surface Drainage	
	Overland Release	
	Contour	
	Limit of Grading	
	Retaining Wall	
	Tree Pod Biofiltration Unit	
	Drainage Area Boundary See Bioretention Sizing Calculations on Sheet 4.0B	Ⓐ

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF THE PRESENCE OF THE OWNER OR VER CONSULTANTS, INC. EXCEPTING DUE TO LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT.

							REVISIONS
△	△	△	△	△	BY	BY	CSJ DATE

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San Jose, CA 95112

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PLANNED DEVELOPMENT PLAN
PD 10-014
FLEETWOOD ALMADEN ESTATES
CONCEPTUAL STORMWATER CONTROL PLAN
SAN JOSE CALIFORNIA

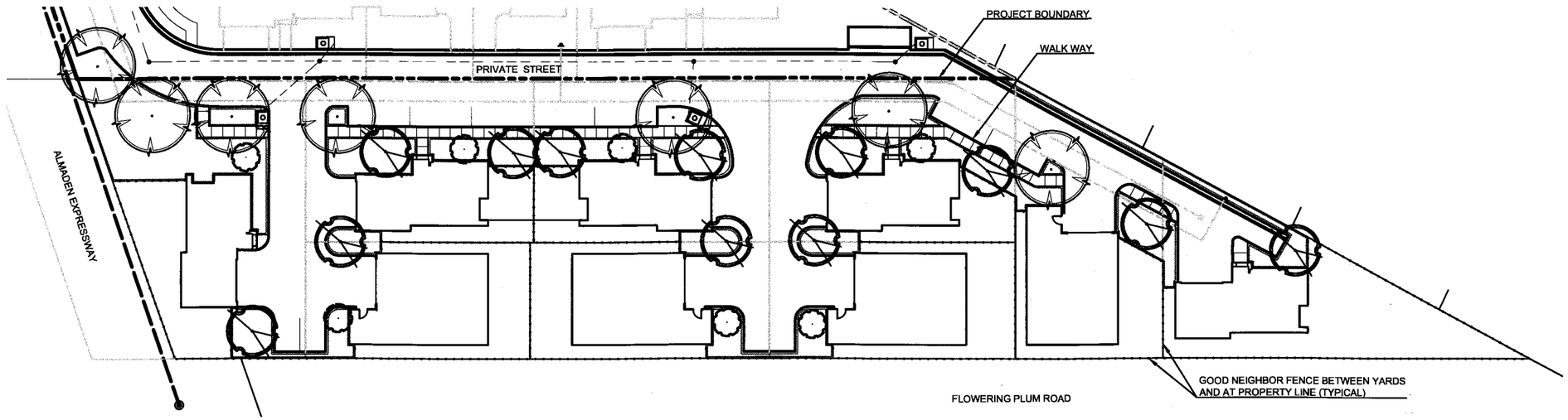
Project No.: 2008.174 | Designed: DRR | Checked: CSM | Date: 09/30/2009

SHEET
4.0A
OF 10 SHEETS

PW PROJECT #
3-_____

REV. DATE FEBRUARY 2009

Figure 18



PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME/ COMMON NAME	MINIMUM CONTAINER SIZE
	STREET TREES - SPECIES TO BE APPROVED BY CSJ ARBORIST	
	PLATANUS ACERIFOLIA 'COLUMBIA' EUROPEAN SYCAMORE 40' TALL x 30' WIDE	24" BOX
	ACCENT TREES	
	PRUNUS SERRULATA 'KWANZAN' KWANZAN FLOWERING CHERRY 30' TALL x 20' WIDE	24" BOX
	LAGERSTROEMIA 'ZUNI' ZUNI CRAPE MYRTLE 9' TALL x 8' WIDE	24" BOX

IRRIGATION:

ALL TURF AND SHRUB AREAS SHALL BE IRRIGATED USING A FULLY AUTOMATIC HIGH EFFICIENCY IRRIGATION SYSTEM. ALL IRRIGATION SHALL CONFORM TO THE LANDSCAPE GUIDELINES OF THE CITY OF SAN JOSE.

NOTES:

1. PLANTS LISTED AS 'ALERT STATUS' BY THE CALIFORNIA INVASIVE PLANT INVENTORY (CAL-IPC 2006) SHALL NOT BE USED FOR LANDSCAPING.
2. SEE SHEET 6.1 FOR CONCEPTUAL LANDSCAPE DETAILS.
3. SEE SHEET 6.2 FOR TREE DISPOSITION PLAN AND SHEET 9.1 FOR ARBORIST REPORT.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME/COMMON NAME	MINIMUM CONTAINER SIZE
	LARGE SHRUBS (BACKGROUND PLANTING)	
	CAMELLIA SASANQUA / CAMELLIA	15 GALLON
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GALLON
	COTINUS COGGYGRIA 'GOLDEN SPIRIT' / SMOKE TREE	15 GALLON
	LOROPETALUM CHINENSE 'RASSLEBERRI' / LOROPETALUM	5 GALLON
	PODOCARPUS M. MAKI / SHRUBBY YEW PINE	15 GALLON
	POLYSTITCHUM MUNITUM / WESTERN SWORD FERN	5 GALLON
	ROSMARINUS 'BLUE SPIRES' / BLUE SPIRES ROSEMARY	5 GALLON
	MEDIUM SHRUBS (MID GROUND PLANTING)	
	COLEONEMA PULCHELLUM 'SUNSET GOLD' / BREATH OF HEAVEN	5 GALLON
	DIETES 'LEMON DROPS' / FORTNIGHT LILY	5 GALLON
	ESCALLONIA 'NEWPORT DWARF' / DWARF ESCALLONIA	5 GALLON
	PHORMIUM HYBRID 'DUET' / NEW ZEALAND FLAX	5 GALLON
	SMALL SIZE SHRUBS (FOREGROUND PLANTING)	
	EUONYMOUS 'HARLEQUIN' / EUONYOUS	1 GALLON
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GALLON
	NANDINA DOMESTICA / HEAVENLY BAMBOO	1 GALLON
	OENOTHERA SPECIOSA 'WOODSIDE WHITE' / EVENING PRIMROSE	1 GALLON
	ROSA CULTIVARS / ROSE	5 GALLON
	VINES	
	DISTICTIS BUCCINATORIA / BLOOD RED TRUMPET VINE	15 GALLON
	HARDENBERGIA COMPTONIANA / LILAC VINE	15 GALLON
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	15 GALLON
	GROUNDCOVER	
	FRAGERIA CHILOENSIS / BEACH STRAWBERRY	1 GALLON
	GAZANIA 'SUNRISE YELLOW' / GAZANIA	1 GALLON
	HEUCHERA 'CANYON BELLS' / CORAL BELLS	1 GALLON
	LIRIOPE MUSCARI 'SILVERY SUNPROOF' / LILY TURF	1 GALLON
	ROSMARINUS 'HUNTINGTON CARPET' / ROSEMARY	1 GALLON

-20 0 20 40 60
SCALE IN FEET
1" = 20'

N

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VER CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO LIABILITY AS A RESULT OF THE SOLE NEGLIGENCE OF THE OWNER OR VER CONSULTANTS, INC.

	BY	CSJ	DATE	REVISIONS
△				
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LICENSED LANDSCAPE ARCHITECT CATHERINE THERRE Exp. 04/30/10 License No. 4368 STATE OF CALIFORNIA

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San Jose, CA 95112

VERO consultants
Planning | Engineering | Landscape Architecture
www.ver-consultants.com

GENERAL DEVELOPMENT PLAN
PDC 07-056
HUDSON HOMES
CONCEPTUAL LANDSCAPE PLAN
SAN JOSE CALIFORNIA

Project No.: 2008-174 | Designed: DMS | Checked: DMS | Date: 11/10/2009

SHEET
6.0
Of 10 SHEETS

PW PROJECT #
3-_____

II. ENVIRONMENTAL SETTING, IMPACT CHECKLIST AND MITIGATION

1. AESTHETICS

SETTING

The current view of the project site consists primarily of a single-family residence, outbuildings and trees, which can be seen in the preceding photographs, Figures 9 and 10.

Scenic Route

The project site is not located adjacent to a designated scenic route.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
1. AESTHETICS. Would the project:					
a. Have a substantial adverse effect on a scenic vista?			X		25,26,27
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?				X	25,26, 27,29,31
c. Substantially degrade the existing visual character or quality of the site and its surroundings?			X		25,26,27
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			X		25, 26,28,32
e. Increase the amount of shading on public open space (e.g., parks, plazas and/or school yards)?			X		25,26,28

The project would change the view of the site from a single-family residence, outbuildings and trees to a landscaped 9-unit single family detached residential development. The project would not have a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings. Replacement trees, street trees and landscaping will be provided as part of the project. Detailed architectural and landscape plans will be submitted for review and approval in accordance with the City's Residential Design Guidelines and PD Zoning procedure.

Light and Glare

The project could potentially produce offsite light and/or glare. The project will be designed to utilize downward-directed low pressure sodium vapor street lights in order to prevent offsite light and glare, in accordance with the City's Outdoor Lighting Policy.

Temporary Construction Visual Impacts

Construction of a typical project causes short-term visual impacts. The grading operations create a visual impact, and construction debris, rubbish and trash can accumulate on construction sites and are unsightly if visible from public streets. Public streets that are impacted by project construction activities will be swept and washed down daily. Debris, rubbish and trash will be cleared from any areas onsite that are visible from a public street. The completion of the project improvements and landscaping will eliminate the short-term visual impacts of the grading and construction operations.

STANDARD MEASURES INCLUDED IN THE PROJECT

Design

- The project design will conform to the City's Residential Design Guidelines.

Light and Glare

- Lighting on the site will conform to the City's Outdoor Lighting Policy (4-3).

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The implementation of the above design and light and glare standard measures would reduce the project's impact on aesthetics to a **less-than-significant impact**.

2. AGRICULTURE AND FOREST RESOURCES

SETTING

Agriculture Resources

The *Santa Clara County Important Farmland Map*, prepared by the California Department of Conservation and the USDA Natural Resources Conservation Service, classifies land in seven categories in order of significance: 1) prime farmland, 2) farmland of Statewide importance, 3) unique farmland, 4) farmland of local importance, 5) grazing land, 6) urban and built-up land and 7) other land. The project site is classified as "urban and built-up land," which is defined as land occupied by structures with a building density of at least one unit to one and one-half acres.

Williamson Act

The California Land Conservation Act ("Williamson Act") was enacted to help preserve agricultural and open space lands via a contract between the property owner and the local jurisdiction. Under the contract, the owner of the land agrees not to develop the land in exchange for reduced property taxes. The project site is not under a Williamson Act contract.

Forest Resources

"Forest land" is defined by the California Public Resources Code as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. "Timberland" means land, other than land owned by the federal government and land designated as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. The project site is surrounded by urban development and is not located on forest land or timberland.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
2. AGRICULTURE AND FOREST RESOURCES. Would the project:					
a. Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X	33,34
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X	35,64

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
2. AGRICULTURE AND FOREST RESOURCES (Cont.). Would the project:					
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)?				X	25,27
d. Result in the loss of forest land or conversion of forest land to non-forest land?				X	25,28
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X	25,26,28

Agriculture Resources

The project site is classified as urban and built-up land on the *Important Farmland Map* for Santa Clara County. Since the site is not located in an area identified as prime farmland, nor is the site being used for or zoned for agricultural use or is under a Williamson Act contract, the project would not have a significant impact on agricultural land.

Forest Resources

Since the site is not located in an area identified as forest land or timberland, nor is the site being used for or zoned for forestry use, the project would not have a significant impact on forest resources.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The proposed project would have **no impact** on agriculture or forest resources.

3. AIR QUALITY

SETTING

Bay Area Air Quality Management District

The project site is located within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The District includes seven Bay Area counties and portions of two others. Air quality emission and control standards are established by the BAAQMD and the California Air Resources Board, and by the Environmental Protection Agency (EPA) at the Federal level. These agencies are responsible for developing and enforcing regulations involving industrial and vehicular pollutant emissions, including transportation management and control mitigation measures.

Regional Climate

The air quality of a given area is not only dependent upon the amount of air pollutants emitted locally or within the air basin, but also is directly related to the weather patterns of the region. The wind speed and direction, the temperature profile of the atmosphere, and the amount of humidity and sunlight react with the emitted pollutants each day, and determine the resulting concentrations of air pollutants defining the "air quality."

The Bay Area climate is Mediterranean, with mild, rainy winters November through March, and warm, sunny and nearly dry summers June through September. Summer temperature inversions trap ground level pollutants. Winter conditions are less conducive to smog, but thin evening inversions sometimes concentrate carbon monoxide emissions at ground level.

Air Quality Standards

The U.S. EPA and the California Air Resources Board (CARB) have both established ambient air quality standards for common pollutants to avoid adverse health effects from each pollutant. The pollutants, which include ozone, carbon monoxide (CO), nitrogen dioxide, and particulate matter (PM_{10} and $PM_{2.5}$), and their standards are included in the Local Air Quality table that follows.

Regional Air Quality

The Federal Clean Air Act and the California Clean Air Act of 1988 require that the State Air Resources Board, based on air quality monitoring data, designate portions of the state where the federal or state ambient air quality standards are not met as "nonattainment areas". Because of the differences between the federal and state standards, the designation of nonattainment areas is different under Federal and State legislation.

The Bay Area is currently a nonattainment area for the 1-hour ozone standard. However, in April 2004, U.S. EPA made a final finding that the Bay Area has attained the federal 1-hour ozone standard. The finding of attainment does not mean the Bay Area has been reclassified as an attainment area for the 1-hour standard; the region must submit a re-designation request to EPA in order to be reclassified as an attainment area. The U.S. EPA has classified the San

Francisco Bay Area as a nonattainment area for the federal 8-hour ozone standard. The Bay Area was designated as unclassifiable/attainment for the federal $PM_{2.5}$ standard.

Under the California Clean Air Act, Santa Clara County is a nonattainment area for ozone and particulate matter (PM_{10} and $PM_{2.5}$). The county either meets attainment or is unclassified for the other pollutants. The California Clean Air Act requires local air pollution control districts to prepare air quality attainment plans; these plans must provide for district-wide emission reductions of five percent per year averaged over consecutive three-year periods or, if not, provide for adoption of "all feasible measures on an expeditious schedule".

Local Air Quality

Air quality in the project area is subject to the problems experienced by most of the Bay Area. Emissions from millions of vehicle-miles of travel each day often are not mixed and diluted, but are trapped near ground level by an atmospheric temperature inversion. Prevailing air currents generally sweep from the mouth of the Bay toward the south, picking up and concentrating pollutants along the way. A combination of pollutants emitted locally, the transport of pollutants from other areas, and the natural mountain barriers (the Diablo Range to the east and the Santa Cruz Range to the southwest) produce high concentrations. Air quality data from the last three years at the nearest BAAQMD monitoring station in San Jose, and Federal and State standards, are shown in the following table.

Table 2. Local Air Quality

Pollutant	Standard	Days Exceeding Standard 2006	2007	2008
OZONE				
State 1-hour	0.09 ppm	5	0	1
State 8-hour	0.07 ppm	5	0	3
Federal 8-hour	0.08 ppm	1	0	2
CARBON MONOXIDE				
State/Federal 8-hour	9.0 ppm	0	0	0
NITROGEN DIOXIDE				
State 1-hour	0.25 ppm	0	0	0
PARTICULATE MATTER (PM_{10})				
State 24-hour	50 $\mu g/m^3$	2	3	1
Federal 24-hour	150 $\mu g/m^3$	0	0	0
PARTICULATE MATTER ($PM_{2.5}$)				
Federal 24-hour	35 $\mu g/m^3$	6	9	5

ppm = parts per million $\mu g/m^3$ = micrograms per cubic meter
SOURCE: Bay Area Air Quality Management District monitoring data for San Jose.

Project Site

The project site is similar to other locations in the South Bay; air quality meets adopted State and/or Federal standards (the more stringent standard applies) on most days, and during periods

when regional atmospheric conditions are stagnated, the air quality is poor throughout the extended South Bay area. There are no existing sources on the project site that currently adversely affect local air quality.

Sensitive Receptors

Some groups of people are more affected by air pollution than others. CARB has identified the following people who are most likely to be affected by air pollution: children under 14, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, elementary schools, and parks. The closest sensitive receptors are the single family detached residences located to the north, south and east of the project site.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
3. AIR QUALITY. Would the project:					
a. Conflict with or obstruct implementation of the applicable air quality plan?				X	29,37
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		26,37
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?			X		26,37
d. Expose sensitive receptors to substantial pollutant concentrations?		X			28,37
e. Create objectionable odors affecting a substantial number of people?				X	26,28

Project Impacts

For most types of development projects, motor vehicles traveling to and from the project represent the primary source of air pollutant emissions associated with the project. The BAAQMD has established thresholds of significance for these indirect impacts from projects on local and regional air quality. An air quality analysis is recommended when vehicle emissions of carbon monoxide (CO) exceed 550 lbs/day; and if a project generates over 80 lbs/day of reactive organic gases (ROG), nitrogen oxides (NO_x) or suspended particulate matter (PM_{10}), it would have a significant air quality impact. The District has also developed sizes or activity levels for various types of land use, using default values, that would exceed the threshold of significance

for NO_x (80 lbs/day). For single family residential, the size is 320 units. The proposed 9-unit project is substantially below that level and, therefore, would not have a significant air quality impact.

Odors

The project would not generate objectionable odors or place sensitive receptors adjacent to a use that generates odors (i.e., landfill, composting, etc.).

Sensitive Receptors

The closest sensitive receptors (the single family detached residences located to the north, south and east of the project site) could be subjected to fugitive dust as a result of construction, as discussed below.

Temporary Construction Air Quality

Project construction would produce short-term fugitive dust generated as a result of soil movement and site preparation. Construction would cause dust emissions that could have a significant temporary impact on local air quality. Fugitive dust emissions would be associated with site preparation activities, such as excavation and grading, and building demolition and/or construction. Dust emissions would vary substantially from day to day, depending on the level of activity, the specific operations, and weather conditions. Particulates generated by construction are recognized, but small, contributing sources to regional air quality. While it is a potential impact, construction dust emissions can be mitigated by dust control and suppression practices that are appropriate for the project and level of activity.

MITIGATION MEASURES INCLUDED IN THE PROJECT

Temporary Construction Air Quality

- The following construction practices shall be implemented during all phases of construction to prevent visible dust emissions from leaving the site.
  - Water all active construction areas at least twice daily and more often during windy periods; active areas adjacent to existing land uses will be kept damp at all times, or will be treated with non-toxic stabilizers or dust palliatives;
  - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
  - Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
  - Sweep daily, or more often if necessary (preferably with water sweepers), all paved access roads, parking areas and staging areas at construction sites; water sweepers will vacuum up excess water to avoid runoff-related impacts to water quality; and
  - Sweep streets daily, or more often if necessary (preferably with water sweepers), if visible soil material is carried onto adjacent public streets.

CONCLUSION

The implementation of the above temporary construction air quality mitigation measures would reduce the project's impact on air quality to a **less-than-significant impact with mitigation**.

4. BIOLOGICAL RESOURCES

Live Oak Associates, Inc. conducted a tree survey dated May 29, 2010 that is included in the Technical Appendix.

SETTING

Vegetation

Vegetation on the project site consists of landscaping around the existing building(s) and fruit and/or ornamental landsdcape trees. No rare or endangered plant species are known to inhabit the site.

Trees

The City of San Jose has a Tree Ordinance that regulates the removal of trees. An "Ordinance-sized tree" is defined as any native or non-native tree with a circumference of 56 inches (diameter of 18 inches) measured at 24 inches above the natural grade. For multi-trunk trees, the circumference is measured as the sum of the circumferences of all trunks at 24 inches above grade. A "Heritage Tree" is defined as a tree of special significance to the community due to history, girth, height, species, or other unique quality.

A detailed tree survey of all trees on the site was conducted by a Certified Arborist on May 24, 2010. A total of 29 trees, ranging in diameter from 2 inches to 33 inches, were tagged and evaluated. None of the trees is native to the site. In addition, a large, ordinance-sized Italian stone pine tree is located immediately adjacent to the southerly site boundary; branches and/or canopies extend onto the site. Four (4) trees exceed 18 inches in diameter and come under the review of the City's Tree Ordinance. There are no designated Heritage Trees on the site. The approximate locations of the trees are shown on the following Tree Locations map, and their description by type, size and general health is given in the following table. Ordinance-sized trees are shown in **bold** in the table. Photographs of each Ordinance-sized tree are included in the report in the Technical Appendix.

Tree health was determined as follows:

Good = 75 to 100 percent healthy foliage and free of significant defects;
Fair = 50 to 74 percent healthy foliage and/or other minor defects;
Poor = 5 to 49 percent healthy foliage and/or significant defects; and
Dead = less than 5 percent healthy foliage.

Riparian Corridor Habitat

Riparian corridor habitat is not located on or within 300 feet of the project site.

Table 3. Existing Trees

No.	Scientific Name	Common Name	Native Tree	Diameter * *(inches)*	Health	To Be Removed
1.	*Jacaranda mimosifolia*	Jacaranda		3	Poor	X
2.	*Prunus cerasifera*	Ornamental Plum		3	Good	X
3.	*Prunus cerasifera*	Ornamental Plum		3	Good	X
4.	*Pistacia chinensis*	Chinese Pistache		11,6	Fair	X
5.	*Pyrus kawakamii*	Evergreen Pear		2	Fair	X
6.	*Pyrus kawakamii*	Evergreen Pear		3	Fair	X
7.	*Prunus cerasifera*	Ornamental Plum		3	Good	X
8.	*Prunus cerasifera*	Ornamental Plum		4	Good	X
9.	*Prunus cerasifera*	Ornamental Plum		4	Fair	X
10.	*Pyrus sp.*	Pear		4,3	Fair	X
11.	***Pinus sp.***	**Pine**		**20**	**Fair**	X
12.	*Prunus dulcis*	Almond		13	Fair	X
13.	*Prunus dulcis*	Almond		8	Poor	X
14.	*Prunus domestica*	Plum		4	Fair	X
15.	*Prunus armeniaca*	Apricot		8	Poor	X
16.	*Morus alba*	Mulberry		6	Fair	X
17.	*Prunus domestica*	Plum		16	Fair	X
18.	*Prunus domestica*	Plum		17	Fair	X
19.	*Prunus armeniaca*	Apricot		10	Fair	X
20.	*Prunus persica*	Peach		6	Fair	X
21.	***Fraxinus velutina***	**Ash**		**33**	**Fair**	X
22.	*Persea americana*	Avocado		17	Fair	X
23.	***Fraxinus velutina***	**Ash**		**23**	**Fair**	X
24.	*Ligustrum sp.*	Privit		6,5,5	Fair	X
25.	*Prunus cerasifera*	Ornamental Plum		6,4,3,3	Fair	X
26.	***Fraxinus velutina***	**Ash**		**20**	**Poor**	X
27.	*Persea americana*	Avocado		14	Fair	X
28.	*Eriobotrya japonica*	Loquat		7,5,5	Good	X
29.	*Magnolia sp.*	Magnolia		3,2,2	Fair	X

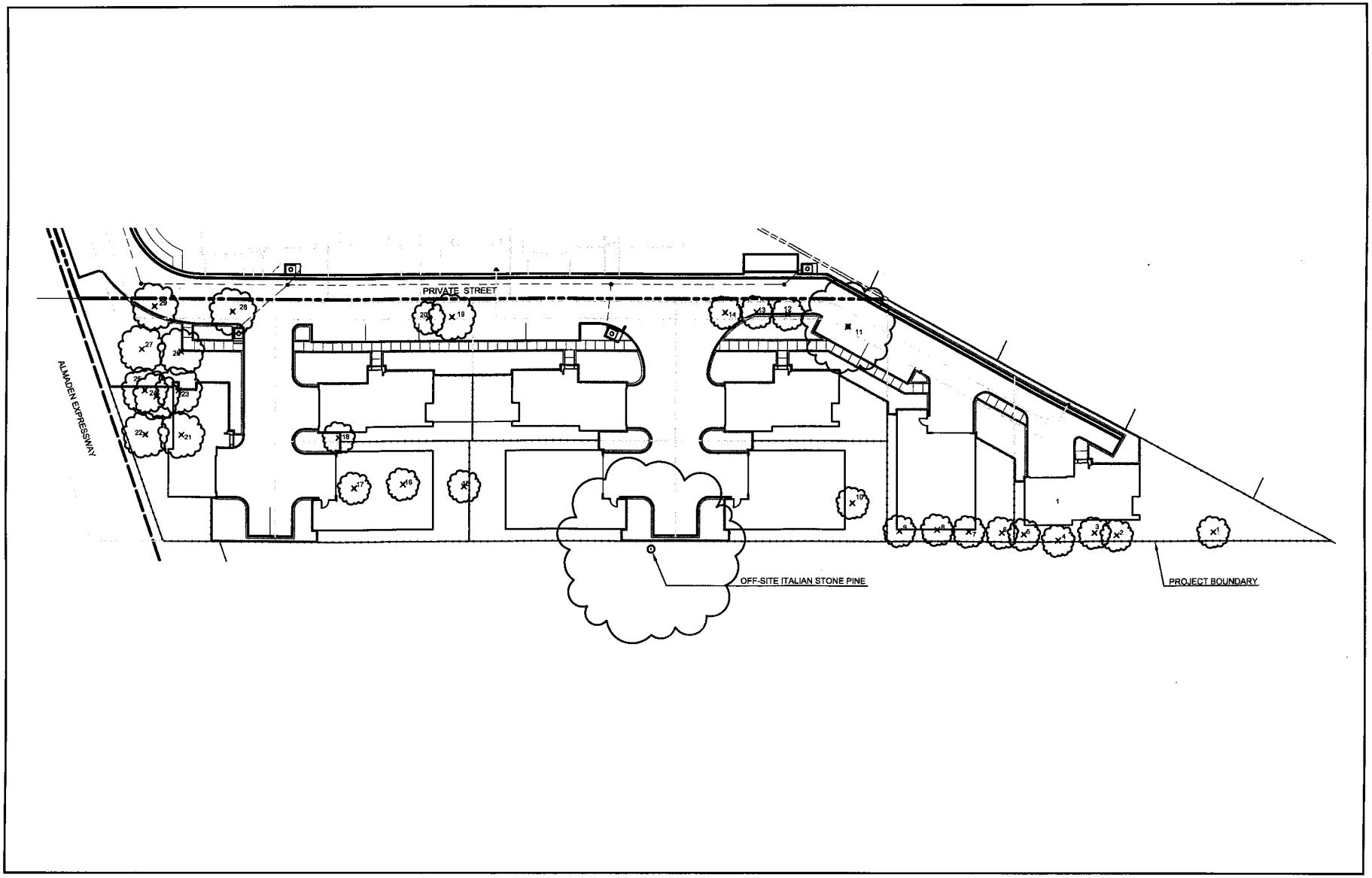
Note: Some trees have multiple stems from a single trunk. Ordinance-sized trees are shown in **bold**.

* Diameter at 2 feet above ground.

** Combined total represents Ordinance-sized tree.

Y = Native Tree.

X = To be Removed.



Tree Locations

Figure 20

Wildlife

The project site contains developed habitat. Wildlife typically associated with this habitat type include birds, reptiles, and small mammals. No rare or endangered animal species are known to inhabit the site. The site does not contain any known important wildlife breeding, nesting or feeding areas.

Raptors

All raptors (i.e., eagles, hawks and owls) and their nests are protected under both Federal and State regulations. The Federal Migratory Bird Treaty Act prohibits killing, possessing or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This Act encompasses whole birds, parts of birds and bird nests and eggs. Birds of prey are protected in California under the State Fish and Game Code. Section 3503.5 states that it is "*unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto.*" Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "taking" by the California Department of Fish and Game (CDFG). Any loss of fertile eggs or nesting raptors, or any activities resulting in nest abandonment would constitute a significant impact. Construction activities such as tree removal, site grading, etc., that disturb a nesting raptor onsite or immediately adjacent to the site constitute a significant impact.

The project site contains trees that may provide suitable habitat for tree-nesting raptors; however, no raptor nests are currently known to exist on the site. The site does not provide suitable habitat for burrowing owls.

Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP)

To promote the recovery of endangered species while accommodating planned development, infrastructure and maintenance activities, the Local Partners, consisting of the City of San Jose, Santa Clara Valley Transportation Authority, Santa Clara Valley Water District, Santa Clara County and the cities of Gilroy and Morgan Hill, are preparing a joint Habitat Conservation Plan/Natural Community Conservation Plan. The Santa Clara Valley Habitat Plan is being developed in association with the U.S. Fish & Wildlife Service (USFWS), the California Department of Fish and Game (CDFG) and the National Marine Fisheries Service (NMFS) and in consultation with stakeholder groups and the general public to protect and enhance ecological diversity and function within more than 500,000 acres of southern Santa Clara County.

The Santa Clara Habitat Plan Planning Agreement outlines the Interim Project Process to ensure coordination of projects approved or initiated in the Planning Area before completion of the Habitat Plan to help achieve the preliminary conservation objectives of the Plan, and not preclude important conservation planning options or connectivity between areas of high habitat

values. The Interim Project Referral Process requires the local participating agencies to notify the wildlife agencies (CDFG and USFWS) of projects that have the potential to adversely impact covered species or natural communities, or conflict with the preliminary conservation objectives of the Habitat Plan. The wildlife agencies' comments on Interim Projects should recommend mitigation measures or project alternatives that would help achieve the preliminary conservation objectives of the Habitat Plan.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
4. BIOLOGICAL RESOURCES. Would the project:					
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		25,67
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X	25,41
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption or other means?				X	25
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X	25
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		29,40,100
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X	25,29

The project site does not include riparian habitat, wetlands or any other sensitive habitat; nor is the site adjacent to any wetlands, waterway or other sensitive habitat. No sensitive plant or animal species are known or expected to inhabit the site. The project site does not contain

sensitive wildlife habitat or any wildlife nursery sites, nor will its development affect any migratory corridor; and it does not meet the criteria for Interim Habitat Conservation Plan Referral.

Trees

There are 29 trees on the project site, ranging in diameter from 2 to 33 inches. All of the trees, of which none is native, are planned to be removed with the project, as indicated by an "X" on the preceding Existing Trees table. Four (4) of the trees to be removed exceed 18 inches in diameter (56-inch circumference) and come under the review of the City's Tree Ordinance, which requires approval for the removal of any tree with an 18-inch diameter (56-inch circumference) or greater. Street trees will be planted along the private street. Any tree that is removed will be replaced with the addition of a new tree(s) at the ratios shown in the Tree Replacement Ratios table that follows.

The large, offsite Italian stone pine that is adjacent to the southerly site boundary will be safeguarded before and during construction by a Tree Protection Plan developed by a consulting arborist, and implemented with measures such as the storage of oil, gasoline, chemicals, etc. away from trees; grading around trees or root pruning only as approved, and prevention of drying out of exposed soil where cuts are made; any additional tree pruning needed for clearance performed or supervised by an arborist; application of supplemental irrigation as determined by the consulting arborist; no dumping of liquid or solid wastes in the dripline or uphill from any tree; and construction of barricades around the dripline of the trees until all grading and construction is completed, as outlined in the City's Tree Ordinance.

Replacement trees are in addition to normal landscaping and required street trees. If sufficient area is not available onsite within the project for all of the replacement trees, a contribution would be made to Our City Forest where the funds would be used to plant trees within the City.

Wildlife

The project requires the removal of all of the trees and vegetation on the site. The birds and small mammals would diminish during the initial construction, but as the new urban landscaping matures, birds and small mammals that have adapted to the urban environment would return.

Raptors

The project site provides potentially suitable habitat for tree-nesting raptors, although the site does not currently contain any known raptor nests. If a raptor were to nest on or immediately adjacent to the site prior to construction, development-related activities could result in the abandonment of active nests or direct mortality to these birds, which would constitute a violation of state and federal laws and be considered a significant impact. Pre-construction surveys for nesting raptors should be conducted.

Bats

The buildings on the site provide potentially suitable habitat for bats. The site does not currently contain any known roosting bats; however, pre-construction bat surveys should be conducted prior to any demolition.

STANDARD MEASURES INCLUDED IN THE PROJECT

Trees

- Any tree that is removed will be replaced with the addition of a new tree(s) at the ratios shown in the following Tree Replacement Ratios table.

Table 4. Tree Replacement Ratios

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 to 17 inches	3:1	2:1	None	24-inch box
Less than 12 inches	1:1	1:1	None	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater that 18" diameter will not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

- The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building and Code Enforcement.

- Replacement trees are to be above and beyond standard landscaping; required street trees do not count as replacement trees.

- In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage:
  - The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
  - An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building and Code Enforcement. Contact Jaime Ruiz, Parks, Recreation and Neighborhood Services Landscape Maintenance Manager, at 975-7214 or jaime.ruiz@sanjoseca.gov for specific park locations in need of trees.
  - A donation of $300.00 per mitigation tree will be paid to Our City Forest for in-lieu offsite tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our

City Forest, at (408) 998-7337 x106 to make a donation. A donation receipt for offsite tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

- The following tree protection measures will also be included in the project in order to protect the large, offsite Italian stone pine tree that is adjacent to the southerly site boundary:

Pre-construction Treatments

- The applicant will retain a consulting arborist. The construction superintendent will meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
- Fence all trees to be retained to completely enclose the tree protection zone prior to demolition, grubbing or grading. Fences will be 6-foot chain link or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction are completed.
- Prune trees to be preserved to clean the crown and to provide clearance. All pruning will be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.

During Construction

- No grading, construction, demolition or other work will occur within the tree protection zone. Any modifications must be approved and monitored by the consulting arborist.
- Any root pruning required for construction purposes will receive the prior approval of, and be supervised by, the consulting arborist.
- Supplemental irrigation will be applied as determined by the consulting arborist.
- If injury should occur to any tree during construction, it will be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
- No excess soil, chemicals debris, equipment or other materials will be dumped or stored within the tree protection zone.
- Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
- As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees will be designed to withstand differential displacement.

Raptors

- If possible, construction should be scheduled between September and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified biologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying biologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is

found in or close enough to the construction area to be disturbed by these activities, the biologist shall, in consultation with the California Department of Fish and Game, designate a construction-free buffer zone (typically 250 feet) around the nest, which shall be maintained until after the breeding season has ended and/or a qualified biologist has determined that the young birds have fledged. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the City's Environmental Principal Planner prior to the issuance of any grading or building permit.

Bats

- Surveys for roosting bats shall be conducted by a qualified bat biologist no more than thirty (30) days prior to any building demolition or removal, construction activities, or oak tree relocation and/or removal. If no bats are observed to be roosting in these features, then no further action would be required and construction activities could proceed. If a female or maternity colony of bats is found on the project site, and the project can be constructed without disturbance to the roosting colony, a qualified bat biologist shall designate buffer zones (both physical and temporal) as necessary to ensure the continued success of the colony; buffer zones may include a 200-foot buffer zone from the roost and/or timing of the construction activities outside the maternity roosting season (after July 31st and before March 1st).

- If an active maternity roost is known to occur on the site and the project cannot be conducted outside of the maternity roosting season, bats shall be excluded after July 31st and before March 1st to prevent the formation of new maternity colonies. Such exclusion shall occur, under the direction of a qualified bat biologist, by sealing openings and providing bats with one-way exclusion doors. Bat roosts shall be monitored as determined necessary by a qualified bat biologist, and the removal or displacement of bats shall be performed in conformance with California Department of Fish and Game requirements.

- A biologist report outlining the results of pre-construction bat surveys and any recommended buffer zones or other mitigation shall be submitted to the City's Environmental Principal Planner and shall be approved to the satisfaction of the Director of Planning prior to the issuance of any grading, building, or tree removal permit.

CONCLUSION

The implementation of the above trees, raptors and bats standard measures would reduce the project's impact on biological resources to a **less-than-significant impact**.

5. CULTURAL RESOURCES

Holman & Associates conducted an archaeological reconnaissance dated June 10, 2010 that is included in the Technical Appendix. Urban Programmers conducted an architectural and historical evaluation dated June 10, 2010 that is included in the Technical Appendix.

SETTING

Prehistoric Resources

The project site is within a potential archaeological resource zone as outlined on the maps on file at the City of San Jose Planning Division. Prior to a field reconnaissance, maps and records at the Northwest Information Center (NWIC), located in Rohnert Park, were consulted for any record of archaeological remains in and around the project area. There have been no formal archaeological surveys of the property, and there are no recorded historic and/or prehistoric sites inside the project borders. The surrounding properties have all been formally surveyed over the past 30 years, resulting in the recording of numerous archaeological sites.

A field reconnaissance of the project site was conducted on June 9, 2010. It became apparent that an adequate visual inspection would be impossible to conduct, since the entire property, with the exception of a small area of landscaped front yard, was covered either by buildings and/or an asphalt/gravel pavement, obscuring the ground surface.

Historic Resources

An historical and architectural evaluation of the existing structures located on the 16440 Almaden Expressway property was conducted to determine their significance, if any.

Historical Evaluation

The project site was originally part of the Rancho Yerba Buena Y Socayre land grant and was likely utilized for grazing at that time. Into the mid-1870s, the land was vacant. It was part of 300 acres owned by L. Laumeister and sold in 1920 to Armand Kreft, Jr.; but in a few years it was sold to Celestine Peter Pheiffer. During the time the property was owned by Pheiffer, it was a fruit orchard. The project site and the one to the north were sold to Frank and Sunta Borghi in 1946; Frank appears to have been a fruit grower until he removed the orchard trees to construct houses in 1951-52. In May, 1952, when the house on the project site was complete, the site was sold to Lawrence Rodriques who immediately transferred it to Francis and Marilyn Jarvis. The Jarvis family appears responsible for erecting (or moving) the Butler Building that remains on the site, and constructing several ancillary buildings in the rear of the property, most of which no longer exist. In 1963, the property was sold to George and Alfonsa Fox. It appears that the Fox family constructed the wood frame building on the rear of the property c1970. During the years the property was owned by the Fox family, small businesses occupied space in the rear of the site, none staying very long. After the death of Mrs. Fox, the property transferred within her family, and was eventually owned by Susan J. Logan. The property appears to have been vacant since it was acquired by the current owners.

Architectural Evaluation

Four structures currently exist on the project site: a c1952 house and three ancillary buildings - a metal "Butler Building", a small metal building that abuts the Butler Building, and a small wood-frame building.

The single-story mid-century modified Ranch style house is designed in a "U" shape with wings in the rear. The wood-frame structure is covered with stucco. The fenestration is of various sized, metal-frame sliding windows set into the wall without frames. The front façade has red-brick veneer on the lower third of the walls, and a recessed concrete porch on the north side. Other than the brick and fenestration, there are no architectural details on the building. A hipped roof, covered in shake-style shingles, covers the main building. The rear wings form a protected patio that has been covered with a corrugated fiberglass roof supported with decorative metal supports. A c1965 addition is attached to the rear of the side wing; with a pitched roof and wood siding, this addition does not match the style of the main house. The building is in poor condition with evidence of insect infestation, water intrusion, broken windows and a deteriorated roof. Plywood covering has been required for missing doors.

The second building, located behind the house, is a Butler Building: a manufactured metal building that was assembled on the site c1955. The building has a typical pitched roof and is made of a metal frame and stamped metal cladding, including the roof where the material curves under at the edge. The building has a large sliding door on the east side that has been secured and a smaller one inserted, and a pedestrian door on the south façade. The north façade is punctuated with a horizontal bank of metal-frame, industrial windows. This building sits on a concrete slab foundation, has rolled seams, and is in poor condition exhibiting sections of the metal siding that have been replaced, as well as the doors.

A second small metal building abuts the west side of the Butler Building. This metal building is from a generic source with materials that were probably procured locally and assembled on the site. The main door is on the west façade. The building has a gambrel roof and a patterned set of double doors on the west façade facing the house. Appearing to be a lighter weight metal that the Butler Building, deterioration is obvious, and sagging on the south façade appears to be a loss of structural integrity. A small shed is attached to the north side of the building; this wood-frame shed is severely deteriorated, exhibiting sagging and does not appear to have a foundation.

The third ancillary building is the newest one, c1970, and is constructed on a wood frame with grooved, manufactured wood siding and a low pitched roof. This building replaced a larger building that is present on earlier aerial photographs. The utilitarian building appears to have been constructed for storage, although it appears to have been occupied as an office/apartment; it is hard to tell the original use because the building is severely deteriorated and the interior has been destroyed, presumably by vandals.

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
5. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines §15064.5?			X		25, 43,44,102
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5?		X			27,42,101
c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?				X	27,67
d. Disturb any human remains, including those interred outside of formal cemeteries?		X			27,101

Prehistoric Resources and Native American Burials

The project site is in a potential archaeological resource zone; however, there are no recorded sites on the property. An adequate reconnaissance of the site could not be conducted. There is a very high potential that archaeological materials may be found during earthmoving activities, given the profusion of such materials observed over the past 30 years on both sides of Alamitos Creek to both the north and south of the project site. Areas such as the current project site did experience habitation and, in some locations, served as burial grounds. Due to the sporadic nature of the discovery of prehistoric archaeological materials in past projects near the current project site, a qualified archaeologist should be retained to monitor all site clearing activities and subsequent grading and trenching operations until the monitor is satisfied that there is no potential for discovering discrete archaeological deposits and/or human burial concentrations.

Historic Resources

The 16440 Almaden Expressway property was evaluated using the criteria or standards of the City of San Jose Historic Preservation Ordinance and those of the California Register of Historic Resources and National Register of Historic Places.

Prior to considering the architectural quality, a property is evaluated to determine if it retains architectural integrity and is representative of a style or age of which there are few or very limited representations in San Jose. To consider the attributes of a candidate property, it is necessary to define the historical context and the period of significance. The significant era for context evaluation is the Industrialization and Suburbanization Era 1945-1991. The Post-WWII era (late 1940s) was one of great population growth in San Jose and Santa Clara County. Property that had been in agricultural use was subdivided for single family homes. Although San Jose was annexing tracts of land in every direction, residential subdivisions sprang up in the

unincorporated county beyond the city limits. That appears to be the case when the two houses at 16430 and 16440 Almaden Road (Expressway) were constructed by Frank Borghi.

The City of San Jose's criteria for historical significance are described in the report in the Technical Appendix. Based on these criteria, the San Jose Historical Landmarks Commission has established a process by which historical resources are evaluated for significance and a numerical value is assigned. Scores of 32 points or less are not eligible for a category of significance. Scores above 33 are to be evaluated for Landmark Status and California Register of Historical Resources eligibility. The property and structures received 20.31 points under the City of San Jose Historic Evaluation Criteria and are not eligible for a category of significance. The historic evaluation tally forms are included in the report in the Technical Appendix.

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. The criteria for listing historical resources in the California Register of Historic Resources are consistent with those developed by the National Park Service for listing resources in the National Register of Historic Places, but have been modified for State use in order to include a range of historical resources that better reflect the history of California. As detailed in the report in the Technical Appendix, the property does not meet the levels of significance for listing in the National Register and does not appear to qualify for the California Register.

Demolition of the buildings would not appear to create a significant effect on the environment because the property does not appear to qualify for the California Register.

STANDARD MEASURES INCLUDED IN THE PROJECT

Native American Burials

- Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California: In the event of the discovery of human remains during construction, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner will be notified by the developer and will make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he will notify the Native American Heritage Commission, who will attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner will reinter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

- Any Native American human remains that are discovered and would be subject to disturbance will be removed and analyzed, a report will be prepared, and the remains will be

reburied in consultation and agreement with the Native American Most Likely Descendant designated by the Native American Heritage Commission. Prior to obtaining an occupancy permit, a copy of the report will be submitted to the City's Environmental Principal Planner to the satisfaction of the Director of Planning.

MITIGATION MEASURES INCLUDED IN THE PROJECT

Prehistoric Resources

- A qualified archaeologist shall be required to monitor all site clearing activities and subsequent grading and trenching operations until the monitor is satisfied that there is no potential for discovering discrete archaeological deposits and/or human burial concentrations, as follows:
  - If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Principal Planner verifying that the required monitoring occurred and that no further mitigation is necessary.
  - If evidence of any archaeological, cultural, and/or historical deposits is found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by CEQA guidelines.
  - The archaeologist shall submit reports, to the satisfaction of the City's Environmental Principal Planner, describing the testing program and subsequent results; these reports shall identify any program mitigation to be completed in order to mitigate archaeological impacts (including resource recovery and/or avoidance, testing and analysis, removal, reburial, and curation of archaeological resources at a recognized storage facility). A final report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Principal Planner.
  - In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required.

CONCLUSION

The implementation of the above Native American burials standard measures and prehistoric resources mitigation measures would reduce the project's impact on cultural resources to a **less-than-significant impact with mitigation**.

6. GEOLOGY AND SOILS

SETTING

Topography

The project site has a uniform westerly slope of less than one-half percent. Elevations on the site range from approximately 216 feet above sea level along the westerly boundary to approximately 217 feet above sea level at the easterly corner. There are no significant topographical features on the site.

Geology

The project site is underlain by Quaternary alluvium (Qal), which consists of unconsolidated to weakly consolidated silt, sand and gravel. Quaternary alluvium includes Holocene and late Pleistocene alluvium and minor amounts of beach and dune sand and marine terrace deposits.

Geologic Hazard Zone

The project site is not located in a geologic hazard zone as mapped by the City of San Jose in accordance with the Geologic Hazards Ordinance.

Soils

The project site is underlain by the alluvial soils of the Arbuckle-Pleasanton association, 0-9% slopes, as classified by the U.S. Department of Agriculture, Soil Conservation Service. Clear Lake clay, drained (Ch) in the westerly half and Garretson gravelly loam, 0-5% slopes (GbB) in the easterly half are the specific soil types identified on the site.

Clear Lake clay, drained is characterized by a dark gray, granular, very hard, neutral surface layer approximately 22 to 29 inches thick; moderately good natural drainage; slow subsoil permeability; ponded surface runoff; no erosion hazard; high inherent fertility (Class II); and a high shrink/swell capacity.

Garretson gravelly loam, 0-5% slopes is characterized by a grayish brown, massive, hard, neutral surface layer approximately 16 to 28 inches thick; good natural drainage; moderately rapid subsoil permeability; slow surface runoff; slight erosion hazard; moderate inherent fertility (Class II-III); and a low shrink/swell capacity.

The site is mapped within a hazard zone for liquefaction on the State's *Seismic Hazard Zones* maps. According to Cooper-Clark and Associates' *San Jose Geotechnical Investigation*, the site is mapped as having a high ground failure (liquefaction) potential, weak soil layers and lenses occurring at random locations and depths, low to moderately expansive soils, no erosion potential, and no landslide susceptibility. The liquefaction potential is considered to warrant further geologic study at the environmental review stage. The remainder of the soils conditions can be managed using standard engineering measures and do not require further geologic study

at this time as part of the environmental review process, but may require further analysis prior to the issuance of a grading or building permit.

Faulting

There are no identified earthquake faults mapped on the site, and the site is not mapped within a designated Alquist-Priolo Earthquake Fault Zone (formerly Special Studies Zone) or within a City of San Jose Fault Hazard Zone. The nearest active fault zones are the Hayward and Calaveras Faults, which are mapped approximately 8.8 and 11.0 miles respectively to the northeast, and the San Andreas Fault, which is mapped approximately 7.8 miles to the southwest. The potentially active Shannon Fault is mapped approximately 1.5 miles to the southwest.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
6. GEOLOGY AND SOILS. Would the project:					
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: 1) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)				X	46, 47,50,51
2) Strong seismic ground shaking?			X		27,49
3) Seismic-related ground failure, including liquefaction?			X		31,49,87
4) Landslides?				X	47,49
b. Result in substantial soil erosion or the loss of topsoil?			X		48,49
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X		49
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		48,49
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X	28

The site is mapped within a State hazard zone for liquefaction; and as having a high ground failure potential, weak soil layers and lenses occurring at random locations and depths, low to moderately expansive soils, no erosion potential, and no landslide susceptibility. Detailed onsite investigations would be performed prior to the design and construction of the project, in order to determine the in-place conditions of the soils on the site and make appropriate recommendations for the design and construction of the project.

Erosion

Development of the project site may subject the soils to accelerated erosion. In order to minimize erosion, erosion control measures such as those described in the Association of Bay Area Governments (ABAG) *Manual of Standards for Erosion & Sediment Control Measures* will be incorporated into the project.

Ground Rupture

Ground rupture (surface faulting) tends to occur along lines of previous faulting. As the site is not located within a State of California Earthquake Fault Hazard Zone and there are no known active faults on the site, the potential for ground rupture due to an earthquake is low.

Seismic Shaking

The maximum seismic event occurring on the site would probably be from effects originating from the Hayward, Calaveras, or San Andreas fault systems. Ground shaking effects can be expected in the area during a major earthquake originating along any of the active faults within the Bay Area. At present, it is not possible to predict when or where movement will occur on these faults. It must be assumed, however, that movement along one or more of these faults will result in a moderate or major earthquake during the lifetime of any construction on this site. The effects on development would depend on the distance to the earthquake epicenter, duration, magnitude of shaking, design and quality of construction, and geologic character of materials underlying foundations.

The maximum credible earthquake, which is defined as *"the maximum earthquake that appears capable of occurring under the presently known framework"*, for the San Andreas Fault ranges from magnitude 8.0 to 8.3; and from magnitude 7.0 to 7.5 for either the Hayward or Calaveras Faults. The maximum probable earthquake, which is defined as *"the maximum earthquake that is likely to occur during a 100-year interval"*, for the San Andreas Fault ranges from magnitude 7.5 to 8.5; from magnitude 6.75 to 7.5 for the Hayward Fault; and from magnitude 6.5 to 7.0 for the Calaveras Fault.

Structural damage from ground shaking is caused by the transmission of earthquake vibrations from the ground into the structure. Ground shaking is apparently the only significant threat to structures built on the site; however, it is important to note that well-designed and constructed structures that take into account the ground response of the soil or rock in their design usually exhibit minor damage during earthquake shaking.

The proposed structures on the site will be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.

STANDARD MEASURES INCLUDED IN THE PROJECT

Erosion

- A City-approved Erosion Control Plan will be developed and implemented prior to approval of a grading permit or Public Works clearance with such measures as: 1) the timing of grading activities during the dry months, if feasible; 2) temporary and permanent planting of exposed soil; 3) temporary check dams; 4) temporary sediment basins and traps and/or 5) temporary silt fences.

Seismic Shaking

- The proposed structures on the site will be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.

Liquefaction

- A soil investigation report addressing the potential hazard of liquefaction will be submitted to, and reviewed and approved by, the City Geologist prior to issuance of a grading permit or Public Works clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC") report.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The implementation of the above erosion, seismic shaking and liquefaction standard measures would reduce the project's impact on geology and soils to a **less-than-significant impact**.

7. GREENHOUSE GAS EMISSIONS

SETTING

Greenhouse Gases and Climate Change

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated as a driving force for global climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and anthropogenic activities which alter the composition of the global atmosphere.

California State law defines greenhouse gases as:

Carbon Dioxide (CO_2)
Methane (CH_4)
Nitrous Oxide (N_2O)
Hydrofluorocarbons
Perfluorocarbons
Sulfur Hexafluoride

The overall approach to the GHG discussion is based upon the technical advisory of the Governor's Office of Planning and Research (OPR) embodied in the document *CEQA and Climate Change: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review*. According to the Governor's OPR, the most common GHG that results from human activity is carbon dioxide, followed by methane and nitrous oxide. The last three of the six identified GHGs are primarily emitted by industrial facilities. For this discussion, only carbon dioxide, methane and nitrous oxide emissions are considered. These primary greenhouse gases are described below.

Carbon dioxide is primarily generated by fossil fuel combustion in stationary and mobile sources. Due to the emergence of industrial facilities and mobile sources in the past 250 years, the concentration of carbon dioxide in the atmosphere has increased 35 percent. Carbon dioxide is the most widely emitted GHG and is the reference gas [Global Warming Potential (GPW) of 1] for determining GWPs for other GHGs.

Methane is emitted from biogenic sources, incomplete combustion in forest fires, landfills, manure management, and leaks in natural gas pipelines. In the United States, the top three sources of methane are landfills, natural gas systems, and enteric fermentation. Methane is the primary component of natural gas, which is used for space and water heating, steam production, and power generation. The GWP of methane is 21.

Nitrous oxide is produced by both natural and human-related sources. Primary human-related sources include agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuel, adipic acid production, and nitric acid production. The GWP of nitrous oxide is 310.

Greenhouse Gas Effects

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming, although there is uncertainty concerning the magnitude and rate of the warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.

Greenhouse Gas Regulations

Federal

In September, 2009, the EPA issued a final rule for mandatory reporting of GHGs from large GHG emissions sources in the United States. In general, this national reporting requirement will provide EPA with accurate and timely GHG emissions data from facilities that emit 25,000 metric tons or more of CO_2 per year. An estimated 85 percent of the total U.S. GHG emissions, from approximately 10,000 facilities, are covered by this final rule.

In April, 2009, EPA published their Proposed Endangerment and Cause or Contribute Findings for Greenhouse Gases under the CCA (Endangerment Finding) in the Federal Register. The Administrator proposed the finding that atmospheric concentrations of GHGs endanger the public health and welfare within the meaning of Section 202(a) of the CCA. The final finding was released on December 7, 2009. The findings do not, in and of themselves, impose any emission reduction requirements but rather allow EPA to finalize the GHG standards proposed earlier this year for new light-duty vehicles as part of the joint rulemaking with the Department of Transportation.

State

State greenhouse gas regulations consist of:

- Assembly Bill (AB) 1493 (2002), that required ARB to develop and adopt regulations that achieve "*the maximum feasible reduction of greenhouse gases emitted by passenger vehicles and light-duty trucks and other vehicles determined by ARB to be vehicles whose primary use is noncommercial personal transportation in the state*";
- AB 32 (2006) California Global Warming Solutions Act, which required CARB to design and implement emission limits, regulations and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions);
- AB 32 Climate Change Scoping Plan (2008), which was adopted by CARB to meet the 2020 greenhouse gas reduction limits outlined in AB 32. In order to meet these goals,

California must reduce its greenhouse gases by 30 percent below projected 2020 levels, or about 10 percent from today's levels;

- Senate Bills (SBs) 1078 and 107 and Executive Order S-14-08, which required retail sellers of electricity to provide at least 20 percent of their supply from renewable sources by 2017; by 2010; and expanded the state's Renewable Energy Standard to 33 percent renewable power by 2020, respectively;
- SB 1368 (2006), which required the California Public Utilities Commission (PUC) to establish a GHG emission performance standard for baseload generation from investor-owned utilities;
- SB 97 (2007), which acknowledged climate change is a prominent environmental issue that requires analysis under CEQA and directed the Governor's Office of Planning and Research (OPR) to prepare, develop and transmit guidelines for mitigating GHG emissions or the effects of GHG emissions, as required by CEQA;
- SB 375 (2008), which aligned regional transportation planning efforts, regional GHG reduction targets, and land use and housing allocation;
- Executive Order S-3-05 (2005), which, in recognition of California's vulnerability to the effects of climate change, set forth a series of target dates by which statewide emission of GHGs would be progressively reduced, as follows: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels. The executive order also directed the Secretary of the California EPA to coordinate a multi-agency effort to reduce GHG emissions to the target levels;
- Executive Order S-13-08 (2008), which directed California to develop methods for adapting to climate change (sea level rise) through preparation of a statewide plan; and
- Executive Order S-1-07 (2007), which proclaimed the transportation sector as the main source of GHG emissions in California (over 40 percent of statewide GHG emissions) and established a goal to reduce the carbon intensity of transportation fuels sold in California by a minimum of 10 percent by 2020.

Local

The Bay Area Air Quality Management District (BAAQMD) has established a climate protection program to reduce pollutants that contribute to global climate change and affect air quality in the Bay Area. The climate protection program includes measures that promote energy efficiency, reduce vehicle miles traveled, and develop alternative sources of energy, all of which assist in reducing emissions of GHG and in reducing air pollutants that affect the health of residents. BAAQMD also seeks to support current climate protection programs in the region and to stimulate additional efforts through public education and outreach, technical assistance to local government and other interested parties, and promotion of collaborative efforts among stakeholders.

Sources of Greenhouse Gas Emissions

Anthropogenic GHG emissions worldwide as of 2005 totaled approximately 30,800 CO_2 equivalent million metric tons ($MMTCO_2E$). The United States was the top producer of greenhouse gas emissions as of 2005. The primary greenhouse gas emitted by human activities in the United States was CO_2, representing approximately 84 percent of total GHG emissions.

Carbon dioxide from fossil fuel combustion, the largest source of US greenhouse gas emissions, accounted for approximately 80 percent of US GHG emissions.

The primary contributors to GHG emissions in California are transportation, electric power production from both in-state and out-of-state sources, industry, agriculture and forestry, and other sources, which include commercial and residential activities. These primary contributors to California's GHG emissions and their relative contributions are presented in the following table.

Table 5. Greenhouse Gas Sources in California

Source	Annual GHG Emissions ($MMTCO_2E$)	Percent of Total
Agriculture	27.9	5.8
Commercial Uses	12.8	2.6
Electricity Generation	119.8	24.7
Forestry (*Excluding Sinks**)	0.2	0.0
Industrial Uses	96.2	19.9
Residential Uses	29.1	6.0
Transportation	182.4	37.7
Other	16.0	3.3
Total	484.4	100.0

* *Emissions are for the forestry industry. Forests, themselves, are a sink for carbon dioxide, as photosynthesis removes carbon dioxide from the atmosphere.*

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
7. GREENHOUSE GAS EMISSIONS. Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X		29,89
b. Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?			X		25,26,28

Standards

The BAAQMD *adopted CEQA Guidelines* significance thresholds for GHG emissions on June 2, 2010. The significance thresholds include quantitative thresholds of significance for GHG emissions. The updated guidance provides that a development project, other than a stationary source, would have a significant cumulative impact unless:

- The project can be shown to be in compliance with a qualified Climate Action Plan; or

- Project emissions of CO_2 equivalent GHGs (CO_2e) are less than 1,100 metric tons per year; or
- Project emissions of CO_2 equivalent GHGs are less than 4.6 metric tons per year per service population (residents plus employees).

Greenhouse Gases and Climate Change

According to the BAAQMD's June, 2010 *CEQA Air Quality Guidelines*, projects below the applicable screening criteria (single-family residential – 56 du) would not exceed the 1,100 metric tons per year of CO_2-eq GHG threshold of significance. Therefore, the proposed 9-unit single-family detached residential project would not have a significant impact on GHG emissions.

In addition, the California Building Standards Commission (CBSC) recently adopted statewide green building standards. Known as CALGREEN, the regulations will go into effect on January 1, 2011. The 2010 Green Building Standards Code will require:

- 20 percent mandatory reduction in indoor water use, with voluntary goal standards for 30, 35 and 40 percent reductions;
- Separate water meters for non-residential buildings' indoor and outdoor water use, with a requirement for moisture-sensing irrigation systems for larger landscape projects;
- Diversion of 50 percent of construction waste from landfills, increasing voluntarily to 65 and 75 percent for new homes and 80 percent for commercial projects;
- Mandatory inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for non-residential buildings over 10,000 square feet; and
- Low-pollutant-emitting interior finish materials such as paints, carpet, vinyl flooring and particle board.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The project would have a **less-than-significant impact** on greenhouse gas emissions.

8. HAZARDS AND HAZARDOUS MATERIALS

TRC conducted a Phase I environmental site assessment dated May 31, 2007 and Cornerstone Earth Group conducted a soil and ground water quality evaluation dated July 23, 2007, both of which are included in the Technical Appendix.

SETTING

Phase I Environmental Site Assessment

A Phase I environmental site assessment was conducted to document recognized environmental conditions at the site related to current and historic use of hazardous substances and petroleum products. The term "recognized environmental condition" (REC) means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The investigation included site history research (a review of available aerial photographs and interviews with knowledgeable persons); a site reconnaissance; and regulatory agency database review for soil and groundwater contamination cases at nearby facilities.

Historical Review

Historical aerial photographs of the site and vicinity from 1939 through 1998 were reviewed. The aerial photographs dated 1939 and 1948 showed the site developed with orchards. The aerial photographs dated 1956 through 1998 showed the site developed with structures in the same configuration as exist today. Aerial photos of the site vicinity show agricultural use (row crops, orchards and agricultural fields) from 1939 through 1965, with increasing development through 1998.

Interviews with the current property owners indicate that they have lived on the site for more than 10 years; and it had previously been in the family. The current residence was built about 1952. The site has been used for mixed residential and commercial purposes. A small trenching construction business, consisting of a single tractor, operated on the site between 1965 and 1978, and the office and maintenance garage were originally associated with that business. There had been two underground storage tanks (USTs) onsite that were removed in 1989, one diesel and one gasoline. The USTs appeared to be intact when removed and there were no signs of leakage; however, no personnel from the local fire department were present during the removal and no documentation of the UST removal work could be provided.

Site Reconnaissance

A site reconnaissance was conducted on May 7, 2007 to identify any readily-observable indications of current or historic activities that have or could significantly impact the site. At the time of the site visit, the property was developed with one residence, an office building with associated chemical storage shed, and a maintenance garage and storage sheds, with the

remaining areas landscaped. The locations of the structures are shown in the report in the Technical Appendix.

The single-story residence is located near the western boundary of the site. A concrete pad was observed near the eastern side of the residence; a loose access cover constructed of concrete was observed within the pad. The cover was indicated to belong to an abandoned septic tank that had formerly connected to the residence.

The maintenance garage is located near the northern site boundary. The single-story garage was used for minor automotive work and associated storage. Vehicles and associated equipment, shop tools, and small quantities (1-quart to 1-gallon bottles) of assorted automotive chemicals were observed stored within the garage. The maintenance garage was set on a concrete slab foundation; minor cracks were observed in the concrete slab, but no significant staining or spillage was observed. No floor drains or water lines were observed in or around the maintenance garage. Two storage sheds were attached to the west side of the garage and were observed to be used for storage of miscellaneous household items. Two USTs used to store gasoline and diesel were formerly located near the garage; former soil boring locations were observed near the location of the former USTs.

The single-story wood-framed office building is located southeast of the maintenance garage near the southern site boundary. The office building has been used for a landscaping business for the past 10 years. A chemical storage shed used by the landscaper is located on the eastern side of the office; small quantities (1 to 5-gallon containers) of gasoline and oil, and one pesticide backpack applicator were observed within the storage shed. No signs of spillage or staining were observed in or around the shed. Various machine parts and landscaping equipment were observed between the office and storage shed in an outdoor storage area.

No other pertinent features were observed on the site.

The results of a limited drive-by survey of the adjacent land uses include: residential to the north, south and east; and a small shopping center and gasoline station located across Almaden Expressway to the west with a residential community bordering the center.

Regulatory Agency Review

To obtain information regarding past site uses and hazardous materials usage and storage, readily available information pertaining to the site was requested from the San Jose Building Department, San Jose Fire Department and Santa Clara County Environmental Health Department. No records for the site were identified. In addition, the Santa Clara Valley Water District was contacted regarding the possible presence of a domestic water supply well on the site; no well records existed for the site.

A regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported on the site or in the vicinity, as detailed in the report

in the Technical Appendix. The site was not listed in any of the database sources reviewed; and there were no reported nearby offsite hazardous materials spills or releases with a potential to significantly impact the site.

Soil and Ground Water Quality Evaluation

A soil and groundwater quality evaluation was conducted to evaluate the identified potential areas of environmental concern (former agricultural use and the former gasoline and diesel USTs). The investigation included drilling and logging of three exploratory borings, collection of soil samples and groundwater grab samples from the borings for laboratory analysis, and collection and laboratory analyses of four surface soil samples.

Subsurface Investigation

Subsurface investigation activities were performed on June 25, 2007. To evaluate soil and groundwater quality, three borings were drilled to depths of approximately 12 to 16 feet. Two borings were drilled in the reported area of the former UST cavity; the third boring was drilled in the assumed down-gradient groundwater flow direction (northwest) from the storage sheds and maintenance garage to evaluate general groundwater quality. Groundwater was encountered in the borings at a depth of approximately 11.5 feet.

Four additional borings were drilled to an approximate depth of 5 feet at randomly-selected locations to evaluate potential impacts due to past agricultural activities. Soil samples were collected from the upper six inches of the natural ground surface, which ranged in depth below ground from approximately 0.5 to 2.0 feet; a gravelly fill material was observed overlying the native soil in each of the borings. Deeper soil samples were collected from each boring from an approximate depth of 2.0 feet beyond the natural ground surface; these deeper samples were placed on hold for possible future analysis pending the results of the shallow samples. The approximate locations and logs of the borings are included in the report in the Technical Appendix.

Soil Sample Collection and Laboratory Analyses

During the drilling of the two borings in the former UST cavity, no staining or petroleum hydrocarbon odors were noted in the soil samples. One soil sample was collected from each boring from immediately above the groundwater surface and was analyzed for gasoline-range petroleum hydrocarbons (TPHg); benzene, toluene, ethyl benzene and xylenes (BTEX); MTBE; and diesel-range petroleum hydrocarbons (TPHd) to evaluate potential soil impacts related to the former USTs present at the site. As shown in the report in the Technical Appendix, none of the compounds was detected above laboratory reporting limits in the samples.

The four soil samples collected from the natural ground surface at randomly-selected locations were analyzed for organochlorine pesticides and pesticide-related metals (arsenic, lead and mercury). These analyses were selected to help evaluate potential impacts from historical agricultural use. Laboratory analytical results are shown in the report in the Technical Appendix.

The analytical results were compared to residential California Human Health Screening Levels (CHHSLs) developed by CalEPA. CHHSLs are used to screen sites for potential human health concerns where releases of chemicals to soil have occurred. Under most circumstances, the presence of a chemical in soil below the corresponding CHHSL can be assumed not to pose a significant risk to human health. A chemical exceeding the CHHSL does not indicate that adverse impacts to human health are occurring or will occur, but suggests that further evaluation of potential health concerns is warranted. With the exception of dieldrin detected in one of the four samples, low concentrations (below residential CHHSLs) of pesticides including total DDT, dieldrin, and alpha/gamma chlordane were detected in the shallow soil samples collected from the natural ground surface. Pesticide-related metal concentrations were within the range of typical background conditions for Bay Area soils.

Groundwater grab samples were analyzed for volatile organic compounds (VOCs), TPHg and TPHd. Based on the results, none of the compounds was detected above laboratory reporting limits.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:					
a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?		X			26,27, 28,103,104
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X	28,103
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				X	27,28,103
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X	85,103
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X	27,69

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
8. HAZARDS AND HAZARDOUS MATERIALS (Cont.). Would the project:					
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X	27,69
g. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?				X	27
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X	25, 27,57,58

The project site is not located within the Santa Clara County Airport Land Use Commission (ALUC) jurisdiction, nor is it on one of the City's designated evacuation routes. The site also is not located within an area subject to wildfires.

General

The project site will be viewed by a qualified environmental professional during demolition and pre-grading activities to observe areas of the property that may have been obscured by existing structures or pavement for such items as stained soils, septic systems, underground storage tanks, and/or unforeseen buried utilities; and, if found, a mitigation program will be developed, submitted to the City's Environmental Principal Planner, and implemented with such measures as soil testing, removal and/or offsite disposal at a permitted facility.

Wells

There are no known water wells on the project site. If an old well(s) is discovered during grading operations, the well(s) will be destroyed prior to the construction. If not properly destroyed, a well could cause contamination of the groundwater. Well destruction is regulated by the Santa Clara Valley Water District's Ordinance No. 90-1 in order to assure that such wells will not cause pollution or contamination of groundwater or otherwise jeopardize the health, safety, or welfare of the people of the district. The Ordinance requires that a permit be obtained before a well can be destroyed.

Septic Systems

Sewage disposal for the project site had formerly been accomplished by an onsite septic system. The septic system should be removed in accordance with the requirements of the Santa Clara County Sewage Disposal Ordinance.

Soil and/or Groundwater Contamination

Petroleum Hydrocarbons

Laboratory analyses of the soil and groundwater samples collected in the reported area of the former UST location and down-gradient of the maintenance garage/UST location did not reveal any petroleum hydrocarbons or VOCs above laboratory reporting limits. No further soil or groundwater sampling appears to be necessary.

Since tank removal activities reportedly were conducted without regulatory agency oversight, there is a potential that the tank and/or associated piping may be encountered during site redevelopment. Preparation of a Soil Management Plan outlining protocols for the contractor to follow if buried structures and/or residual petroleum-impacted soil are encountered during grading activities should be prepared.

Agricultural Chemicals

With the exception of dieldrin detected in one of the four samples, low concentrations (below residential CHHSLs) of pesticides including total DDT, dieldrin, and alpha/gamma chlordane were detected in the shallow soil samples collected from the natural ground surface. Pesticide-related metal concentrations were within the range of typical background conditions for Bay Area soils.

Dieldrin was detected at a concentration of 0.0779 ppm in the shallow soil sample along the southerly site boundary, above its residential CHHSL of 0.035 ppm. The average site dieldrin concentration, 0.040 ppm, is near the residential CHHSL, however. Since no organochlorine pesticides were detected above laboratory reporting limits in the deeper soil sample at that location, the residual dieldrin-impacted soil in the area appears limited to the upper 1 to 2 feet of native soil. The residual dieldrin-impacted soil in the area of sample S-3 that exceeds residential CHHSLs should be excavated and appropriate offsite disposed prior to site grading. Confirmation soil samples should be collected following excavation activities. Alternatively, following grading activities during site redevelopment, additional soil samples could be collected in the area to confirm dieldrin concentrations have decreased to below residential CHHSLs.

City Review

The City Environmental Services Department (ESD) reviewed the Phase I environmental site assessment and soil and groundwater quality evaluation reports and stated that ESD concurs that no further study is necessary for the former USTs, and that soil in the area with elevated dieldrin concentrations be removed for offsite disposal. The vertical extent of contamination appears to be less than 2 feet below ground surface. After excavation of the area of elevated dieldrin, ESD recommends that confirmation horizontal (step-out) samples be collected at approximately 1 foot below ground surface to verify the remaining soil is safe.

Demolition

The project proposes the demolition of a structure(s) that may contain hazards such as asbestos-containing materials (ACM) or lead based paint (LBP). The structures to be removed should be surveyed for the presence of ACM and/or LBP. If any suspect ACM are present, they should be sampled prior to demolition and removed in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP) and Cal-OSHA requirements, if warranted. Notification must also be made to the Bay Area Air Quality Management District (BAAQMD). If any suspect LBP is present, it should be sampled prior to demolition and removed in accordance with EPA, OSHA and BAAQMD requirements, if warranted.

STANDARD MEASURES INCLUDED IN THE PROJECT

Wells

- If a well is found during grading operations, a well destruction permit will be obtained from the Santa Clara Valley Water District, and the well will be destroyed in accordance with District standards.

Septic Systems

- The septic system will be abandoned in accordance with the requirements of the Santa Clara County Sewage Disposal Ordinance.

Asbestos-Containing Materials

- The structure(s) to be removed will be surveyed for the presence of asbestos-containing materials (ACM) at the demolition permit stage; and if any suspect ACM are present, they will be sampled prior to demolition in accordance with NESHAP guidelines, and all potentially friable ACM will be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with NESHAP, Cal-OSHA and BAAQMD requirements.

Lead Based Paint

- The structure(s) to be removed will be surveyed for the presence of lead based paint (LBP) at the demolition permit stage; and if any suspect LBP is present, it will be sampled prior to demolition, and all potential LBP will be removed prior to building demolition and disposed of by offsite burial at a permitted facility in accordance with EPA and OSHA requirements.

MITIGATION MEASURES INCLUDED IN THE PROJECT

Buried Structures / Residual Petroleum Hydrocarbon-Impacted Soil

- A Soil Management Plan that provides protocol for contractors in the event that pockets of buried structures and/or residual petroleum-impacted soil are encountered in the vicinity of the former underground storage tanks during site grading activities shall be prepared and implemented.

Dieldrin in Soil

- Soil at the location of the sample with the dieldrin concentration detected above the residential CHHSL (S-3) shall be excavated for appropriate offsite disposal.

- After excavation, horizontal (step-out) samples shall be collected at approximately 1 foot below ground surface and analyzed for dieldrin to verify that the impacted soil has been sufficiently removed from the site and the remaining soil is safe.

CONCLUSION

The implementation of the above wells, septic systems, asbestos-containing materials and lead based paint standard measures and buried structures / residual petroleum hydrocarbon-impacted soil and dieldrin in soil mitigation measures would reduce the project's impact on hazards and hazardous materials to a **less-than-significant impact with mitigation**.

9. HYDROLOGY AND WATER QUALITY

Schaaf & Wheeler conducted a floodplain analysis dated June 17, 2010 that is included in the Technical Appendix.

SETTING

Waterways

There are no waterways on the project site or within 300 feet of the project site.

Flooding

The project site is not within an area of historic flooding; however, according to the Federal Emergency Management Agency's (FEMA) *Flood Insurance Rate Maps*, the site is within Zone AE, a special flood hazards area that is subject to inundation by the 100-year flood, for which base flood elevations have been determined. The Santa Clara Valley Water District's (SCVWD) *Maps of Flood Control Facilities and Limits of 1% Flooding* show the project site does not lie within a mapped 100-year floodplain.

Water Quality

Stormwater runoff flows from the project site via the City's storm drainage system to Alamitos Creek, the Guadalupe River and then north to the San Francisco Bay.

The project site is currently covered with buildings, sidewalk, paving and open areas, and is approximately 38 percent impervious surfaces.

Nonpoint Sources

The discharge of stormwater from the City's municipal storm sewer system is regulated primarily under the federal Clean Water Act and California's Porter-Cologne Water Quality Control Act. The San Francisco Bay Regional Water Quality Control Board (RWQCB) implements these regulations at the regional level. New construction in San Jose is subject to the conditions of the City's National Pollutant Discharge Elimination System (NPDES) Permit, which was reissued by the RWQCB in February, 2001. Additional water quality control measures were approved in October, 2001 (revised in 2005), when the RWQCB adopted an amendment to the NPDES Permit for Santa Clara County. This amendment, which is commonly referred to as "C3", requires all new and redevelopment projects that result in the addition or replacement of impervious surfaces totaling 10,000 square feet or more to: 1) include stormwater treatment measures; 2) ensure that the treatment measures be designed to treat an optimal volume or flow of stormwater runoff from the project site; and 3) ensure that stormwater treatment measures are properly installed, operated and maintained. On October 14, 2009, the RWQCB adopted the Municipal Regional Stormwater NPDES Permit No. CAS612008 for the San Francisco Bay Region; this Permit replaces current countywide municipal stormwater permits with a Municipal Regional Permit (MRP) for all 76 Bay Area municipalities in an effort to standardize stormwater requirements in the region.

The City has developed a policy that implements Provision C.3 of the NPDES Permit, requiring new development projects to include specific construction and post-construction measures for

improving the water quality of urban runoff to the maximum extent feasible. The City's Post-Construction Urban Runoff Management Policy (6-29) established general guidelines and minimum Best Management Practices (BMPs) for specified land uses, and includes the requirement of regular maintenance to ensure their effectiveness. Later, the City adopted the Post-Construction Hydromodification Management Policy (8-14) to manage development-related increases in peak runoff flow, volume and duration, where such hydromodification is likely to cause increased erosion, silt pollutant generation or other impacts to local rivers, streams and creeks. Implementation of these Policies will reduce potential water quality impacts to less-than-significant levels.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
9. HYDROLOGY AND WATER QUALITY. Would the project:					
a. Violate any water quality standards or waste discharge requirements?			X		28,61,80
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X	25,27
c. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X		25,26
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X		25,26
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X		26,28
f. Otherwise substantially degrade water quality?			X		26,28
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		X			26, 27,59,60

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
9. HYDROLOGY AND WATER QUALITY (Cont.). Would the project:					
h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows?			X		26,27, 59,60,105
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X	27,28
j. Be subject to inundation by seiche, tsunami or mudflow?				X	27

Flooding

The project site is within the limits of potential inundation with the occurrence of a one percent flood; buildings should be designed so that the finished floor is elevated above projected FEMA flood levels. The site is not subject to seiche or tsunami. There is an existing 24-inch City of San Jose storm drainage line in Almaden Expressway and an existing 12-inch City storm drainage line in Fleetwood Drive that are designed to serve the site in a developed condition. Residential development of the site would not cause flooding. Any excess flows beyond the design capacity would pond onsite.

A floodplain analysis was conducted to analyze project-specific impacts on the local flood conditions. As detailed in the report in the Technical Appendix, the estimated project increase in the 100-year water surface elevation of 0.08 foot is considered a less-than-significant impact on local flooding conditions, and the project is not considered to have a significant impact on relevant floodplain water surface elevations.

Erosion

The approximately 18 percent decrease in impervious surface on the site would result in a decrease in runoff. Decreased flow and duration would not increase downstream streambank erosion. The project would not have a direct outfall into any stream. As described above, project flows would drain through the existing storm drainage system to Alamitos Creek, which is approximately 1,500 feet northerly.

Water Quality

The primary impact on water quality would result from the addition of impervious surfaces, such as rooftop, driveway and street runoff. Particulates, oils, greases, toxic heavy metals, pesticides and organic materials are typically found in urban storm runoff. The project's contribution would have a potentially significant impact on water quality. Stormwater runoff could decrease under project conditions as the amount of impervious surfaces (buildings and pavement) would decrease from approximately 38 percent of the site to approximately 56 percent, as shown in the following table. The proposed decrease in impervious surfaces would decrease the amount of stormwater discharged into the storm drainage system and Alamitos Creek. In addition,

addition, temporary construction-related activities such as clearing, grading, or excavation could result in potentially significant impacts to water quality.

Table 6. Pervious and Impervious Surfaces Comparison

	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
Site (acres): 0.93	**Site (sq ft): 40,666**		**40,666**			
Building Footprint(s)	4,680	12	10,715	26	6,035	15
Parking/Driveway	8,241	20	10,904	27	2,663	7
Sidewalks, Patios, Paths, etc.	2,635	6	1,115	3	-1,520	-4
Landscaping/OS/ Pervious Pavements	25,110	62	17,932	44	-7,178	-18
Total	**40,666**	**100%**	**40,666**	**100%**	**0**	**0%**
Impervious Surfaces	15,556	38	22,734	56	7,178	18
Pervious Surfaces	25,110	62	17,932	44	-7,178	-18
Total	**40,666**	**100%**	**40,666**	**100%**	**0**	**0%**

Stormwater runoff and pollution would be reduced by the use of acceptable treatment measures such as biofilters, pervious paving and disconnected roof drains, as shown on the Conceptual Stornwater Control Plan, Figure 18. Biofilters first separate gross pollutants (trash, debris and coarse sediments) and then remove ultra-fine and dissolved pollutants. Treated flows may be collected, stored or infiltrated; collected flows may be utilized to supplement irrigation of the surrounding vegetated areas through active or passive means. Pervious paving will reduce runoff by allowing a portion of the water to filter into the natural ground. Roof drains that are not connected to the storm drainage system divert runoff to landscaped areas via splash blocks or pop-up drainage emitters. These measures would also provide some flow control benefit in conformance with HMP Policy provisions.

STANDARD MEASURES INCLUDED IN THE PROJECT

Water Quality

Construction

- Prior to the commencement of any clearing, grading or excavation, the project will comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
  - The applicant will develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities; and

- The applicant will file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).

- The project will incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities.

- The project applicant will comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
  - Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season;
  - Utilize onsite sediment control BMPs to retain sediment on the project site;
  - Utilize stabilized construction entrances and/or wash racks;
  - Implement damp street sweeping;
  - Provide temporary cover of disturbed surfaces to help control erosion during construction; and
  - Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific BMPs including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.

- The project will comply with the Municipal Regional Stormwater NPDES Permit No. CAS612008, which provides enhanced performance standards for the management of stormwater of new development.

- The project will comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs and numerically-sized (or hydraulically-sized) Treatment Control Measures (TCMs) for all projects; and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for hydromodification measures.

MITIGATION MEASURES INCLUDED IN THE PROJECT

Flooding

- Buildings shall be designed so that the finished floor is elevated above the projected FEMA flood level.

CONCLUSION

The implementation of the above construction and post-construction water quality standard measures and the flooding mitigation measure would reduce the project's impact on hydrology and water quality to a **less-than-significant impact with mitigation**.

10. LAND USE AND PLANNING

SETTING

General Plan

The land use designation for the project site on the *San Jose 2020 General Plan* Land Use/ Transportation Diagram is Medium Low Density Residential (8 DU/AC), as shown on the preceding General Plan Map, Figure 5. While the project does not conform to this designation, it does conform with the General Plan's Discretionary Alternate Use Policy – Two Acre Rule, which is defined as follows:

> **Two Acre Rule**
> "One of the goals of the General Plan is to encourage infill development. For some infill sites, physical or environmental constraints may require innovative design solutions. To further this objective, existing parcels of two acres or less may have an allowed use other than that designated on the Land Use/ Transportation Diagram as follows:
>
> - Parcels with a residential land use designation may be developed at a higher or lower density range. The appropriate density for a given site should be determined based on compatibility with surrounding land uses. Projects developed under this policy should be of exceptional design.
> - Parcels with a non-residential land use designation may be developed under any residential or non-residential category.
>
> The alternate land use allowed by this policy should be compatible with existing and planned uses on adjacent and neighboring properties. To use this policy, projects should exceed the minimum standards of the Zoning Ordinance and adopted design guidelines."

Special Areas

The project site is not located within any of the following special areas:

- Midtown Planned Community and Specific Plan Area
- Jackson – Taylor Planned Residential Community
- Communications Hill Planned Residential Community
- Evergreen Planned Residential Community
- Berryessa Planned Residential Community
- Silver Creek Planned Residential Community
- Alviso Master Plan Area
- Tamien Specific Plan Area
- Downtown Strategy Plan Area
- North San Jose (Rincon de Los Esteros Redevelopment Area)
- Edenvale Redevelopment Area
- Martha Gardens Planned Community

Zoning

The project site is currently zoned R-1-1 (Single-Family Residence District), as shown on the preceding Zoning Map, Figure 6. The project is an application to rezone the site to A(PD) (Planned Development District) in accordance with the proposed General Development Plan.

Existing and Surrounding Uses

The project site is currently developed with a house, a maintenance garage and storage sheds, and an office (landscaping business)/apartment building that are currently vacant. Previous uses

of the site include: orchard, and mixed residential and commercial (trenching contractor business). Land uses surrounding (within 500 feet of) the project site include: a planned 8-unit single family detached residential development (PDC08-051) to the north; single family detached residential to the east and south; and transportation (Almaden Expressway) and commercial to the west.

Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP)

As discussed in the preceding Biological Resources section, the City of San Jose, Santa Clara Valley Transportation Authority, Santa Clara Valley Water District, Santa Clara County and the cities of Gilroy and Morgan Hill are preparing a joint Habitat Conservation Plan/Natural Community Conservation Plan. The Habitat Plan is being developed in association with the USFWS, CDFG and NMFS and in consultation with stakeholder groups and the general public to protect and enhance ecological diversity and function within more than 500,000 acres of southern Santa Clara County. The Interim Project Referral Process requires the local participating agencies to notify the wildlife agencies (CDFG and USFWS) of projects that have the potential to adversely impact covered species or natural communities, or conflict with the preliminary conservation objectives of the Habitat Plan.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
10. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?				X	25,26
b. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	29,65
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X	25,26,28

Compatibility

The project would change the land use on the site from vacant residential and commercial to single family detached residential use in accordance with the General Plan land use designation. Residential use is compatible with the surrounding area. Development of the project site would introduce new roads and homes to the area. These uses would change the view of the site and would generate increases in traffic, noise and air pollution in the area that would not be significant.

Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP)
The project site does not meet the threshold that requires an interim Habitat Conservation Plan project referral.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The proposed project would have **no impact** on land use and planning.

11. MINERAL RESOURCES

SETTING

Extractive resources known to exist in and near the Santa Clara Valley include cement, sand, gravel, crushed rock, clay and limestone. Santa Clara County has also supplied a significant portion of the nation's mercury over the past century. Pursuant to the mandate of the Surface Mining and Reclamation Act of 1975 (SMARA), the State Mining and Geology Board has designated the Communications Hill Area, bounded generally by the Southern Pacific Railroad, Curtner Avenue, State Route 87 and Hillsdale Avenue, as the only area in San Jose containing mineral deposits that are of regional significance as a source of construction aggregate materials.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
11. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X	27,29,67
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X	27,29,67

Since the project site is outside of the Communications Hill area, there will be no impact on any known important mineral resource.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The proposed project would have **no impact** on mineral resources.

12. NOISE

Edward L. Pack Associates, Inc. conducted a traffic noise assessment study dated June 15, 2010 that is included in the Technical Appendix.

SETTING

Existing Noise Sources

Noise intrusion over the site originates primarily from vehicular traffic sources on Almaden Expressway, which carries an Average Daily Traffic (ADT) volume of 40,000 along the site. The site is relatively flat and at-grade wih Almaden Expressway.

ALUC Noise Zone

The project site is not located within an Airport Land Use Commission (ALUC) Noise Zone (65 dB CNEL).

Measurements

To assess the site's existing noise environment, continuous sound level recordings were taken at two locations on the site for the Mazzone brothers' residential project along Almaden Expressway approximately 760 feet to the north. Location 1 was at the property line contiguous with Almaden Expressway, 67 feet from the centerline; and Location 2 was at 92 feet from the centerline of Almaden Expressway.

Noise levels are described in terms of the Day-Night Sound Level (DNL), which is the 24-hour noise descriptor used by the City of San Jose to define acceptable noise levels. These values are calculated from the energy equivalent level (L_{eq}) as outlined in the noise assessment in the Technical Appendix.

To obtain the L_{eq} values, sound level measurements were made on August 12-13, 2008, for a total period of 24 hours, and included representative hours of the daytime and nighttime periods of the DNL index. Calculations, which included the L_{max}, L_1, L_{10}, L_{50}, L_{90}, L_{min} and L_{eq}, result in DNL values of 73 dB at Location 1 and 68 dB at Location 2. Adjustments were made to the measured noise levels to account for the differences in setback locations from the measurement locations to the current project site property line and setbacks. At the most impacted project property line and rear yard closest to Almaden Expressway (49 feet from the centerline), the noise exposure was calculated to be 75 dB DNL.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
12. NOISE. Would the project result in:					
a. Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X			26, 29,68,106
b. Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?				X	25,27
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X		25,26,28
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X		25,26,28
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X	27,69
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X	27,69

Standards

Single Famiy Detached Residential Noise

Noise criteria that apply to the project are included in the City of San Jose General Plan, which establishes a policy of requiring noise mitigation from transportation noise for residential land use where the exterior level exceeds 60 dB DNL and/or the interior level exceeds 45 dB DNL. It is recognized, however, that attainment of the exterior noise quality levels in the vicinity of San Jose International Airport, the Downtown Core Area and along major roadways may not be achieved within the time frame of the General Plan. In these areas, an exterior noise goal of 65 dB DNL is acceptable where it is not feasible to reduce the exterior noise level to 60 dB DNL.

Equipment-Generated Noise

The San Jose Zoning Ordinance contains performance standards for the generation of noise at adjacent properties. In summary, noise generation is limited to 55 dB at residential property lines and 60 dB at commercial property lines.

Noise Exposures

Exterior

Measurements and calculations determined that the maximum DNL for the most impacted property line and rear yard closest to Almaden Expressway under existing traffic conditions is 75 dB. To fully assess the impact of traffic noise on the project, future traffic levels must also be considered. Future traffic volumes on Almaden Expressway along the site are projected to increase from the existing 40,000 ADT to an ADT of 48,750 in the year 2020. The future year 2020 noise exposure along Almaden Expressway is calculated to increase by 1 dB, to 76 dB DNL, as shown in the following table.

Table 7. Exterior Noise Exposures

Location	2020 Exposure	Noise Goal	Excess
Most impacted rear yard (49 feet from centerline)	76	60	up to 16
Most impacted building setback (55 feet from centerline)	75	60	up to 15
Impacted rear yards along the southerly site boundary (89 to 440 feet from centerline)	72 to 58	60	up to 12
Impacted rear yards along the northerly site boundary (220 to 350 feet from centerline)	63 to 57	60	up to 3

Note: All noise exposures are in dB DNL. Centerline is in reference to Almaden Expressway.

The exterior noise exposures would exceed the limits of the City standards and mitigation measures would be required. To achieve compliance with the 60 dB DNL standard of the City General Plan for the rear yards, a continuous 13-foot-high noise attenuation barrier connecting to the property to the north would be required along the rear yard of the home closest to Almaden Expressway; however, barriers no higher than 9 feet along Almaden Expressway are preferred. If the noise barrier along Almaden Expressway is restricted to 9 feet in height, exterior noise exposures ranging from 60 to 63 dB DNL under existing traffic conditions, and from 61 to 64 dB DNL under future (2020) traffic conditions, would result for those areas closest to Almaden Expressway.

Interior

To determine the interior DNL values, a 15 dB attenuation factor was applied to the measured exterior exposure. This factor represents an annual average condition; i.e., assuming that windows with single-strength glass are kept open up to 50 percent of the time for natural ventilation. Interior noise exposures in the dwelling unit closest to Almaden Expressway would

be 60 dB DNL under projected future (2020) traffic conditions. Thus, the interior exposure would be up to 15 dB in excess of the 45 dB interior limit of the General Plan and mitigation measures would be required.

Equipment Generated Noise

The project should incorporate measures to reduce noise from air conditioning units and other stationary equipment to acceptable levels. These measures, which may include equipment selection and location and, if necessary, equipment enclosures, will be determined during the design phase.

Temporary Construction Noise

During construction, the site preparation and construction phase would generate temporary sound levels ranging from approximately 70 to 90 dBA at 50 foot distances from heavy equipment and vehicles. These construction vehicles and equipment are generally diesel powered, and produce a characteristic noise that is primarily concentrated in the lower frequencies.

The powered equipment and vehicles act as point sources of sound, which would diminish with distance over open terrain at the rate of 6 dBA for each doubling of the distance from the noise source. For example, the 70 to 90 dBA equipment peak noise range at 50 feet would reduce to 64 to 84 dBA at 100 feet, and to 58 to 78 dBA at 200 feet. Therefore, during the construction operations, sound level increases of 20 to 40 dBA due to these sources could occur near the project boundary.

Since construction is carried out in several reasonably discrete phases, each has its own mix of equipment and consequently its own noise characteristics. Generally, the short-term site preparation phase, which requires the use of heavy equipment such as concrete crushers, bulldozers, scrapers, trenchers, trucks, etc., would be the noisiest. The ensuing building construction and equipment installation phases would be quieter and on completion of the project, the area's sound levels would revert essentially to the traffic levels.

STANDARD MEASURES INCLUDED IN THE PROJECT

Interior Noise

- Mechanical ventilation will be provided in accordance with Uniform Building Code requirements when windows are to be closed for noise control, to the satisfaction of the Chief Building Inspector.

Equipment Generated Noise

- Post-construction mechanical equipment will conform to the City's General Plan limitation of 55 dB DNL at residential property lines and 60 dB DNL at commercial property lines by utilizing measures such as equipment selection and location and, if necessary, equipment enclosures.

Temporary Construction Noise

- Construction activities will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any onsite or offsite work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.

- The contractor will use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site will be equipped with adequate mufflers and will be in good mechanical condition to minimize noise created by faulty or poorly maintained engines or other components.

- Stationary noise-generating equipment will be located as far as possible from sensitive receptors. Staging areas will be located a minimum of 200 feet from noise-sensitive receptors, such as residential uses.

MITIGATION MEASURES INCLUDED IN THE PROJECT

Mitigation measure maps, details and specifications are included in the noise assessment.

Exterior Noise

- A 9-foot-high noise attenuation barrier shall be constructed around the rear yard of the home closest to Almaden Expressway (Lot 1), turning to connect air-tight to the side of the house along the north end of the yard.

- To control flanking noise, the 9-foot-high barrier shall be continued along the south property line for a distance of 115 feet, at 8 feet high for a distance of 16 feet, at 7 feet high for a distance of 20 feet, and at 6 feet high for a distance of 64 feet to terminate at the east end of the third house from Almaden Expressway (Lot 5).

- A 6-foot-high noise attenuation barrier shall be constructed between the two homes in the second row from Almaden Expressway (Lots 2 and 3).

- A 6-foot-high noise attenuation barrier shall be constructed between the second and third homes from Almaden Expressway along the north property boundary (Lots 2 and 4).

Interior Noise

- Windows and doors shall be operable but all windows and doors of living spaces within 125 feet of the centerline of Almaden Expressway, and with a north, south or west orientation, shall be maintained closed at all times.

- Windows and doors shall be operable but all second floor and unshielded first floor windows and doors of living spaces between 125 feet and 270 feet of the centerline of Almaden Expressway, and with a north, south or west orientation, shall be maintained closed at all times.

- Windows and doors shall be operable and STC 34 or higher rated windows and doors shall be installed at the second floor and unshielded first floor living spaces of the home closest to Almaden Expressway (Lot 1).

- Windows and doors shall be operable and STC 28 or higher rated windows and doors shall be installed at shielded first floor living spaces of the home closest to Almaden Expressway (Lot 1).

- Windows and doors shall be operable and STC 28 or higher rated windows and doors shall be installed at living spaces on the east façade of the home closest to Almaden Expressway (Lot 1), but the windows and doors shall be maintained closed at all times.

- Windows and doors shall be operable and STC 28 or higher rated windows and doors shall be installed at shielded first floor living spaces within 125 feet of the centerline of Almaden Expressway of the home of the second row from Almaden Expressway along the southerly site boundary (Lot 3).

- Windows and doors shall be operable and STC 31 or higher rated windows and doors shall be installed at second floor and unshielded first floor living spaces of the two homes in the second row from Almaden Expressway (Lots 2 and 3).

- Windows and doors shall be operable and STC 28 or higher rated windows and doors shall be installed at second floor and unshielded first floor living spaces of the two homes in the third row from Almaden Expressway (Lots 4 and 5).

- All units shall be equipped with forced air ventilation systems to allow the occupants the option of maintaining the windows closed to control noise, and maintain an interior noise level of 45 dB DNL.

- Prior to issuance of building permits, the developer shall retain a qualified acoustical consultant to check the building plans for all units to ensure that interior noise levels will be attenuated to 45 dB DNL to the satisfaction of the Director of Planning, Building and Code Enforcement.

CONCLUSION

The implementation of the above interior noise, equipment-generated noise and temporary construction noise standard measures and exterior noise and interior noise mitigation measures would reduce the project's impact on noise to a **less-than-significant impact with mitigation**.

13. POPULATION AND HOUSING

SETTING

The population of the City of San Jose is approximately 1,006,892 (January 1, 2009). The project site is located in Census Tract 5119.11, which has a population of approximately 3,380 (2000 Census). There is 1 housing unit currently on the project site.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
13. POPULATION AND HOUSING. Would the project:					
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X		25,26,28
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X		25,26
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X		25,26

The project would displace 1 existing housing unit with an estimated population of 4 persons. The project would add 9 housing units that would add approximately 32 people to the City of San Jose for a net increase of 8 housing units and approximately 28 people, which would not be a substantial increase to the City's population.

Growth Inducement

Direct growth inducing impacts include the construction of streets and utilities that would provide access to or capacity for additional undeveloped land. The site is bordered by developed or planned residential uses. The project would not have a direct growth inducing impact. Indirect growth inducing impacts include increases in population and economic impacts. There would be short-term increases in employment in the construction industry. The project would not have a significant indirect growth inducing impact.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The proposed project would have **a less-than-significant impact** on population and housing.

14. PUBLIC SERVICES

SETTING

Schools

The project site is in the San Jose Unified School District (K-12). Students from the project are expected to attend:

School	Address	Approx. Distance *(miles)*	Enrollment
Simonds Elementary	6515 Grapevine Way	1.9	713
Castillero Middle	6384 Leyland Park Drive	1.7	1,270
Leland High	6677 Camden Avenue	2.5	1,828

Simonds Elementary School is at capacity at certain grade levels; the middle and high schools are under capacity.

The District also includes several magnet schools, which offer educational options to students with special interests, talents, career goals or instructional needs; actual school attendance would also be determined by magnet and/or other school requests.

Parks

There are two developed City of San Jose parks within walking distance (3/4 mile) of the project site. Jeffrey Fontana Park is a 10-acre neighborhood park located between Meridian Avenue and McAbee Road, approximately 0.6 mile northwesterly of the project site; it contains two playgrounds and an exercise course. Almaden Lake Park is a 65-acre district park located at Almaden Expressway and Winfield Boulevard, approximately 0.6 mile to the north. Almaden Lake Park is the only park featuring a sand beach and swim area, supervised by lifeguards, in the South Bay. Other water activities on the 32-acre lake include fishing, boating (no power boats), windsurfing and paddle boating. The park also includes volleyball, horseshoes and Bocce ball courts; two tot lots; large open lawns; a snack bar; picnic areas with barbecue pits; and restrooms. Connected to the south end of the park is the 3.9-mile Los Alamitos Creek Trail, which continues to Santa Teresa County Park; this trail features a fitness course. Connected to the north end of the park is the 0.9-mile Guadalupe River Park trail that travels below street level to the percolation pond located under SR 85.

Additionally, Guadalupe Oak Grove Park is a 62.7-acre park located at Sterling Oaks Drive and Thorntree Drive, approximately 0.8 miles to the northwest. It has restrooms and picnic tables. Parma Park, a 5.5-acre neighborhood park located at Camden Avenue and Bose Lane, is approximately 1.8 miles to the southwest. It contains two playgrounds, a children's water feature, picnic tables, and restrooms that are part of the Almaden Community Center (with exterior access). Almaden Meadows Park, a 15.5-acre park located at Camden Avenue and Meridian Avenue, is approximately 2.6 miles to the southwest. It contains a playground, picnic tables and a barbecue.

Fire Protection

The project site is in the service area of the San Jose Fire Department. The closest fire station is Station No. 28, located at 19911 McKean Road, approximately 3.4 miles southeasterly of the site.

Police Protection

The project site is within Beat Building Block (BBB) 322 of the San Jose Police Department's service area. The most frequent calls-for-service in BBB 322 from December 1, 2008 through December 1, 2009 were burglary, theft, narcotics and assault. When combined with the neighboring BBBs, the most frequent calls for service were burglary, theft, narcotics and auto burglary.

Libraries

The project site is served by the San Jose Public Library System. The closest branch library is the Almaden Branch, located at 6445 Camden Avenue, approximately 1.1 miles southerly of the site.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
14. PUBLIC SERVICES. Would the project:					
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			X		28
Police protection?			X		28,73
Schools?			X		5,28
Parks?			X		28
Other Public Facilities?			X		28

Schools

The project would add additional students to the San Jose Unified School District, as follows:

School	Enrollment	Generation Factor	Number of Students
Simonds Elementary	713	0.173/du	2
Castillero Middle	1,270	0.099/du	1
Leland High	1,828	0.111/du	1

Based on the district generation factors listed above, the project would generate a total of up to 4 students. This is not considered to have a significant physical effect on the environment.

The State School Facilities Act provides for school district impaction fees for elementary and high schools and related facilities as a condition of approval to offset the increased demands on school facilities caused by residential projects. The San Jose Unified School District has implemented such a fee. The one-time fee, which is based on the square footage of new habitable residential construction, would be paid prior to the issuance of a building permit.

Parks

The City of San Jose provides parks and recreation facilities within the city. Project residents would increase the demand for public park facilities; however, there are currently two developed City parks within the 3/4-mile reasonable walking distance standard, as well as several other parks within 3.0 miles. The City parks in the area are adequate to serve the project residents.

Parkland Dedications

The City has established a Parkland Dedication Ordinance that requires dedication of land and/or payment of fees for neighborhood and community park or recreational purposes in accordance with the Services and Facilities and the Parks and Recreation Goals and Policies of the General Plan. There are currently no plans to dedicate land for park purposes with the project. Fees would be paid to improve park features in the area.

Fire Protection

The San Jose Fire Department provides fire protection for the city. No additional fire personnel or equipment are expected to be necessary to serve the project.

Police Protection

The San Jose Police Department provides police protection for the city. No additional police personnel or equipment are expected to be necessary to serve the project.

Libraries

The San Jose Public Library System provides library services for the city. No additional library personnel or volumes (items) are expected to be necessary to serve the project.

STANDARD MEASURES INCLUDED IN THE PROJECT

Schools

- A school impact fee will be paid to the San Jose Unified School District to offset the increased demands on school facilities caused by the proposed project, in accordance with California Government Code Section 65996.

Parks

- The project will conform to the City's Park Impact Ordinance (PIO) and/or Parkland Dedication Ordinance (PDO) (Municipal Code Chapters 14.25 and 19.38, respectively).

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The implementation of the above schools and parks standard measures would reduce the project's impact on public services to a **less-than-significant impact**.

15. RECREATION

SETTING

There are two developed City of San Jose parks within walking distance (3/4 mile) of the project site. Jeffrey Fontana Park is a 10-acre neighborhood park located between Meridian Avenue and McAbee Road, approximately 0.6 mile northwesterly of the project site; it contains two playgrounds and an exercise course. Almaden Lake Park is a 65-acre district park located at Almaden Expressway and Winfield Boulevard, approximately 0.6 mile to the north. Almaden Lake Park is the only park featuring a sand beach and swim area, supervised by lifeguards, in the South Bay. Other water activities on the 32-acre lake include fishing, boating (no power boats), windsurfing and paddle boating. The park also includes volleyball, horseshoes and Bocce ball courts; two tot lots; large open lawns; a snack bar; picnic areas with barbecue pits; and restrooms. Connected to the south end of the park is the 3.9-mile Los Alamitos Creek Trail, which continues to Santa Teresa County Park; this trail features a fitness course. Connected to the north end of the park is the 0.9-mile Guadalupe River Park trail that travels below street level to the percolation pond located under SR 85.

Additionally, Guadalupe Oak Grove Park is a 62.7-acre park located at Sterling Oaks Drive and Thorntree Drive, approximately 0.8 miles to the northwest. It has restrooms and picnic tables. Parma Park, a 5.5-acre neighborhood park located at Camden Avenue and Bose Lane, is approximately 1.8 miles to the southwest. It contains two playgrounds, a children's water feature, picnic tables, and restrooms that are part of the Almaden Community Center (with exterior access). Almaden Meadows Park, a 15.5-acre park located at Camden Avenue and Meridian Avenue, is approximately 2.6 miles to the southwest. It contains a playground, picnic tables and a barbecue.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
15. RECREATION.					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X		70,71
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				X	26,28

The City of San Jose provides parks and recreation facilities within the city. Project residents would increase the demand for public park facilities; however, there are currently two developed City parks within the 3/4-mile reasonable walking distance standard, as well as several other parks within 3.0 miles. The City recreation facilities in the area are adequate to serve the project residents.

STANDARD MEASURES INCLUDED IN THE PROJECT

Recreation

- The project will conform to the City's Park Impact Ordinance (PIO) and/or Parkland Dedication Ordinance (PDO) (Municipal Code Chapters 14.25 and 19.38, respectively).

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The implementation of the above recreation standard measure would reduce the project's impact on recreation to a **less-than-significant impact**.

16. TRANSPORTATION / TRAFFIC

SETTING

Street System

Access to the project site is provided by Almaden Road and Fleetwood Drive, which are two-lane roadways that provide access to Winfield Boulevard to the north and Redmond Avenue to the south. Almaden Road to the north will be developed with future projects. Both Winfield Boulevard and Redmond Avenue connect with Almaden Expressway.

Public Transit

Public transit in the project area is provided by the Santa Clara Valley Transportation Authority. Bus route 13 (Almaden Road and Almaden Expressway to Ohlone/Chynoweth LRT Station), limited stop bus route 328 (Almaden Expressway and Camden to Lockheed Martin/Moffett Industrial Park) and limited stop bus route 330 (Almaden Expressway and Camden to Tasman Drive) operate along Almaden Expressway with stops at Redmond Avenue. The project site is not located within 2,000 feet of a light rail station.

Congestion Management Program Analysis

A Congestion Management Program (CMP) analysis was not performed because the Santa Clara County Congestion Management Agency, which monitors regional traffic issues, does not require an analysis for small projects of less than 100 peak hour trips.

Freeway Segment Analysis

A freeway level of service analysis was not performed since project trips on freeway segments would not be greater than one percent of the capacity of the segments.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
16. TRANSPORTATION/TRAFFIC. Would the project:					
a. Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in a general plan policy, ordinance, etc.), taking into account all relevant components of the circulation system including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X		76

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
16. TRANSPORTATION/TRAFFIC (Cont.). Would the project:					
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X	78
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X	27,28
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?				X	26,28
e. Result in inadequate emergency access?				X	26,28
f. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X	26,29

Project Impacts

The 9 single family detached residential units planned with the project would result in a total of 90 daily vehicular trips, based on 9.9 trips per unit per day, and 9 peak hour trips, based on a 10 percent peak hour factor. The project is exempted from the City's Transportation Level of Service Policy as it is a single family detached residential project of 15 dwelling units or less, and the City Council finds that such projects will not cause a significant degradation of transportation level of service and that such projects will further other City goals and policies. In addition, the Santa Clara County Congestion Management Agency, which monitors regional traffic issues, does not require an analysis for small projects of less than 100 units.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The project's impact on transportation / traffic would be a **less-than-significant impact**.

17. UTILITIES AND SERVICE SYSTEMS

SETTING

Sanitary Sewers

There are existing 24-inch and 15-inch City of San Jose sanitary sewers in Almaden Expressway. Extensions within the project would be required.

Wastewater Treatment

Wastewater treatment for the City of San Jose is provided by the San Jose-Santa Clara Water Pollution Control Plant (WPCP). Capacity is expected to be available to serve the project based on the current capacity of 167 million gallons per day (MGD). The Water Pollution Control Plant is currently operating under a 120 MGD dry weather flow trigger. This requirement is based upon the State Water Resources Board and the Regional Water Quality Control Board (RWQCB) concerns over the effects of additional freshwater discharges on the saltwater marsh habitat, and pollutants loading to the South Bay from the WPCP. A Growth Management System regulates new development to assure that the capacity is not exceeded. There are programs and services in place to help minimize flows to the Plant and, while plans are in place to ensure Plant compliance with the 120 mgd trigger, those plans call for conservation and water recycling as strategies for ongoing compliance.

Water Supply

There is an 24-inch San Jose Water Company water line in Almaden Expressway. Extensions within the project would be required.

Storm Drainage Facilities

There is an existing 24-inch City of San Jose storm drainage line in Almaden Expressway and an existing 12-inch City storm drainage line in Fleetwood Drive. Extensions within the project would be required.

Solid Waste / Recycling

Residential solid waste disposal service for the project site is provided by the City of San Jose, using Garden City Sanitation, Inc. and/or California Waste Solutions. They are currently using the Newby Island sanitary landfill disposal site operated by International Disposal Company. The landfill area has an estimated service life based on remaining capacity and contractual commitments to 2023. An unlimited residential recycling program in the City currently results in an approximately 50 percent reduction in residential solid waste that typically required disposal in a landfill.

Gas and Electric Service

Natural gas and electric services for San Jose are provided by Pacific Gas and Electric Company. There are existing services in the area.

Telephone Service

Residential telephone service for the project site is provided by AT&T. There is existing service in the area.

IMPACT AND MITIGATION

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT	SOURCES
17. UTILITIES AND SERVICE SYSTEMS. Would the project:					
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X		28,80
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		28
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X		28
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X		28
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X		28
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X		28
g. Comply with federal, state and local statutes and regulations related to solid waste?			X		28

Sanitary Sewers

Sanitary sewer service for the project site is provided by the City of San Jose. The existing sanitary sewer lines in Almaden Expressway are available and adequate to serve the project. Extensions within the project would be provided.

Wastewater Treatment

Wastewater treatment for the City of San Jose is provided by the San Jose-Santa Clara Water Pollution Control Plant. The project is estimated to generate an average of approximately 2,100 gallons per day (0.00 MGD) of effluent, based on the Growth Management System's land use/ effluent coefficient of 237 gallons per day per single family detached residential unit. High energy efficiency appliances (e.g., Energy Star Certified clothes washers, dishwashers, etc.) would be provided with the project.

Water Supply

Water for the project site is provided by the San Jose Water Company. The existing water line in Almaden Expressway is available and adequate to serve the project. Extensions within the project would be provided. The project is estimated to require approximately 4,200 gallons of water per day, based on 130 gallons per person per day. The project incorporates built-in water savings devices such as shower heads with flow control devices and low flush toilets to reduce water usage.

Storm Drainage Facilities

An increase in impervious surfaces associated with project development would cause an increase in stormwater runoff. Storm drainage service for the project site is provided by the City of San Jose. The existing storm drainage lines in Almaden Expressway and Fleetwood Drive are available and adequate to serve the project. Extensions within the project would be provided. An onsite collection system including curbs, gutters and an underground system would be included in the project.

Solid Waste / Recycling

Residential solid waste disposal service for the project site is provided by the City of San Jose. The project is estimated to generate up to approximately 18 tons of solid waste per year, based on 3.0 pounds per person per day; however, with recycling, the amount disposed of in a landfill could be reduced to approximately 9 tons per year.

Construction / Demolition Debris

The project is also subject to mandatory construction and demolition debris recycling. At least 50 percent of the debris generated from the project must be recycled.

Gas and Electric Service

There are existing Pacific Gas and Electric Company gas and electric services in the area that would be extended as required to serve the project. There is sufficient capacity in this utility system to provide adequate project service.

Telephone Service

There are existing AT&T telephone facilities in the area that would be extended as required to serve the project. There is sufficient capacity in this utility system to provide adequate project service.

MITIGATION MEASURES INCLUDED IN THE PROJECT

None required.

CONCLUSION

The project's impact on utilities and service systems would be a **less-than-significant impact**.

18. MANDATORY FINDINGS OF SIGNIFICANCE

ISSUES	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
18. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to (1) degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal or (6) eliminate important examples of the major periods of California history or prehistory?		X		
b. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects and the effects of other current projects.			X	
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

Impact Summary

As discussed in previous sections, the proposed project would have environmental effects that could cause substantial adverse effects on human beings, either directly or indirectly, with respect to air quality, hazards and hazardous materials, hydrology and water quality, and noise. With the implementation of the previously listed Standard Measures and Mitigation Measures Included in the Project, these impacts would be reduced to less-than-significant impacts with mitigation.

APPENDIX

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Although Mindigo & Associates have used their best efforts to prepare a complete and competent report, Mindigo & Associates shall not be liable for cost or damage to any project due to judicial or administrative action, whether or not such action is based on the form or content of this report or portion prepared by Mindigo & Associates. Any services of staff or subconsultants of Mindigo & Associates required by any party in any litigation on or related to this report shall be paid for by the party requesting such services at the current, standard consulting rates of Mindigo & Associates.

INITIAL STUDY / EIR

DISCLOSURE STATEMENT

APPLICANT	Hudson Industrial Equities, Inc.
PROJECT TITLE	**16440 Almaden Expressway** PDC07-064
PROJECT LOCATION	Easterly side of Almaden Expressway, approximately 250 feet north of Redmond Avenue (16440 Almaden Expressway)

Mindigo & Associates has prepared the above Initial Study or Draft Environmental Impact Report, doing business as:

An Individual

The above-named, now has or will have the following direct or indirect economic interest or interests in the development of, or, after its completion, the operation of the project for which the attached Initial Study or Draft EIR has been submitted:

None, Except Fees For The Preparation Of Environmental Studies

I/We declare, under penalty of perjury, that the statements furnished above pertaining to the environmental effects of a proposed project and to my/our economic interest or interests in that project are complete, true and correct to the best of my/our knowledge and belief.

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San Jose, CA 95126

In order to achieve maximum objectivity in the Environmental Review process, the City requires persons, including individuals, firms, associations, partnerships, trusts, corporations, or companies, who submit to the City applications for Environmental Clearance, or who submit to the City a proposed Draft EIR, to disclose any economic interest in the project which they have derived or will or might derive from the development of, or, after its completion, the operation of the project. This application shall apply to consultants and subcontracted consultants who prepare all, or portions of, the Environmental Clearance document or the proposed Draft EIR. Each proponent, consultant, and subcontracted consultant shall prepare a disclosure statement as presented in this application.

You have an indirect economic interest in the project if your spouse or dependent child or agent acting on your behalf owns or otherwise has an economic interest in the site upon which the project is to be developed or if your spouse or dependent child or agent acting on your behalf has a present or future economic interest in the development of, or, after its completion, operation of the project. Briefly but specifically describe each of your direct and indirect economic interests in the project. You need but disclose the nature of your economic interest in the project, not the amount of said interest. If you have no interest, simply write "none" in the space provided.

Persons and Organizations Consulted

1. **Michael Hudson**, Hudson Industrial Equities, Inc.
2. **Erik Schoennauer**, Planning Consultant, The Schoennauer Company
3. **Vince Rivero**, Planner, VER Consultants
4. **Danny Raymond**, Civil Engineer, VER Consultants
5. **Catherine Thieme**, Landscape Architect, VER Consultants
6. **Bob Gonzales**, Director of Student Assignment, San Jose Unified School District
7. **Karen Mack**, Principal Engineering Technician, Transportation Department, City of San Jose
8. **Terry Hardy**, Engineering Clerk, Maps and Records Division, Engineering Department, San Jose Water Company
9. **Gas and Electrical Mapping Departments**, Pacific Gas and Electric Company

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Consultants' Reports

100. **Results of Tree Survey Conducted for 16440 Almaden Expressway, San Jose, California**, Live Oak Associates, Inc., May 29, 2010

101. **Cultural Resources Study of the 16440 Almaden Expressway Project,San Jose, Santa Clara County, California**, Holman & Associates, June 10, 2010

102. **Architectural and Historical Evaluation, 16440 Almaden Expressway, San Jose, CA**, Urban Programmers, June 10, 2010

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104. **Soil and Ground Water Quality Evaluation, 16440 Almaden Expressway, San Jose, California**, Cornerstone Earth Group, July 23, 2007

105. **Floodplain Analysis – Hudson Homes (Almaden Expy.)**, Schaaf & Wheeler, June 17, 2010

106. **Traffic Noise Assessment Study for the Planned Single-Family Subdivision, Almaden Expressway, San Jose**, Edward L. Pack Associates, Inc., June 15, 2010

TECHNICAL APPENDIX

TECHNICAL APPENDIX

Copies of the following consultants' reports, which were prepared for **16440 Almaden Expressway** and are summarized in this Initial Study, are included in this Technical Appendix or in the CD attached to the back cover of this document. Copies are on file at the City of San Jose Planning Division. In accordance with the State CEQA Guidelines, these reports are incorporated by reference and not reproduced in the body of the Initial Study in order to reduce the size and number of pages.

Results of Tree Survey Conducted for 16440 Almaden Expressway, San Jose, California, Live Oak Associates, Inc., May 29, 2010

Cultural Resources Study of the 16440 Almaden Expressway Project,San Jose, Santa Clara County, California, Holman & Associates, June 10, 2010

Architectural and Historical Evaluation, 16440 Almaden Expressway, San Jose, CA, Urban Programmers, June 10, 2010

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Soil and Ground Water Quality Evaluation, 16440 Almaden Expressway, San Jose, California, Cornerstone Earth Group, July 23, 2007

Floodplain Analysis – Hudson Homes (Almaden Expy.), Schaaf & Wheeler, June 17, 2010

Traffic Noise Assessment Study for the Planned Single-Family Subdivision, Almaden Expressway, San Jose, Edward L. Pack Associates, Inc., June 15, 2010

LIVE OAK ASSOCIATES, INC.
an Ecological Consulting Firm

May 29, 2010

Mr. Vince Rivero
VER Consultants
1625 The Alameda, #900
San Jose, Ca 95126

Subject: Results of Tree Survey Conducted for 16440 Almaden Expressway, San Jose, California PN: 1444-01

Dear Mr. Rivero,

Per your request, Live Oak Associates, Inc. (LOA) conducted a tree survey for the site located at 16440 Almaden Expressway in San Jose, California (Figure 1). This survey was conducted on May 24, 2010 by LOA Certified Arborist Neal Kramer (WE-7833A). The 16440 Almaden Expressway site is currently occupied by a single family ranch style residence and various out buildings. A multi-home residential development is proposed for the site. LOA has previously visited this site and conducted a tree survey on January 8, 2009. Because the property has changed ownership and there has been a subsequent change in the site plan, we have been asked to revisit the site and update the tree survey information collected during our January 2009 visit.

The City of San Jose recognizes the many intrinsic values urban forest can contribute to urban areas and encourages the retention and maintenance of mature trees on public and private property as an integral part of that forest.

The City of San Jose defines a tree as any growing plant exceeding six feet in height, whether planted singly or as a hedge. An "ordinance sized tree" is defined as any native or non-native tree with a circumference of 56 inches (diameter of 18 inches) at 24 inches above the natural grade. For multi-trunk trees, the circumference is measured as the sum of the circumferences of all trunks at 24 inches above the natural grade. A "heritage tree" is defined as a tree of special significance to the community due to history, girth, height, species, or other unique quality.

Consistent with the City's ordinance, our survey included a record of the species, and trunk diameter at 24 inches above natural grade, as well as an assessment of the health of each tree occurring on the site. Each surveyed tree was marked with a numbered aluminum tag. A site plan showing the location of each tree is to be prepared by others.

San Jose: 6840 Via del Oro, Suite 220 • San Jose, CA 95119 • Phone: (408) 224-8300 • Fax: (408) 224-1411
Oakhurst: P.O. Box 2697 • 39930 Sierra Way, Suite B • Oakhurst, CA 93644 • Phone: (559) 642-4880 • Fax: (559) 642-4883
Bakersfield: 8200 Stockdale Highway, M10-293 • Bakersfield, CA 93311

SURVEY RESULTS AND DISCUSSION

A total of 29 trees were recorded on the survey site. These trees are listed in Table 1 and the approximate location of each is shown on Figure 2. The trees are a combination of introduced fruit trees and ornamental landscape plantings. There are no native trees on this site.

TABLE 1: Results of May 24, 2010 tree survey at 16440 Almaden Expressway, San Jose, CA

* Health: Good = 75-100% healthy foliage and free of significant defects; Fair = 50-74% healthy foliage and/or other minor defects; Poor = 5-49% healthy foliage and/or significant defects; Dead = less than 5% healthy foliage.

Tree #	Common Name	Scientific Name	Trunk diameter(s) in inches @ 24" above grade	Ordinance size?	Health*
1	Jacaranda	*Jacaranda mimosifolia*	2.5		Poor
2	Ornamental plum	*Prunus cerasifera*	2.5		Good
3	Ornamental plum	*Prunus cerasifera*	3		Good
4	Chinese pistache	*Pistacia chinensis*	11.5 + 6		Fair
5	Evergreen pear	*Pyrus kawakamii*	2		Fair
6	Evergreen pear	*Pyrus kawakamii*	2.5		Fair
7	Ornamental plum	*Prunus cerasifera*	3		Good
8	Ornamental plum	*Prunus cerasifera*	3.5		Good
9	Ornamental plum	*Prunus cerasifera*	3.5		Fair
10	Pear	*Pyrus sp.*	4 + 2.5		Fair
11	Pine	*Pinus sp.*	20	yes	Fair
12	Almond	*Prunus dulcis*	12.5		Fair
13	Almond	*Prunus dulcis*	8		Poor
14	Plum	*Prunus domestica*	4		Fair
15	Apricot	*Prunus armeniaca*	8		Poor
16	Mulberry	*Morus alba*	6		Fair
17	Plum	*Prunus domestica*	16		Fair
18	Plum	*Prunus domestica*	17		Fair
19	Apricot	*Prunus armeniaca*	10		Fair
20	Peach	*Prunus persica*	6		Fair
21	Ash	*Fraxinus velutina*	33	yes	Fair
22	Avocado	*Persea americana*	16.5		Fair
23	Ash	*Fraxinus velutina*	23	yes	Fair
24	Privit	*Ligustrum sp.*	4.5 + 5 + 5.5		Fair
25	Ornamental plum	*Prunus cerasifera*	2.5+3+3.5+5.5		Fair
26	Ash	*Fraxinus velutina*	19.5	yes	Poor
27	Avocado	*Persea americana*	13.5		Fair
28	Loquat	*Eriobotrya japonica*	5 + 5.5 + 7		Good
29	Magnolia	*Magnolia sp.*	1.5 + 2 + 2.5		Fair

Ordinance Sized Trees

Four ordinance sized trees are present on the site. These four trees, numbered 11, 21, 23 and 26, are each discussed briefly below. Photos documenting the ordinance sized trees are included at the end of this report.

Tree 11. This tree is an undetermined pine species *(Pinus sp.)*. It has a trunk diameter of 20", is approximately 35 feet tall and has a branch spread of about 36 feet. The tree is in fair condition with some dieback at branch tips and many needles thin or discolored. The tree is leaning at a 45 degree angle with mounded soil opposite the lean suggesting a high potential for failure.

Tree 21. This tree is an ash *(Fraxinus velutina)*. It has a trunk diameter of 33 inches, is approximately 45 feet high and has a branch spread of about 30 feet. The tree is in fair condition. In the past, this tree has been "topped" to reduce overall height. This pruning technique is not recommended because of the tendency to produce new sprouts below the pruning cut that have weak branch attachments. Severe top cuts such as this can also cause branch dieback and decay.

Tree 23. This tree is an ash *(Fraxinus velutina)*. It has a trunk diameter of 23inches, is approximately 38 feet tall and has a branch spread of about 23 feet. The condition and health of this tree is similar to Tree 21.

Tree 26. This tree is an ash *(Fraxinus velutina)*. It has a trunk diameter of 19.5 inches, is approximately 36 feet high and has a branch spread of about 18 feet. Comments listed for tree 21 apply for this tree as well. Additionally, a *Ganoderma* white rot conk was observed approximately 3 feet up the main trunk of the tree where a large branch has been removed. Over time this fungus would be expected to cause progressive destruction of the sapwood leading to decline or breakage of the tree.

Heritage Trees
No Heritage Trees are present on the project site.

Offsite Trees
In addition to onsite trees documented in this report, a large ordinance size Italian stone pine *(Pinus pinea)* is located immediately adjacent to the south property boundary (photo included at end of report) and could be impacted by proposed development. This tree has a trunk diameter of 51 inches, is approximately 40 feet high and has a branch spread of about 50 feet. Several large branches, including one that is 20 inches in diameter, extend over the project site. The tree is currently in good condition. However, excavation or soil compaction in the vicinity of this tree could damage roots which could lead to a decline in health or destabilization of the tree.

Specific recommendations regarding retention or removal of individual trees are not included with this report, but can be made following the review of a site development plan. Impacts on trees to be retained can be minimized during construction phases of development by conforming to the following guidelines:

- A Tree Protection Plan should be developed by a Certified Arborist or other qualified biologist to ensure that retained trees are appropriately protected during construction activities.
- Training should be provided to all onsite construction workers to ensure that procedures outlined in the Tree Protection Plan are understood and adhered to.
- Any limb or root pruning to be conducted on retained trees should be approved and supervised by the consulting arborist and should follow best management practices developed by the International Society of Arboriculture.
- If a retained tree is inadvertently damaged during construction activity, it should be evaluated at the earliest possible time by the consulting arborist so that appropriate measures can be taken to ensure the tree's health and survival.

The City of San Jose has specific guidelines pertaining to replacement ratios for trees to be removed. These guidelines are outlined below in Table 2. The species and exact number of trees to be planted on a site will ultimately be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

Table 2. City of San Jose Replacement Ratio Guidelines for trees to be removed.

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio

Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

Unless expressed otherwise, this evaluation is limited to visual examination of accessible parts without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees surveyed may not arise in the future.

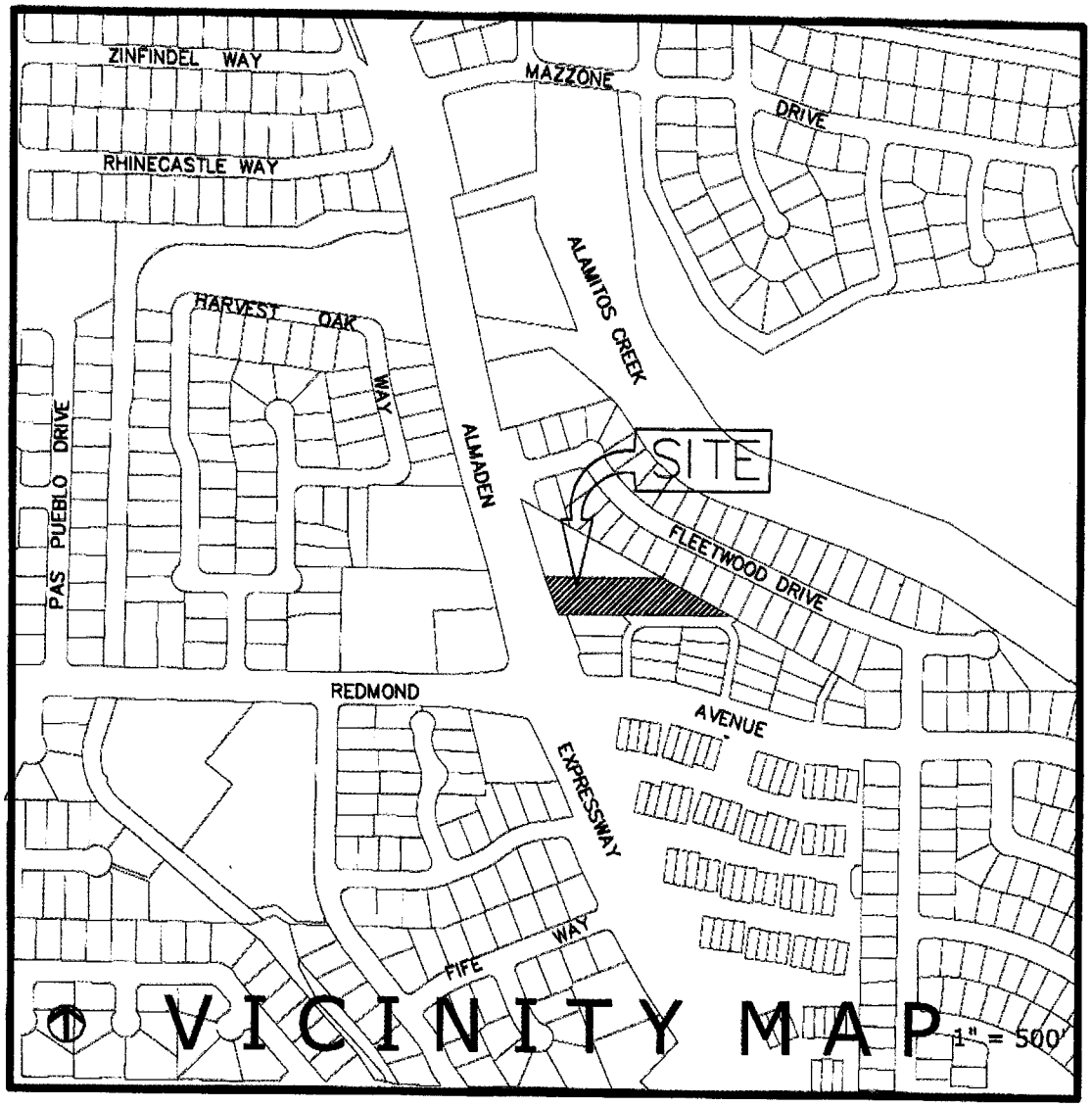
If you have any questions regarding findings or other elements of this report, please feel free to contact me at (650) 563-9943 or (650) 208-0061

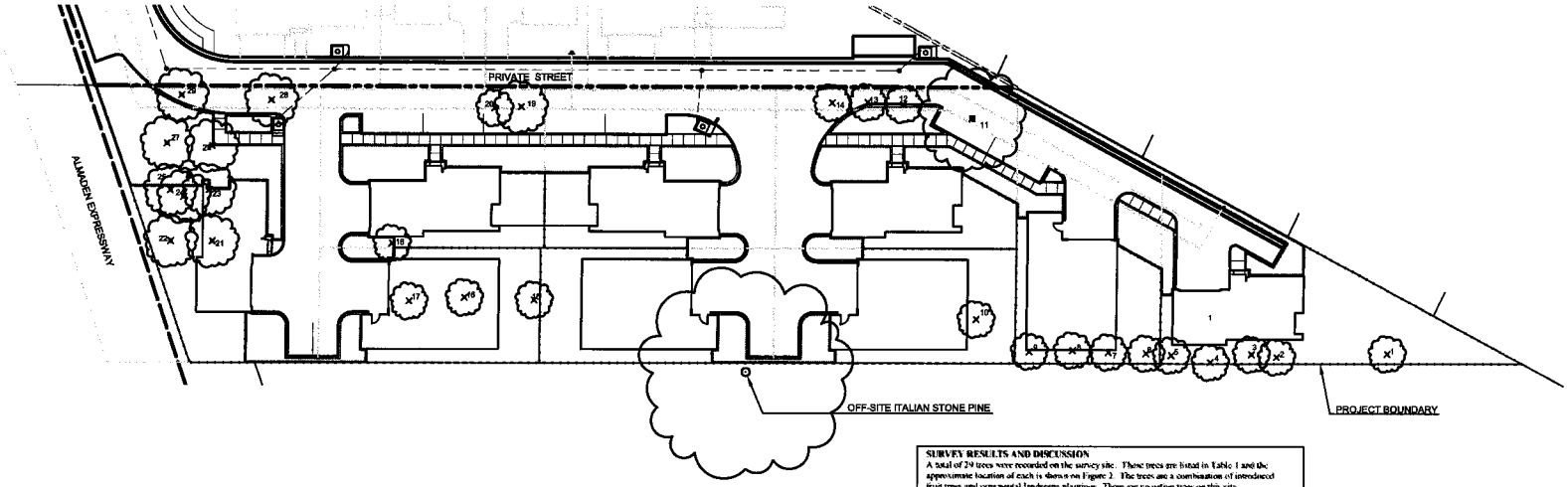
Sincerely,

Neal Kramer

Neal Kramer
Certified Arborist #WE-7833A

FIGURE 1: 16440 ALMADEN EXPRESSWAY
SAN JOSE, CA.





TREE MITIGATION TABLE PER CSJ POLICY				
	DBH	QUANTITY	REPLACEMENT RATIO AND SIZE	QUANTITY REQUIRED
TOTAL NUMBER OF NATIVE TREES TO BE REMOVED	< 12" DIA.	0	1:1 - 15 GALLON	0
	12"-18" DIA.	0	3:1 - 24" BOX	0
	18" + DIA.	0	5:1 - 24" BOX	0
TOTAL NUMBER OF NON-NATIVE TREES TO BE REMOVED	< 12" DIA.	15	1:1 - 15 GALLON	15
	12"-18" DIA.	10	2:1 - 24" BOX	20
	18" + DIA.	4	4:1 - 24" BOX	16
TREES REQUIRED TO MEET MITIGATION REQUIREMENTS			15 GALLON	15
			24" BOX	36
TOTAL TREES REQUIRED			51	
TOTAL PROPOSED TREES (EXCLUDING STREET TREES)			19	
ORDINANCE TREE HAS A DIAMETER BREAST HEIGHT (DBH) OF 18" OR GREATER. BREAST HEIGHT IS MEASURED AT 2.0' ABOVE GRADE ON THE UPHILL SIDE OF THE TREE PER CSJ.				

NOTES:

1) SEE SHEET 6.3 FOR ARBORIST REPORT

EXISTING TREE LEGEND	
X 10	TREE TO BE REMOVED
EXISTING TREE SUMMARY	
TREES TO REMAIN	0
TREES TO BE RELOCATED	0
TREES TO BE REMOVED/MITIGATED	29
TOTAL EXISTING TREES	29

SURVEY RESULTS AND DISCUSSION

A total of 29 trees were recorded on the survey site. These trees are listed in Table 1 and the approximate location of each is shown on Figure 2. The trees are a combination of introduced fruit trees and ornamental landscape plantings. There are no native trees on this site.

TABLE 1: Results of May 24, 2010 tree survey at 16440 Almaden Expressway, San Jose, CA

* Health: Good = 75-100% healthy foliage and free of significant defects; Fair = 50-74% healthy foliage and/or other minor defects; Poor = 5-49% healthy foliage and/or significant defects; Dead = less than 5% healthy foliage.

Tree #	Common Name	Scientific Name	Trunk diameter(s) in inches at 24" above grade	Ordinance size?	Health*
1	Jacaranda	*Jacaranda mimosifolia*	2.5		Poor
2	Ornamental plum	*Prunus cerasifera*	2.5		Good
3	Ornamental plum	*Prunus cerasifera*	3		Good
4	Chinese pistache	*Pistacia chinensis*	11.5 + 6		Fair
5	Evergreen pear	*Pyrus kawakamii*	2		Fair
6	Evergreen pear	*Pyrus kawakamii*	2.5		Fair
7	Ornamental plum	*Prunus cerasifera*	3		Good
8	Ornamental plum	*Prunus cerasifera*	3.5		Good
9	Ornamental plum	*Prunus cerasifera*	3.5		Fair
10	Pear	*Pyrus sp.*	4 + 2.5		Fair
11	Pine	*Pinus sp.*	20	yes	Fair
12	Almond	*Prunus dulcis*	12.5		Fair
13	Almond	*Prunus dulcis*	8		Poor
14	Plum	*Prunus domestica*	4		Fair
15	Apricot	*Prunus armeniaca*	8		Poor
16	Mulberry	*Morus alba*	6		Fair
17	Plum	*Prunus domestica*	16		Fair
18	Plum	*Prunus domestica*	17		Fair
19	Apricot	*Prunus armeniaca*	10		Fair
20	Peach	*Prunus persica*	6		Fair
21	Ash	*Fraxinus velutina*	33	yes	Fair
22	Avocado	*Persea americana*	10.5		Fair
23	Ash	*Fraxinus velutina*	23	yes	Fair
24	Privit	*Ligustrum sp.*	4.5 + 4 + 5.5		Fair
25	Ornamental plum	*Prunus cerasifera*	2.5+3+3.5+5.5		Fair
26	Ash	*Fraxinus velutina*	19.5	yes	Poor
27	Avocado	*Persea americana*	13.5		Fair
28	Loquat	*Eriobotrya japonica*	5 + 5.5 + 7		Good
29	Magnolia	*Magnolia sp.*	1.5 + 2 + 2.5		Fair

Ordinance Sized Trees

Four ordinance sized trees are present on the site. These four trees, numbered 11, 21, 23 and 26, are each discussed briefly below. Photos documenting the ordinance sized trees are included at the end of this report.

-20 0 20 40 60

SCALE IN FEET
1" = 20'

N

BY	DATE	REVISIONS

Mr. Michael Hudson
Hudson Industrial Equities, INC.
483 Horning Street
San Jose, CA 95112

VERO consultants
Planning | Engineering | Landscape Architecture
www.vero-consultants.com

GENERAL DEVELOPMENT PLAN
PDC 07-056
HUDSON HOMES
TREE DISPOSITION PLAN
SAN JOSE CALIFORNIA

Project No. 2008.139 | Drawn by: | Checked: | Date: | Date: 11/13/2008

SHEET
6.2
OF 10 SHEETS

PW PROJECT #
3-_____

AS A CONDITION OF USE OF THESE PLANS FOR CONSTRUCTION OR OTHER PURPOSES, THE CONTRACTOR AGREES TO ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR ALSO AGREES TO HOLD THE PROJECT OWNER AND VERO CONSULTANTS, INC. HARMLESS FROM ANY AND ALL LIABILITY AS A RESULT OF CONSTRUCTION OF WORK ON THIS PROJECT, EXCEPTING DUE TO LIABILITY AS A RESULT OF THE SOLE NEGLIGENCE OF THE OWNER OR VERO CONSULTANTS, INC.

Ordinance Sized Trees
16440 Almaden Expressway, San Jose, CA
May 24, 2010

Tree 11: Pine *(Pinus sp.)*

Tree 11: Leaning trunk with mounded soil.

Trees 21, 23 & 26: Ash *(Fraxinus velutina)* - looking north.

Trees 21, 23 & 26: Ash *(Fraxinus velutina)* - looking south.

Offsite tree: Italian stone pine *(Pinus pinea)* – along south property boundary.

holman & ASSOCIATES
Archaeological Consultants
"SINCE THE BEGINNING"
3615 FOLSOM ST. SAN FRANCISCO, CALIFORNIA 94110 415/550-7286

Richard Mindigo
Mindigo & Associates
1984 The Alameda
San Jose, CA 95126

June 10, 2010

Dear Mr. Mindigo:

RE: CULTURAL RESOURCES STUDY OF THE 16440 ALMADEN EXPRESSWAY PROJECT, SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA.

At your request I have completed an archaeological literature review and field inspection of the above referenced project located at 16440 Almaden Expressway in the Almaden Valley section of San Jose, Santa Clara County, California. While no evidence of prehistoric archaeological resources was found, this property is situated in a zone of very high archaeological sensitivity. This report contains a summary of information gained from the literature review and field inspection and makes recommendations for archaeological monitoring of future construction related activities on the property.

PROJECT DESCRIPTION

The proposed project area consists of an irregularly shaped parcel of land of approximately one acre located on the east side of Almaden Expressway just north of its intersection with Redmond Avenue in the Almaden Valley of San Jose. Located on the Santa Teresa U.S.G.S. map, the borders of the property are the Almaden Expressway on the west, with the backyards of housing on the north east and south. Currently the property contains an unoccupied house at the western end of the property, along with two small outbuildings, one of which has been added to, east of the house. The entire lot, with the exception of a small area in front of the house, has been covered by asphalt/gravel pavement.

LITERATURE REVIEW

An archaeological literature review was conducted by this author in person at the Northwest Information Center (NWIC) located in Rohnert Park on June 8, 2010 (NWIC file no. 09-1551). There have been no formal archaeological surveys of the property, and there are no recorded historic and/or prehistoric sites inside the project borders. The surrounding properties have all been formally surveyed over the past 30 years, resulting in the recording of numerous archaeological sites.

While there are no recorded archaeological sites inside the project borders, there are numerous archaeological sites recorded within a quarter mile of it. These include Scl-181,406,199,132 and 149. Two large archaeological complexes have been recorded within the quarter mile radius, the most well known is the complex of archaeological deposits, grinding mortars, rock art repositories and rock shelters utilized by the Native Americans inside the former Mazzone property, now partly developed for housing: the remainder of the Mazzone property containing the rock outcrops and shelters was developed in the late 20th century into a golf course, preserving them. Directly northwest of the current project area, on the west side of the Almaden Expressway was an archaeological complex known as the Athenour property. Now developed entirely into housing, archaeological research and monitoring of construction activities yielded artifacts and human remains from a number of locations, extending from the hills on the northern end of the property into the former alluvial fan and riparian zone of Alamitos Creek located to the east.

In short, over 30 years of archaeological research in the northern Almaden Valley has yielded information about former Native American habitation sites which included burial components along with hillside areas which contain evidence of seed and acorn grinding stations in the bedrock, along with rock outcrops and rock shelters which were devoted to the display of religious art in the form of petroglyphs; some of the rock shelters also have grinding mortars in the floors, ground and pecked into the sandstone.

DESCRIPTION OF FIELD INSPECTION

A visual inspection of the property was conducted by this author on June 9, 2010. It quickly became apparent that it would be impossible to conduct an adequate visual inspection: with the exception of a small area of landscaped front yard, the entire remainder of the property is covered either by buildings and/or an asphalt/gravel pavement, obscuring the ground surface.

FINDINGS/RECOMMENDATIONS

Given that it was impossible to conduct a visual inspection of the ground surface, this report must limit itself to a discussion of the potential that archaeological materials may be found during future construction related earthmoving. It is the opinion of this author that there is a very high potential that archaeological materials may be found during earthmoving, given the profusion of such materials observed over the past 3 decades to both the north and south of the project on both sides of Alamitos Creek. The current project area is similar in setting to the Athenour property located on the west side of Almaden Expressway: observations made by this author and others dating back to the mid 1970s revealed an area of clay silts containing abundant amounts of water worn cherts and basalts, the result of countless flooding episodes of Alamitos Creek in prehistoric times–the gravels were laid down by fast flooding, while the clay loam (seen on the surface in areas not yet developed) was the result of ponding episodes and/or more gentle flooding activities. In prehistoric times, it appears that the main occupation areas were located above the flood lines on either side of the creek: the lower flood-prone areas, such as the current

project area, did experience habitation and in some locations, served as burial grounds. Casual use of the gravels for artifacts has been found in the form of scattered tools and fire altered rock during surveys and later during archaeological monitoring.

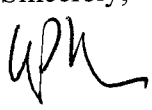
Due to the sporadic nature of the discovery of prehistoric archaeological materials in past projects near the current project area, it is the recommendation of this report that a qualified archaeologist be retained to monitor all site clearing activities and subsequent grading and trenching operations until the monitor is satisfied that there is no potential for discovering discrete archaeological deposits and/or human burial concentrations.

In the event that any archaeological materials and/or culturally modified soils or human or animal burials are discovered, it will be the responsibility of the archaeological monitor to stop work in the area determined to be archaeologically sensitive until a plan for the evaluation of the resource to demonstrate its eligibility for inclusion on the California Register of Historic Resources (CRHR) has been submitted to the San Jose Planning Department for approval. Evaluation normally takes the form of additional mechanical subsurface testing to determine the aerial extent and depth below the surface of archaeological deposits, combined with limited hand excavation to record and retrieve materials for analysis.

If evaluative testing and analysis proves the existence of a CRHR eligible resource which will be damaged by further construction activity, a plan for the mitigation of impacts to the resources inside the impact zone shall be submitted to the San Jose Planning Department for approval before any grading and/or trenching can recommence inside the zone described as archaeologically sensitive. Mitigation can take the form of additional data retrieval through hand excavation, coupled with archaeological monitoring of all further earthmoving inside the archaeologically sensitive zone to insure that significant archaeological materials are recorded and/or removed for analysis for the preparation of a final report of findings.

In the event that human remains are discovered, it will be the responsibility of the project archaeologist to notify the County Coroner's office along with the Native American Heritage Commission (NAHC). It is the responsibility of the NAHC to name a Most Likely Descendant (MLD), a person who will represent local tribal interests and who will make recommendations to the project sponsor regarding the method of exposure, recording, removal and reburial of all human remains and associated grave goods.

Sincerely,



Mile Paul Holman
Holman & Associates

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings _____
Review Code _____ Reviewer _____ Date

 ***Resource Name or #:** (Assigned by recorder)

P1. Other Identifier:

***P2. Location: Not for Publication** X **Unrestricted**

***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** ___ **Date** 1980 **T** __; **R** ___; __ **3 of** __ **3 of Sec** __; _____ **B.M.**

c. Address 16440 Almaden Expressway City San Jose Zip 95120

d. UTM: (Give more than one for large and/or linear resources) Zone 10, S 600224.27 mE/ 4120993.12 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 969-24-001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located along a very busy expressway, the immediate area is a mix of single-family residential developments, and across the expressway, commercial properties. The single family property to the north has been approved for development with 7 single-family detached lots.

The subject parcel is a truncated rectangle approximately one acre in size, that is flat with four buildings and numerous mature trees both fruit and evergreen varieties, and is overgrown with vegetation. The property faces onto Almaden Expressway where the main building- a c. 1952 house is set back approximately 25 feet from the road. The front yard is heavily overgrown with mature trees blocking the view from the public way. Buildings on the parcel are a Mid-century Ranch style house (A), and in the rear of the property, two metal storage buildings (B & C) and a wood frame building (D).

(Continued on page 3)

***P3b. Resource Attributes:** (List attributes and codes) HP 2 Single family detached house

P4. Resources Present: X Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) View SE Front Façade, 6/09/2010

***P6. Date Constructed/Age and Source:** X Historic Prehistoric Both
Constructed: 1952 Assessor's list

***P7. Owner and Address:**
HH Almaden LLC
483 Horning ST, San Jose CA 95112

***P8. Recorded by:** (Name, affiliation, and address)
Bonnie Bamburg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

***P9. Date Recorded:** 6/10/2010

***P10. Survey Type:** (Describe) Project Specific

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Continuation Sheet X Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record X Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

 *Resource Name or # (Assigned by recorder) 16440 ALmaden Expressway.

B1. Historic Name:
B2. Common Name:
B3. Original Use: Residential B4. Present Use: Residential - storage
*B5. Architectural Style: Mid-century Ranch
*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed 1952, alteration/addition 1965

*B7. Moved? X No Yes Unknown Date: _____ Original Location:
*B8. Related Features:
Butler Building and wood storage building, mature trees

B9a. Architect: Unknown b. Builder: unknown
*B10. Significance: Theme Residential architecture Area San Jose
Period of Significance 1945-1991 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not significant to the history or architectural heritage of San Jose because it is not associated with individuals or events of significance. Further the original architecture was not an important example of a recognized style and it has been altered with an addition. The property and buildings have been associated with working families and small businesses, but none of the associations were significant to the history of San Jose.

The site is part of the Rancho Yerba Buena Y Socayre, granted to Antonio Chabolla in 1839, by Mexican Governor Figueroa. At that time the subject parcel was likely used for cattle grazing. Into the mid 1870's the land was vacant as shown in the Thompson & West Historical Atlas of Santa Clara County 1876.[1] It was part of 300 acres owned by L Laumeister and sold by Mable Laumeister in 1920 to Armand Kreft, Jr a resident of San Mateo County who may have planted the first fruit trees, but in a few years sold it to Celestine Peter Pheiffer . Pheiffer. who was born in Germany, emigrated from the Netherlands, and was listed as a farmer in the Santa Clara County Voters Registration (1916-1940).[2] During the time the property was owned by Pheiffer it was a fruit orchard. After the death of Celestine Pheiffer the property was sub- divided with the subject parcel and the one to the north sold to Frank and Sunta Borghi on Feburary 1, 1946. Frank Borghi lived at 16800 Almaden Road. During the next 6 years, Frank Borghi appears to be a fruit grower until he removed the trees to construct houses in 1951-52. (continued on sheet 4)

(Sketch Map with north arrow required.)

See sheet 8

B11. Additional Resource Attributes: (List attributes and codes) HP 2 single family residential
*B12. References: US Census, City & County public documents,
B13. Remarks:
*B14. Evaluator: Bonnie Bamburg
*Date of Evaluation: 10/16/2009

(This space reserved for official comments.)

[1] Thompson & West, New 1876, Historical Atlas of Santa Clara County California, San Francisco 1876:60
[2] EDR, Phase 1 for the property at 16440 Almaden Expressway, Attachment C Aerial Decade Photograph Pkg.

P3.Description cont:

Building A. The single-story, wood frame, Mid-century modified Ranch style house is designed in a "U" shape with wings in the rear. The building is covered with stucco. The fenestration is of various sized, metal- frame, sliding windows set into the wall without frames. Constructed c.1952, it has been modified by the addition of a shed style room in the rear and vandalism that has broken many windows and required plywood covering for missing doors.

The Mid-century Modern Ranch Style (semi-custom) is defined by several attributes; horizontal massing, single-story, low pitched hipped or gable roof with wide overhanging eaves, mix of building materials accenting a basic stucco wall, Large windows and sliding glass doors (rear), and low artistic landscaping, two car garage in the front, and decorative ornamentation – porch supports, shakes etc. The subject house exhibits most of the attributes, but lacks a garage and has minimal ornamentation. The front façade has red-brick veneer on the lower 1/3 of the walls, and a recessed concrete porch on the north side. In front of the porch is a low brick planter that matches the brick on the house. The overhanging roof of the porch is supported by three posts at the north corner. Other than the brick and fenestration there are no architectural details on the building. A hipped roof, covered in shake style shingles, covers the main building. The side and rear facades are all stucco without the brick decoration except for the chimney on the north side. The rear wings form a protected patio that has been covered with a corrugated fiberglass roof supported with decorative metal supports. A c. 1965, wood-sided addition is attached to the rear of the side wing of the house. The form, with a pitched roof, and use of wood siding does not match the style of the main house and diminishes the integrity of the original building. The rear landscaping consists of a three level, concrete terrace (platform) with a small tree well in the center. Like the rest of the property this is very overgrown. The interior has been modified with pseudo wood paneling, although the interior configuration appears original. The building is typical of the Mid-century vernacular "builder's " design that was constructed by the hundreds in Santa Clara Valley, and does not represent the artistic design of many similar era, Ranch style houses in San Jose (Willow Ranch, etc.). The building is in poor condition with evidence of insect infestation, water intrusion, broken windows and a deteriorated roof. It appears from the 1956 aerial photograph that a garage was located behind the house and there were other buildings on the rear of the parcel.[1]

Building B. The second building is a Butler Building; a manufactured metal building that was assembled on the site c. 1955, and is located behind the house. The building has a typical pitched roof and is made of a metal frame and stamped metal cladding, including the roof where the material curves under at the edge. The building has a large sliding door on the east side that has been secured and a smaller one inserted, and a pedestrian door on the south facade. The north facade is punctuated with a horizontal bank of metal-frame, industrial windows that extends across most of the facade. This building sits on a concrete slab foundation, has rolled seams and is in poor condition exhibiting sections of the metal siding that have been replaced, as well as the doors.

Building C. On the west side of Building B, is a second small metal building that abuts Building B. The metal building is from a generic source with materials that were probably procured locally and assembled on the

[1] Environmental Data Resources, *Aerial Photograph Package (attachment C)*, Phase 1 Report for 16440 Almaden Expressway, San Jose, April 26,2010.

site. The main door is on the west façade. The building has a gambrel roof and a patterned set of double doors on the west façade facing the house. Appearing to be a lighter weight metal than Building B, deterioration is obvious and sagging on the sough façade and what appears to be loss of structural integrity. A small "dog house" shed is attached to the north side of the building. This wood frame shed is severely deteriorated. Exhibiting sagging and does not appear to have a foundation.

Building D. The third ancillary building is the newest one, c.1970, and is constructed on a wood frame with grooved manufactured wood siding (T-111) and a low pitched roof. The utilitarian building appears to have been constructed for storage although it appears to have been occupied as an office/apartment. It is hard to tell the original use because the building is severely deteriorated and the interior has been destroyed presumably by vandals. Like the others, this building is in very poor condition. This building replaced a larger building that is present on the 1956 aerial photograph.[2]

B10 Significance Continued:

The late 1940's, the Post WWII era, was one of great population growth in San Jose and Santa Clara County. Property that had been in agricultural use was subdivided for single family homes, large homes were subdivided for small apartments and in every corner of the County, new residents were seeking a place to live. It was also a time when contractors, some with little experience, were building speculative houses and selling them as fast as they could be completed. Tracks of single family houses such as Tropicana Village, Foxworthy Estates (Foxworthy & Hillsdale Blvd) and others along most major roads, spread the City south and east with homes for veterans that took only $1 to move in. Although San Jose was annexing tracts of land in every direction, beyond the city limits, subdivisions of 2-10 homes sprang up in the unincorporated county. That appears to be the case when the two houses were constructed at 16430 and 16440 Almaden Road (Expressway) by Frank Borghi, contractor who lived and worked out of his house down the street at 16800 Almaden Road.

When the house on the subject property was complete, in May 1952, the property was sold to Lawrence Rodrigues who immediately transferred it to Francis L and Marilyn Jarvis.[3] The Jarvis family appears responsible for constructing several ancillary buildings in the rear of the property, most of which no longer exist, and erecting (or moving) the Butler Building that remains on the site. In 1963, the property was sold to George M and Alfonsa Grace Fox.[4] It appears that the Fox family constructed the wood frame building on the rear of the property c. 1970. In 1980, two businesses are listed on the property; The Pet Adoption Center and PTL Bros. Construction, both occupying buildings in the rear of the property. In the directory for 1986, George M and Grace Fox are listed at the address as is Frank Jarvis who appears to live in the wood building in the rear of the property. George Fox died in 1988, and Grace continued to reside on the property until 2002. During the years the property was owned by the Fox family, small businesses occupied space in the rear of the property, none staying for very long. After the death of Alfonsa Grace Fox, the property transferred

[2] Aerial Photograph 1"+555' EDR Aerial Photograph Decade Package - Appecdix C to the Phase 1 Assessment for 16440 Almaden Expway , April 26, 2007
[3] Deed recorded May 7, 1952 Book 2416 page 172, 169
[4] Deed 7/30/1063 Book 6125 page 383

within her family, and was eventually owned by Susan J. Logan. The property appears to have been vacant since it was acquired by HH Almaden LLC, a Hudson Properties company in 2007.

Butler Company;

Founded in 1909, to manufacture holding tanks and grain bins, the company entered the pre-engineered, ridged frame building business in 1939 in collaboration with R. Buckmister Fuller. The war years limited steel for the company and only a few buildings were sold to the military. Post WWII "the Butler product line evolved into a comprehensive building system including Butler® frames, walls, roofs, fasteners, doors, and windows. An integrated approach to construction enabled Butler development teams to overcome traditional limitations"[5] The company has supplied pre-engineered building components to a broad market for rural, industrial, commercial and institutional uses. In 2004 the company was purchased by BlueScope Steel from Melbourne Australia. Buildings by the Butler Company are found in many areas of San Jose, particularly the industrial areas.

Architectural and Historical Evaluation:

The Historic Landmarks Commission recently accepted a historic context statement for Modernism in San Jose prepared by Past Consultants. The statement covers the Mid-century era and includes information about the various iterations of the residential Ranch style that is prevalent in San Jose and dates from 1945-1991. The house at 16440 Almaden Expressway is a variation of the Mid-century Ranch best defined in the context statement as Tract Ranch, or semi-custom is among the most prevalent styles in the City.

San Jose Historic Landmark Criteria in Ordinance # 17 XXX -Evaluation:

1. *Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;*

   The property at 16440 Almaden Expressway is associated with the Industrialization and Suburbanization Era 1945-1991. In the early years of the Mid-century period subdivisions of tract houses were constructed to meet the needs of an expanding population. The subject of this study is a parcel within a subdivision of three lots, which is not considered a significant element in this pattern. The property and buildings on the subject parcel are associated with working families and are not associated with people, eras or events that have contributed to the history or heritage of San Jose in a distinctive or significant or important way.

2. *Identification as, or association with, a distinctive, significant or important work or vestige;*
   a. *Of an architectural style, design or method of construction;*

      The main building represents a variation of the Mid-century Ranch style (semi-custom), This example exhibits many of the characteristic features of the style but is not a significant representation. The design appears to be "speculative" and was constructed with contemporary materials, in a common configuration that is pleasant but not artistic. The building does not appear to have been designed by

[5] Butler Company history, www.butlercompany.com/history

an architect.

b. *Of a master architect, builder, artist or craftsman;* Does not apply
c. *Of high artistic merit* – Does not apply
d. *The totality of which comprises a distinctive, significant or important work of vestige whose component parts may lack the same attributes;* Does not apply
e. *That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked;*

The buildings are of a type and style found throughout San Jose. This property does not provide significant information of how people lived or worked in the 1950's

f. *The factor of age alone does not necessarily confer a special historical, architectural cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.*

The main house does not exhibit special historical or architectural importance. The style is found throughout San Jose as a speculative design. Fine examples of the Mid-century Ranch style - semi-custom houses - are found in several neighborhoods of San Jose particularly in Willow Glen (Willow Ranch). The ancillary buildings are not artistic architecture or important engineering design that contributes to the history or heritage of San Jose.

In addition to the above, the Historic Landmarks Commission may consider (variations of the criteria):

1. *Its character, interest of value as part of the local, regional, state or national history, heritage or culture;*
   Does not apply
2. *Its location as a site of significant historic event;*
   Does not apply
3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture or history:*

The property is not identified with a person who significantly contributed to the culture or history of San Jose.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;*

The buildings do not exemplify the culture, economic or historic heritage of San Jose or Santa Clara County.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;*

The buildings are not distinctive and are not associated with a particular group of people.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen;*

The buildings are common and numerous in San Jose and do not embody distinguishing characteristics of an architectural type or specimen.

7. Its identification as the work of an architect or master builder whose individual work has influenced the development f the City of San Jose;

The designer/builder of the house was not a master builder or architect with influence on the culture or development of San Jose. When constructed the buildings were in the County of Santa Clara.

8. its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

The buildings are common in their design and do not represent unique or innovative design

San Jose Planning Department's Evaluation for Significance establishes the following levels of significance:

33-+ Potential Historic Resource (evaluate for possible status as a City Landmark/Cal Register resource)
0-32- Non-significant resource

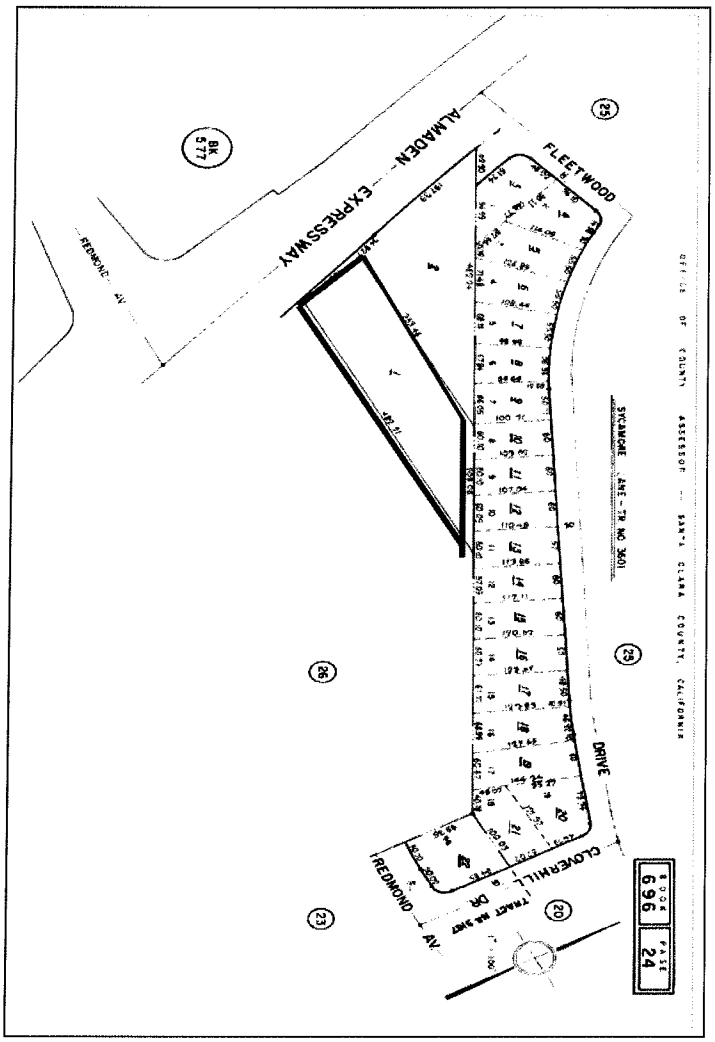
The property rated an adjusted total of : 20.31

This rating is within the classification of non-significant resource. Resources that rate less than 32 points are not considered important or eligible for listing in the California Register of Historic Resources of the National Register of Historic Places.

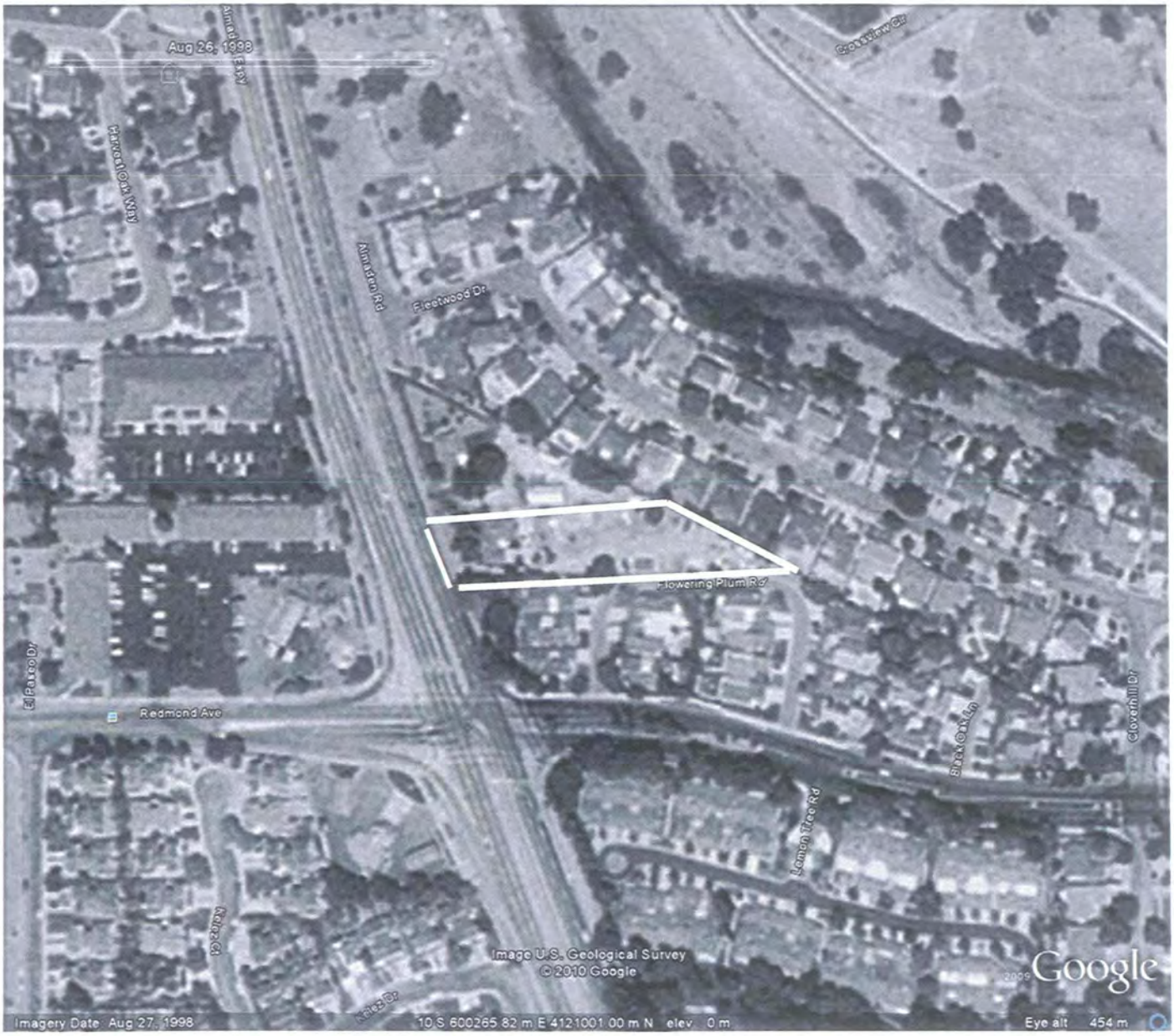
Properties that are not eligible for listing in the California Register of Historic Resources or the National Register of Historic Places are classified as not significant resources within the definition of CEQA. Alterations or demolition to properties that are not eligible for listing under CEQA do not require mitigation under the CEQA Guidelines.

SOURCES CONSULTED:
Polk City Directory, San Jose and Santa Clara (including rural addresses) 1950-1970
Pacific Bell Telephone Directories 1955-1990
San Jose Modernism Context Statement, Past Consultants, June 2009
Santa Clara County Assessor's Records
Santa Clara County Clerk's Records (deeds & Maps)
TRC Environmental Assessment Phase1, 16440 Almaden Expressway, San Jose, CA –May 31, 2007
U.S. Census 1880,1900,1910,1920,1930

Location Map and Historic Aerial Photographs:



Santa Clara County Assessor's Parcel Map: 16440 Almaden Expressway, Sam Jose



USGS Aerial Photograph 1998, Site shows several ancillary buildings that are no longer extant.

Photograph # 1 Front Façade; porch on the left, Kitchen Door covered with plywood on the right.

Photograph #2 Rear façade with wings on each side, patio with decorative metal railings and supports, cover above.

Photograph # 3 North façade with chimney.

Photograph # 4 South wing with addition attached to the rear.

Photograph # 5 Metal storage buildings, Butler Building and metal shed. South facades

Photograph # 6 Butler Building in the rear. East façade showing the vehicle door hardware.

Photograph # 7 Metal building (Butler Building) , interior looking through the windows on the north side

of the building.

Photograph # 8 Wood apartment/office/storage building c. 1970. Note concrete pads from former buildings.

HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME: None
HISTORIC RESOURCE ADDRESS: 16440 Almaden Expressway, San Jose

A. VISUAL QUALIFICATIONS

1	EXTERIOR The site composition (overgrown) retains the visual qualities of a mid-century residence	E	VG	**G**	FP
2	STYLE Mid-century modern Ranch	E	VG	**G**	FP
3	DESIGNER unknown	E	VG	G	**FP**
4	CONSTRUCTION -common materials	E	VG	G	**FP**
5	SUPPORTIVE ELEMENTS mature trees	E	VG	**G**	FP

B. HISTORY/ASSOCIATION

6	PERSON/ORGANIZATION none of importance	E	VG	G	**FP**
7	EVENT none of individual significance	E	VG	G	**FP**
8	PATTERNS residential development post WWII	E	VG	**G**	FP
9	AGE 1952	E	VG	G	**FP**

C. ENVIRONMENTAL/CONTEXT

10	CONTINUITY not in an area of importance	E	VG	G	**FP**
11	SETTING Unimportant	E	VG	G	**FP**
12	FAMILIARITY Difficult to see behind overgrown vegetation	E	VG	G	**FP**

D. INTEGRITY

13	CONDITION good	E	**VG**	G	FP
14	EXTERIOR ALTERATIONS addition	E	**VG**	G	FP
15	STRUCTURAL REMOVALS none known	**E**	VG	G	FP
16	SITE original location	**E**	VG	G	FP

E. REVERSIBILITY

17	EXTERIOR	E	**VG**	G	FP

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

The Interior is typical in configuration and is altered with laminate paneling.

18	INTERIOR VISUAL	E	VG	G	**FP**
19	INTERIOR HISTORY	E	VG	G	**FP**
20	INTERIOR ALTERATIONS c.	E	VG	G	**FP**
21	INTERIOR REVERSIBILITY	E	VG	G	**FP**
22	NATIONAL OR CALIFORNIA REGISTER not eligible due to lack of significance	E	VG	G	**FP**

REVIEWED BY: Bonnie Bamburg DATE: June 10, 20

EVALUATION TALLY SHEET
(PART 1)

HISTORIC RESOURCE ADDRESS: 16440 Almaden Expressway, San Jose

			E	VG	G	FP	
A	VISUAL QUALITY/DESIGN						
	1	EXTERIOR	16	12	6	0	6
	2	STYLE	10	8	4	0	4
	3	DESIGNER	6	4	2	0	0
	4	CONSTRUCTION	10	8	4	0	0
	5	SUPPORTIVE ELEMENTS	8	6	3	0	3
					Subtotal:		13
B.	HISTORY/ASSOCIATION						
	6	PERSON/ORGANIZATION	20	15	7	0	0
	7	EVENT	20	15	7	0	0
	8	PATTERNS	12	9	5	0	5
	9	AGE	8	6	3	0	0
					Subtotal:		5
C.	ENVIRONMENTAL/ CONTEXT						
	10	CONTINUITY	8	6	3	0	0
	11	SETTING	6	4	2	0	0
	12	FAMILIARITY	10	8	4	0	0
					SUBTOTAL:		0

A & C SUBTOTAL:	13
B SUBTOTAL:	5
PRELIMINARY TOTAL: (sum of A. B. & C.)	18

EVALUATION TALLY SHEET
(PART II)

HISTORIC RESOURCE ADDRESS: 16440 Almaden Expressway, San Jose

D.	**INTEGRITY**	**E**	**VG**	**G**	**FP**				
	13 CONDITION		0.03	0.05	0.1	18 X	0.03 =		0.54
	SUBTOTAL A,B&C								
	14 EXTERIOR ALTERATIONS		0.05	0.1	0.2	13 X	0 0		0
	SUBTOTAL A&C								
			0.03	0.05	0.1	5 X	0.03 =		0.15
	FROM B								
	15 STRUCTURAL REMOVALS		0.2	0.3	0.4	13 X	0 =		0
	SUBTOTAL: A & C								
			0.1	0.2	0.4	5 X	0 =		0
	FROM B								
	16 SITE		0.1	0.2	0.4	5 X	0 =		0
	FROM B								
		INTEGRITY DEDUCTIONS SUBTOTAL							0.69
		ADJUSTED SUBTOTAL:				18 -	0.69		17.31
		(Preliminary Total minus Integrity Deductions)							

E	**REVERSIBILITY**	**E**	**VG**	**G**	**FP**		
				VALUE			
	17 EXTERIOR	3	3	2	2		3
				Total:		3	

F.	**ADDITIONAL CONSIDERATIONS BONUS POINTS**	**E**	**VG**	**G**	**FP**		
				VALUE			
	18 INTERIOR HISTORY ASSOCIATION	3	3	1	0	0	
	19 INTERIOR VISUAL QUALITY	3	3	1	0	0	
	20 INTERIOR ALTERATIONS	4	4	3	1	0	
	21 INTERIOR REVERSIBILITY	4	4	2	0	0	
	22 NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0	
		BONUS POINTS SUBTOTAL:					0
		ADJUSTED TOTAL:					20.31

TRC

Phase I Environmental

Site Assessment

16440 Almaden Expressway

San Jose, California

This report has been prepared for:

Hudson Industrial Equities

483 Horning Street, San Jose, California, 95112

May 31, 2007
Project No. 1816-4

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Staff Geologist

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Table of Contents

1.0 INTRODUCTION 1
1.1 Purpose 1
1.2 Scope of Work 1
2.0 SITE RECONNAISSANCE 1
2.1 Site Location and Ownership 1
Table 1. Site Information 2
2.2 Topographic Features and Hydrogeology 2
2.3 Site Visit 2
Table 2. Additional Readily Observable Site Features 3
2.4 Site Vicinity Drive-By Survey 4
Table 3. Adjacent Properties 4
2.5 Interviews with Site Owner and Occupants 4
3.0 USER PROVIDED INFORMATION 4
3.1 Environmental Liens, Specialized Knowledge, Commonly Known Information and Purchase Price 4
3.2 Chain of Title 5
4.0 HISTORICAL REVIEW 5
4.1 Photograph and Map Review 5
4.1.1 Site 5
4.1.2 Site Vicinity 6
4.2 City Directories 6
Table 4. Reported Past Site Occupants 6
5.0 REGULATORY RECORDS 6
5.1 City and County Agencies File Review 6
5.2 Regulatory Agency Database Report 6
6.0 CONCLUSIONS 7
6.1 Historical Summary 7
6.2 Agricultural Use 7
6.3 Chemical Storage and Use 7
6.4 Septic System 7
6.5 Asbestos 7
6.6 Lead-Based Paint 8
6.7 Potential Environmental Concerns Within the Site Vicinity 8
6.8 Data Failures and Gaps 8
7.0 LIMITATIONS 9
8.0 REFERENCES 9

FIGURE 1 — VICINITY MAP
FIGURE 2 — SITE PLAN

APPENDIX A — TERMS AND CONDITIONS
APPENDIX B — QUESTIONNARE
APPENDIX C— AERIAL PHOTOGRAPHS
APPENDIX D — CITY DIRECTORY REPORT
APPENDIX E — REGULATORY AGENCY DATABASE REPORT

PHASE I ENVIRONMENTAL SITE ASSESSMENT
16440 ALMADEN EXPRESSWAY
SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

This Phase I environmental site assessment was performed for Hudson Industrial Equities, who we understand is considering the purchase of the site shown on Figures 1 and 2. The site is currently occupied primarily by residential structures with some commercial structures.

The purpose of this study was to strive to document recognized environmental conditions at the site related to current and historic use of hazardous substances and petroleum products. The term "recognized environmental conditions" means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate a significant release or significant threat of a release into the ground, ground water, or surface water.

1.2 Scope of Work

As requested, the scope of work for this study was performed in general accordance with the American Society for Testing and Materials (ASTM) Designation E 1527-05 as outlined in our agreement dated April 25, 2007. The scope of work included the following tasks.

- Reconnaissance of the site and limited drive-by survey of adjacent properties for readily observable indications of current or historic activities that have or could significantly impact the site.
- Review of readily available topographic maps and reports to evaluate local hydrogeologic conditions including anticipated ground water depth and flow direction.
- Review of readily available documents, maps, and aerial photographs, and interviews with knowledgeable persons to evaluate past land uses.
- Acquisition and review of a regulatory agency database report to evaluate potential impacts to the site from reported contamination incidents at nearby facilities.
- Review of available regulatory agency files to obtain information about the use and storage of hazardous materials at the site.

Our scope of services did not include sampling or analysis of on-site building materials, air, soil, or ground water. The limitations of this Phase I environmental site assessment are presented in Section 7; the terms and conditions of our agreement are presented in Appendix A. This work was performed under the oversight of Leonardo Alvarez, P.G., C.E.G. and Senior Principal Geologist, who meets the ASTM E 1527-05 qualifications.

2.0 SITE RECONNAISSANCE

2.1 Site Location and Ownership

The site is located at 16440 Almaden Expressway, San Jose, in a residential and commercial area. It is bounded by a gasoline service station and shopping center to the west, beyond Almaden

Expressway, and residential units to the north, east, and south. The site is owned by Susan J. Logan. The site location and ownership information is shown in Table 1.

Table 1. Site Information

Site Address	APN	Approximate Acreage	Site Owner	Approximate Square Footage of Building (s)
16440 Almaden Expressway	086-24-001	1	Susan J. Logan	1 single story residence and 1 single story office containing approximately 840 square feet and 360 square feet, respectively. 1 detached maintenance garage (no square footage provided).

2.2 Topographic Features and Hydrogeology

Based on U.S. Geological Survey (USGS) topographic maps, the site's elevation is approximately 222 feet above mean sea level. Topography in the vicinity of the site slopes gently to the northwest toward the San Francisco Bay. Based on an August 2006 environmental investigation conducted at 16455 Almaden Expressway, the shallow water-bearing zone was encountered at an approximate depth of 10 to 11 feet (Secor, 2006). Ground water beneath the site likely flows to the northwest (Secor, 2006).

2.3 Site Visit

To observe current site conditions, our representatives, Staff Geologist Nathan Berner and Principal Environmental Engineer Kurt Soenen, P.E., visited the site on May 7, 2007, and were accompanied by Mr. Jesse Logan and Mrs. Susan Logan, the property owners. Mr. and Mrs. Logan have lived on the property for more than 10 years and the property has been associated with Mrs. Logan's family since the early 1950s.

At the time of our visit, the site was developed with one single-story residence, one single-story office building with associated chemical storage shed, and one single-story maintenance garage and storage sheds, with remaining areas landscaped (Figure 2).

The residence was located near the western boundary of the site. A concrete pad was observed near the eastern side of the residence; a loose access cover constructed of concrete was observed within the pad. Mr. Logan indicated the cover was to an abandoned septic tank that was formerly connected to the residence (Figure 2).

The maintenance garage was located near the northern boundary of the site and was approximately 70 feet east of the residence (Figure 2). The single-story maintenance garage was used for minor automotive work and associated storage. Vehicles and associated equipment, shop tools, and small quantities (1 quart to 1 gallon bottles) of assorted automotive chemicals were observed stored within the garage. The maintenance garage was set on a concrete slab foundation. Minor cracks were observed in the concrete slab, but no significant staining or spillage were observed. No floor drains or water lines were observed in or around the maintenance garage. Two storage sheds were attached to the west side of the maintenance garage and were observed to be used for storage of miscellaneous household items. According to Mr. Logan, two underground storage tanks (USTs) used to store gasoline and diesel were formerly located near the garage. Former soil boring locations were observed near the location of the former USTs.

The single-story, wood-framed, office building was located approximately 100 feet southeast of the maintenance garage near the southern site boundary (Figure 2). Mr. Logan indicated the office has

been used by a friend of the family for his landscaping business for the past 10 years. A chemical storage shed used by the landscaper is located on the eastern side of the office. Small quantities (1 to 5-gallon containers) of gasoline, oil, and one pesticide backpack applicator were observed within the storage shed. No signs of spillage or staining were observed in or around the shed. Various metal machine parts and landscaping equipment were observed to be piled between the office and the storage shed in an outdoor storage area.

Additional observed site features are listed in Table 2.

Table 2. Additional Readily Observable Site Features

Site Features			Comments
Heating/Ventilation/Air Conditioning System	☒ Natural Gas and/or Electrical ☐ Fuel Oil		
Potable Water Supply	☒ Municipal	☐ On-Site Well	
Sewage Disposal Syst.	☒ POTW	☒ On-Site Septic	Septic tank is no longer in use or connected to the residence
Transformers	☐ Present ☐ PG&E	☒ Not Observed ☐ Privately Owned	
Other Features	☐ Aboveground Storage Tanks ☐ Agricultural Wells ☐ Air Emission Control Systems ☐ Boilers ☐ Burning Areas ☐ Chemical Mixing Areas ☐ Chemical/HazMat Storage Areas ☐ Clean Rooms ☐ Drainage Ditches ☐ Dry Wells ☐ Elevators ☐ Emergency Generators ☐ Equipment Maintenance Areas ☐ Garbage Disposal Areas ☐ High Power Transmission Lines ☐ Hoods and Ducting ☐ Hydraulic Lifts ☐ Odors ☐ Petroleum Pipelines ☐ Petroleum Wells ☐ Pits, Ponds or Lagoons ☐ Pools of Liquid ☐ Railroad Lines ☐ Row Crops or Orchards ☐ Stains or Corrosion ☐ Stockpiles of Soil or Debris ☐ Stressed Vegetation ☐ Sumps, Floor Drains or Clarifiers ☐ Surface Water Features ☐ Underground Storage Tanks ☐ Vehicle Maintenance Areas ☐ Vehicle Wash Areas ☐ Waste Water Generation or Treatment Systems ☐ Other Wells		

Note: An unchecked box does not warrant that these features are not present on-site; it only states that these features were not readily observed during our site visit.

2.4 Site Vicinity Drive-By Survey

To evaluate adjacent land use, we performed a limited drive-by survey. Our observations are presented in Table 3.

Table 3. Adjacent Properties

Property Use	Direction from Site	Observations
Residential	North	
Residential	South	
Residential	East	
Residential with commercial	West	Small shopping center and gasoline station located across Almaden Expressway from the site. Residential community borders shopping center.

2.5 Interviews with Site Owner and Occupants

During our study, we contacted Mr. and Mrs. Logan, the property owners. Mr. and Mrs. Logan were asked to complete a questionnaire to obtain general information regarding past and current site usage. A copy of the completed questionnaire is presented in Appendix B.

Based on our conversation and the completed questionnaire, Mr. and Mrs. Logan have lived on the property for more than 10 years. The site has been owned by Mrs. Logan since 1997. Mr. and Mrs. Logan indicated the site has been used for mixed residential and commercial purposes since approximately 1952 when the current residence was built and subsequently occupied by Mrs. Logan's parents. Mrs. Logan stated her father operated a small trenching construction business, consisting of a single tractor, at the site between 1965 and 1978, and the office and maintenance garage were originally associated with that business. According to the questionnaire completed by Mrs. Logan, there were two USTs on site that were removed in 1989. Mr. Logan indicated that he was present during the UST removal, the USTs appeared to be intact when removed, and there were no signs of leaking at the time of removal. Mr. Logan described the USTs as one 10-foot long by 4-foot diameter diesel UST and a smaller gasoline UST. Mr. Logan further indicated there where no personnel from the local fire department present during the removal; he could not provide us with any documentation of the UST removal work.

During our visit, we reviewed the information presented in a December 2006 geotechnical investigation report completed by Engeo for 16430 and 16440 Almaden Expressway. The report indicated Engeo was preparing a Phase I report and, at the time of our site visit, Mrs. Logan was seeking to obtain a copy. Mrs. Logan later notified us that the report was never completed since the property transaction fell through.

3.0 USER PROVIDED INFORMATION

3.1 Environmental Liens, Specialized Knowledge, Commonly Known Information and Purchase Price

The ASTM standard defines the User as the party seeking to use a Phase I environmental site assessment to evaluate the environmental condition of the site. For the purpose of this Phase I environmental site assessment, the User is Hudson Industrial Equities. Per the ASTM standard, it is the User's responsibility to communicate certain information to the environmental professional (TRC). This information consists of the following:

- Specialized knowledge or experience that is material to recognized environmental conditions in connection with the site.
- Commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property.
- Knowledge of any environmental liens or activity and use limitations (AULs) filed under federal, tribal, state, or local law.
- In a transaction involving the purchase of real estate, the User must consider the relationship of the purchase price of the property to the fair market value of the property if the property were not affected by hazardous substances. If there is a discrepancy between the purchase price and fair market value, this information should be provided.

It is our understanding that Hudson Industrial Equities is not aware of any of the above items.

3.2 Chain of Title

Hudson Industrial Equities provided TRC with Chain-of-Title information prepared by Chicago Title Company (2007). This information was reviewed in an attempt to identify past owners and/or occupants of the site whose corporate names suggest activities typically associated with the significant use, generation, storage, or disposal of hazardous materials. No past owners fitting the above description were identified. No environmental liens were identified in the Chain-of-Title document.

4.0 HISTORICAL REVIEW

The ASTM standard requires that all obvious uses of the subject property be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Review of historical sources at less than approximately 5 year intervals is not required by this standard.

4.1 Photograph and Map Review

To evaluate the site history, we reviewed:

- Aerial photographs (dated 1939, 1948, 1956, 1965, 1982, 1993 and 1998) from Environmental Data Resources, Inc. (EDR) in Milford, Connecticut.
- Historic Sanborn fire insurance maps were requested from EDR. However, no Sanborn maps were available.

The above maps and photographs commonly provide historical information regarding a site including land uses and changes in development over time. Copies of these maps and photographs are presented in Appendix C. The following is a summary of our observations for the site and site vicinity.

4.1.1 Site

1939 through 1948: The aerial photographs dated 1939 and 1948 showed the site developed with orchards.

1956 through 1998: The aerial photographs dated 1956, 1965, 1982, 1993 and 1998 showed the site developed with structures in the same configuration as today.

4.1.2 Site Vicinity

1939 through 1965: The aerial photographs dated 1939, 1948, 1956 and 1965 showed the site vicinity developed with row crops, orchards, and agricultural fields. By 1965, a residential subdivision was present to the south and southeast of the site.

1982 through 1998: The aerial photographs dated 1982, 1993, and 1998 showed the vicinity developed with small and medium-sized buildings similar to today. By 1982, roads in the vicinity were in their current configurations and a large residential subdivision was present to the south of the site and smaller residential subdivisions were present to the west and north of the site.

4.2 City Directories

To provide additional information pertaining to past site occupants, a city directory search report was obtained from Environmental Data Resources, Inc. Our review of the city directory report suggests that past site occupants were primarily residential, except for the Pet Adoption Center and PTL Bros. Construction, which were listed as site occupants in 1980. Listed past site occupants are presented in Table 4; the city directory report is presented in Appendix D.

Table 4. Reported Past Site Occupants

Year	Address	Occupant
1986	16440 Almaden Expressway	Jarvis, Frank L
1980	16440 Almaden Expressway	Pet Adoption Center, The
		PTL Bros Construction
		Fox, Geof AT
1986	16440 Almaden Expressway	Fox, Geo M
1991	16440 Almaden Expressway	Fox, Grace

5.0 REGULATORY RECORDS

5.1 City and County Agencies File Review

To obtain information regarding past site uses and hazardous materials usage and storage, we requested readily available information at the San Jose Building Department (SJBD), San Jose Fire Department (SJFD), and Santa Clara County Environmental Health Department (SCCEHD) pertaining to the site address of 16440 Almaden Expressway. No records for the site were identified. In addition, we contacted the Santa Clara Valley Water District (SCVWD) and inquired about the possible presence of domestic water supply wells on-site. SCVWD staff stated no well records existed based on the site's assessor parcel number.

5.2 Regulatory Agency Database Report

During this study, a regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported in the site vicinity. A list of the database sources reviewed, a detailed description of the sources, and a radius map indicating the location of the reported facilities relative to the project site are presented in Appendix E.

The site was not listed in any of the database sources reviewed.

There were no reported nearby off-site hazardous materials spills or releases with a potential to significantly impact the site. The potential for site impact was evaluated based on information in the database records regarding the type of release, current case status, and distance and direction from the site.

6.0 CONCLUSIONS

6.1 Historical Summary

Based on the information reviewed, the site was first developed with orchards by 1939 through the early 1950s. From approximately 1952 through the present, the site was developed with the current single-story residence. The current on-site office building and maintenance garage were constructed by 1956 and reportedly were used by Mrs. Logan's father's company, PTL Bros. Construction, for office space and equipment maintenance through 1978. According to the city directory report and Mrs. Logan, the site has been used primarily for residential with limited commercial use from 1978 to the present. The residence is currently occupied by the Logans and the office is currently occupied by a small landscaping business, reportedly for the last ten years. Site information dating back prior to 1939 was unavailable from the sources researched, but based on our experience in this area, site use prior to 1939 was likely agricultural or undeveloped land.

6.2 Agricultural Use

The site was used for agricultural purposes until the early 1950s. During the course of agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations. There is no indication of any uncontrolled release of pesticides to the site. However, because redevelopment of the site for residential use is planned, soil sampling and analyses should be performed to evaluate the residual pesticide concentrations, if any, and potential health risks to future residents.

6.3 Chemical Storage and Use

Except for the former gasoline and diesel USTs, no information was found indicating that significant quantities of hazardous materials historically have been used or stored at the site. Chemical storage and use observed involved only routine landscaping and maintenance supplies. These materials do not appear to pose a significant hazard to the site, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed.

We recommend that soil and ground water quality near the location of the former USTs be evaluated prior to purchasing the site. Consideration could also be given to collecting shallow soil samples near the maintenance garage since there is little information available about its history.

6.4 Septic System

The septic system should be properly abandoned in accordance with applicable regulations. Due to the residential history of the site, disposal of significant quantities of hazardous materials to the septic system appears unlikely. If a higher level of comfort is desired, samples can be collected from this system to evaluate if hazardous compounds may have been improperly disposed.

6.5 Asbestos

Due to the age of the on-site buildings, asbestos-containing materials (ACMs) may be present. We understand that demolition is under consideration; therefore, an asbestos survey must be conducted under National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. In addition, NESHAP guidelines require that all potentially friable ACM be removed prior to building demolition.

6.6 Lead-Based Paint

In 1978, the Consumer Product Safety Commission banned the use of lead as an additive in paint. Currently, the U.S. EPA and U.S. Department of Housing and Urban Development are proposing additional lead-based paint regulations. Based on the age of the building, lead-based paint may be present. If lead-based paint is still bonded to the building materials, its removal is not required prior to demolition. It will be necessary, however, to follow the requirements outlined by Cal/OSHA Lead in Construction Standard, Title 8, California Code of Regulations (CCR) 1532.1 during demolition activities; these requirements include employee training, employee air monitoring, and dust control. If lead based paint is peeling, flaking or blistered, it should be removed prior to demolition. It is assumed that such paint will become separated from the building components during demolition activities; thus, it must be managed and disposed as a separate waste steam. Any debris or soil containing lead paint or coating must be disposed at landfills that are permitted to accept the waste being disposed.

We recommend performing a lead-based paint survey to evaluate if special precautions need to be taken during demolition. Based on the results of the survey, soil sampling may be warranted to evaluate if lead has impacted the soil surrounding the buildings.

6.7 Potential Environmental Concerns Within the Site Vicinity

Based on the information obtained during this study, no hazardous material incidents have been reported in the site vicinity that would be likely to significantly impact the site. As is typical to many commercial areas, several facilities in the vicinity, however, were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the site, depending upon the effectiveness of cleanup efforts.

6.8 Data Failures and Gaps

Data failure occurs when the readily available standard historical sources that are likely to be useful have been reviewed and yet the objectives have not been met. For example, data failure is not uncommon in trying to identify the use of a property back to the first developed use or 1940 (whichever is earlier).

The following data failures were identified.

- The historical information reviewed did not include information before 1939, but based on our experience in this area, site use prior to 1939 was likely agricultural or undeveloped land.

A data gap is the lack of or inability to obtain information regarding the site that adversely impacts the ability of an environmental professional to identify recognized environmental conditions.

The following data gaps were identified:

- No UST removal documentation was available during this assessment. We recommend that soil and ground water quality be evaluated near the former UST area.
- Little information was available regarding usage of the maintenance garage. Soil sampling near the garage should be considered.
- Contact information for former property owners and occupants was not provided to us. We understand that this information is not reasonably ascertainable.

7.0 LIMITATIONS

As with all site assessments, the extent of information obtained is a function of client demands, time limitations, and budgetary constraints. Our conclusions and recommendations regarding the site are based on readily observable site conditions, review of readily available documents, maps, aerial photographs, and data collected and/or reported by others. Due to poor or inadequate address information, the regulatory agency database report listed several sites that may be inaccurately mapped or could not be mapped; leaks or spills from these or other facilities, if nearby, could impact the site. We are not responsible for the accuracy of information or data presented by others.

Because publicly available information often cannot affirm the presence of recognized environmental conditions, there is the possibility that such conditions exist. Our conclusions and recommendations in this site assessment are qualified in that no soil, ground water, air, or building material analyses were performed. Sampling and analysis lead to a more reliable assessment of environmental conditions, conditions that often cannot be noted from typical Phase I activities. Should you desire a greater degree of confidence, these samples should be obtained and analyzed to further evaluate environmental conditions.

This report was prepared for the sole use of Hudson Industrial Equities. It is valid for 180 days. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location.

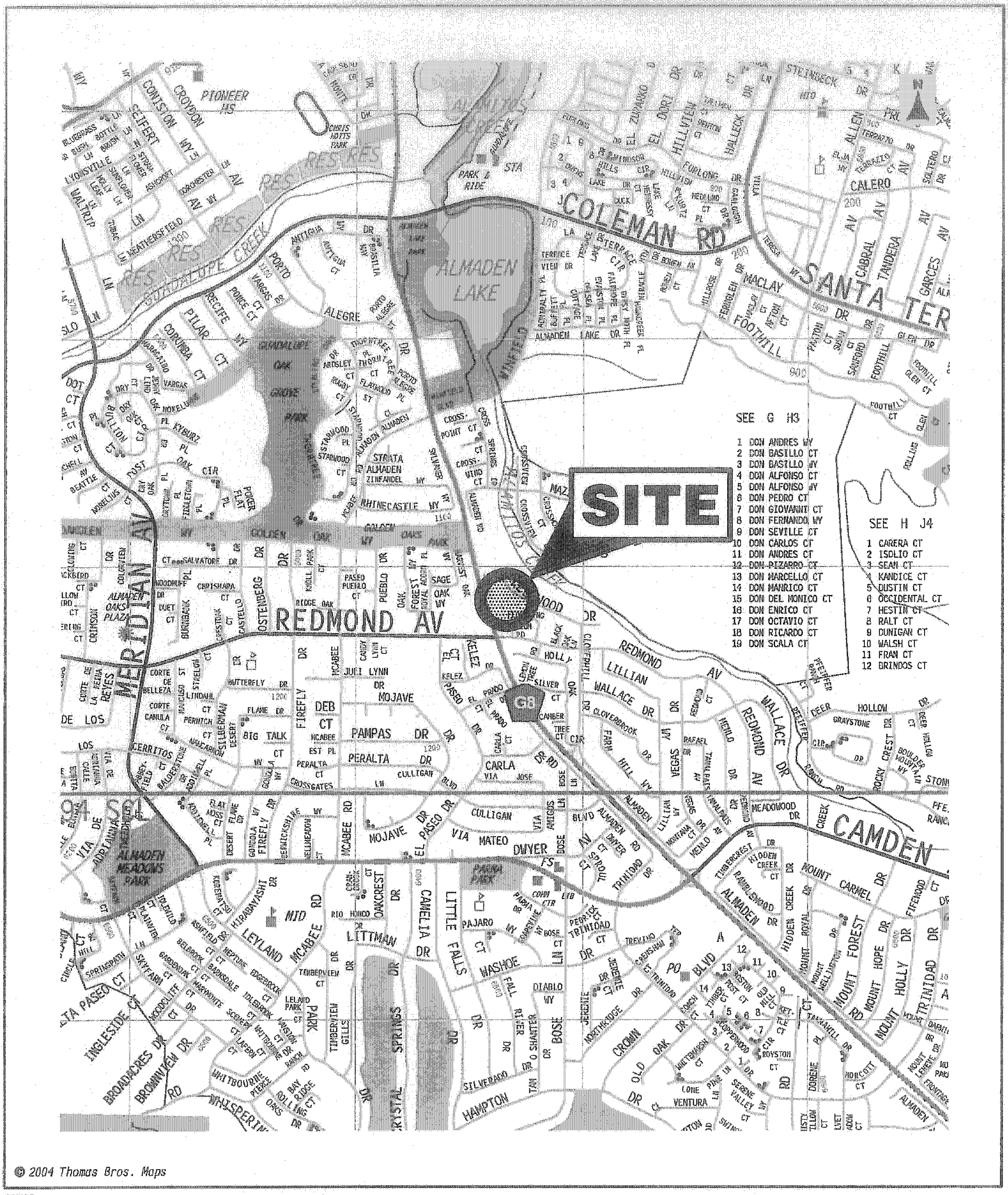
8.0 REFERENCES

Chicago Title Company 2007, "Preliminary Report, 16440 Almaden Expressway, San Jose, CA". April 3, 2007.

Engeo, 2006, "Soils Investigation, 16430 and 16440 Almaden Expressway, San Jose, California", December 29, 2006.

Secor 2006. "Baseline Site Assessment Report, Chevron Station 9-7075, 16455 Almaden Expressway, San Jose, California." August 4, 2006.

* * * * * * * * * * *



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VICINITY MAP

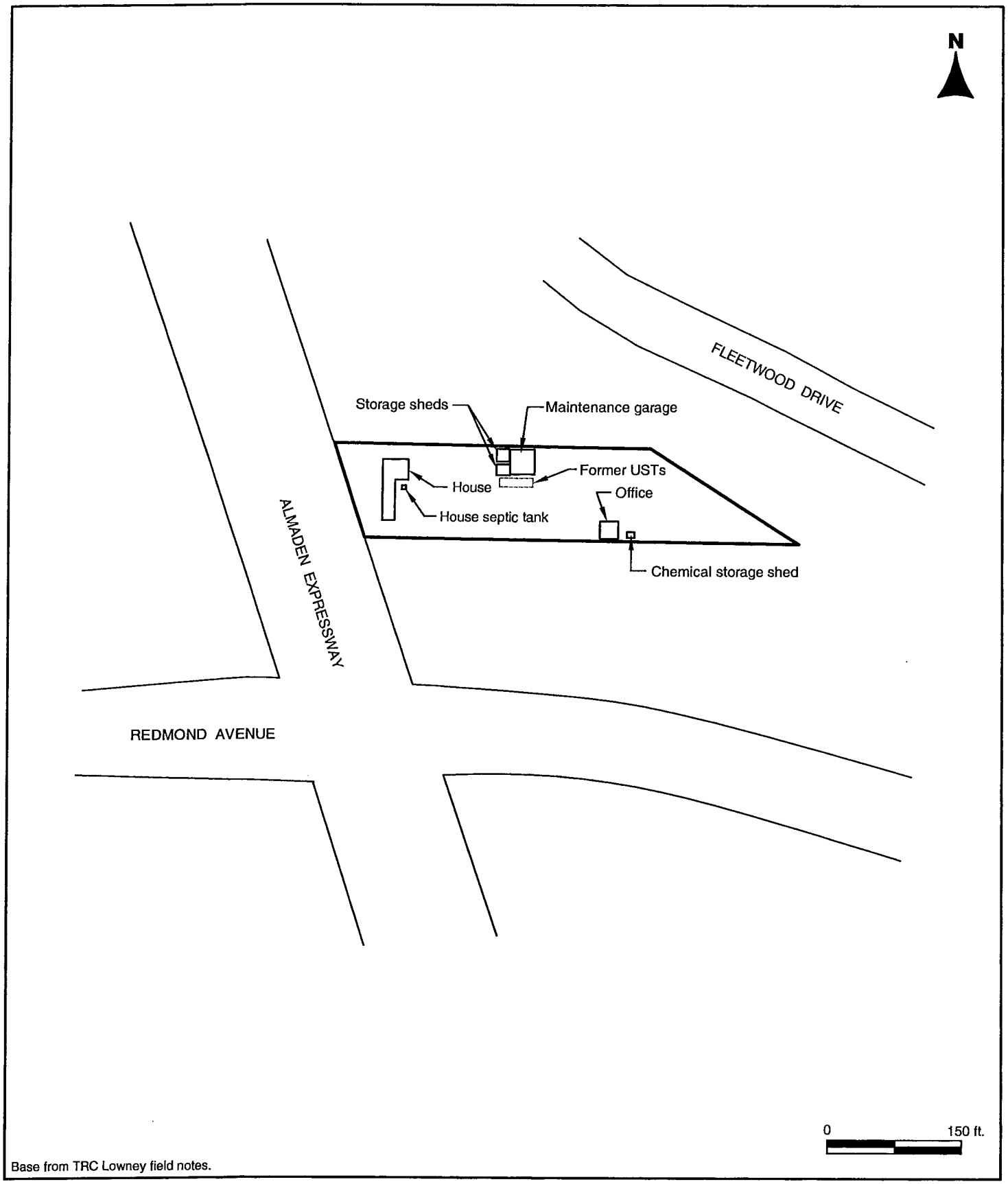
16440 ALMADEN EXPRESSWAY

San Jose, California

TRC

FIGURE 1

1816-4



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SITE PLAN

16440 ALMADEN EXPRESSWAY
San Jose, California

TRC

FIGURE 2
1816-4

APPENDIX A
TERMS AND CONDITIONS

APPLICATION FOR AUTHORIZATION TO USE

REPORT TITLE: PHASE I ENVIRONMENTAL SITE ASSESSMENT FOR 16440 ALMADEN EXPRESSWAY, SAN JOSE, CALIFORNIA
PROJECT NUMBER: 1816-4

To: TRC
405 Clyde Avenue
Mountain View, California 94043

From (Applicant): _____
(Please clearly identify name and address of person/entity applying for permission to use or copy this document)

Ladies and Gentlemen:

Applicant hereby applies for permission to rely upon TRC's work product, as described above, for the purpose of:
(state here the purpose for which you wish to rely upon the work product)

Applicant only can accept and rely upon TRC's work product under the strict understanding that Applicant is bound by all provisions in the Terms and Conditions attached to the report. Every report, recommendation, finding, or conclusion issued by TRC shall be subject to the limitations stated in the Agreement between Lowney and our Client and in the subject report(s). If this is agreeable, please sign below and return one copy of this letter to us along with the applicable fees. Upon receipt and if acceptable, our signed letter will be returned. TRC may withhold permission at its sole discretion or require additional re-use fees or terms.

FEES: A $200 coordination fee, payable in advance, will apply. If desired, for an additional $250 report reproduction fee, we will reissue the report in the name of the Applicant; the report date, however, will remain the same. All checks will be returned if the request is not approved.

REQUESTED BY	**APPROVED BY**
_____	**TRC**
Applicant Company	
_____	_____
Print Name and Title	Print Name and Title
_____	_____
Signature and Date	Signature and Date

TERMS AND CONDITIONS OF AGREEMENT

1.0 AGREEMENT

1.1 TRC Engineers, Inc.'s services are defined by and limited to (1) those services (the "Work") described in the attached proposal, which is incorporated by this reference, and (2) these Terms and Conditions of Agreement ("Terms and Conditions"). Together, the proposal and Terms and Conditions form our Agreement. This Agreement represents the parties' entire agreement and supersedes all prior negotiations, representations, or agreements, either written or oral. The Agreement can only be amended by a written instrument signed by both the Client and TRC Engineers, Inc.. Failure to immediately enforce any provision in this Agreement shall not constitute a waiver of the right to enforce that provision or any other provision.

2.0 MISCELLANEOUS CHARGES

2.1 Expenses and other similar project-related costs are billed at cost plus eighteen and one-half (18½) percent. Reproduction charges will be billed at twenty-five cents ($0.25) per page plus the technical assistant's time billed at their hourly rate. Fixed fee services will be performed for the agreed fixed fee sum.

3.0 TERMS OF PAYMENT

3.1 The Client's obligation to pay for the Work is in no way dependent upon the Client's ability to obtain financing or dependent upon the Client's successful completion of the project. Payment for Work and expenses shall be due and payable upon receipt of TRC Engineers, Inc.'s statement. To be recognized, any dispute over charges must be claimed in writing within thirty (30) days of the billing date. Disputes or questions about a statement shall not be cause for withholding payment for remaining portions due. Amounts unpaid thirty (30) days after the issue date of TRC Engineers, Inc.'s statement shall be assessed a service charge of one (1) percent per month on balances outstanding to compensate TRC Engineers, Inc. for the cost and burden of administering the account and collecting fees owed. Should any legal proceeding be commenced between the parties to this Agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such a proceeding shall be entitled to, in addition to such other relief as may be granted, a reasonable sum for attorneys' fees and other costs. For purposes of this provision, "prevailing party" shall include a party which dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.

3.2 TRC Engineers, Inc. may at its option withhold delivery of documents and other data pending receipt of payment for all Work rendered and shall have no liability to the Client for delay or damage caused because of such withholding.

3.3 TRC Engineers, Inc. reserves the right to suspend services should payment not be received within 60 days of the date of the invoice following performance of services described in this Agreement and on invoice.

3.4 No deduction shall be made from TRC Engineers, Inc.'s, its consultants' or its subcontractors' compensation due to penalty, liquidated damages, or other sums withheld from payments to contractors, or due to the cost of changes in the Work other than those for which TRC Engineers, Inc. or its consultants has been adjudged to be liable.

4.0 INSURANCE

4.1 TRC Engineers, Inc., its officers, employees, and agents (hereafter referred to as TRC Engineers, Inc.) are protected by Worker's Compensation Insurance (and/or Employer's Liability Insurance), by Commercial General Liability Insurance for bodily injury and property damage, and by Professional Liability Insurance (including Contractor's Pollution Liability Insurance), and will furnish certificates thereof upon request. Client specifically agrees that TRC Engineers, Inc. will not be responsible for property damage from any cause, including fire and explosion, beyond the amounts actually paid by TRC Engineers, Inc.'s insurance carriers under TRC Engineers, Inc.'s available insurance.

5.0 LIMITATIONS

5.1 Client recognizes the inherent risks connected with construction activities, geotechnical investigations, environmental investigations, and assessments. Client also recognizes that actual conditions at the site may vary from those observed by TRC Engineers, Inc. when performing the Work. Client specifically acknowledges and agrees that the interpretations and recommendations of TRC Engineers, Inc. are based on information actually reviewed and conditions actually observed by TRC Engineers, Inc.. TRC Engineers, Inc. shall not be responsible for the validity or accuracy of data collected by others or interpretations made by others.

5.2 The Client agrees to defend and indemnify TRC Engineers, Inc. and its employees, consultants and subcontractors from any and all claims, damages, costs, and losses (included attorneys' fees and costs) arising out of or in any way related to the Work or the performance or non-performance of obligations under this Agreement except when the Claim arises from the established sole negligence of TRC Engineers, Inc. and its employees, consultants and subcontractors or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc. and its employees, consultants and subcontractors.

5.3 In performing its professional services, TRC Engineers, Inc. will strive to use that degree of care and skill ordinarily exercised, under similar circumstances, by members of its profession practicing in the same or similar locality and under the same standard of care. TRC Engineers, Inc.'s good faith reliance on representations of building, planning, regulatory or other public officials shall satisfy and fall within the standard of care. No warranty, expressed or implied, is made or intended by TRC Engineers, Inc. by the proposal for consulting services, the contract between TRC Engineers, Inc. and Client, or by furnishing oral or written reports of the findings made to the Client or any other person.

5.4 This paragraph limits TRC Engineers, Inc.'s liability-READ IT CAREFULLY. The Client understands and acknowledges that the Work poses certain risks to both TRC Engineers, Inc. and the Client. Client further acknowledges and agrees that the amount of risk that TRC Engineers, Inc. accepts by this Agreement is commensurate with the amount of compensation received under this Agreement for the Work. TRC Engineers, Inc.'s fee for the Work is based on and reflects Client's agreement to limit TRC Engineers, Inc.'s liability as described below. Client specifically acknowledges and agrees that but for this promise to limit TRC Engineers, Inc.'s liability, TRC Engineers, Inc.'s fee would be significantly higher to accommodate TRC Engineers, Inc. for the risks posed by the Work and entering this Agreement. Client acknowledges its right to discuss this provision with legal counsel and negotiate with TRC Engineers, Inc. regarding this provision and the proposed fee. In reliance on the foregoing and in consideration for the fee proposed, Client specifically acknowledges and agrees that, to the fullest extent permitted by law, TRC Engineers, Inc.'s total liability for any and all injuries, claims, liabilities, losses, costs, expenses, or damages whatsoever including, without limitation, attorneys' fees and legal costs (hereinafter "Claims") to Client and any third party arising out of or in any way related to the Work or this Agreement from any cause or causes including, but not limited to, TRC Engineers, Inc.'s negligence, errors, omissions, or breach of contract or any duty, is limited to and shall not exceed $50,000 or the amount of TRC Engineers, Inc.'s fee, whichever is greater (Option 1) except when the Claim arises from the sole negligence of TRC Engineers, Inc. or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc.. In consideration of an additional fee of four (4) percent of TRC Engineers, Inc.'s total Work fee or $400, whichever is greater, TRC Engineers, Inc. will raise the limitation of liability up to the amount actually paid by TRC Engineers, Inc.'s insurance carriers for the Claims under TRC Engineers, Inc.'s available insurance coverage (Limitation Increase) if and only if Client makes its written request for the Limitation Increase before the commencement of the Work and Client and TRC Engineers, Inc. each initial and date this paragraph 5.4 below (Option 2) except when the Claim arises from the sole negligence of TRC Engineers, Inc. or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc..

LIMITATION INCREASE: AGREED THAT LIMITATION OF LIABILITY INCREASED TO ACTUAL AMOUNT OF PROCEEDS PAID BY TRC ENGINEERS, INC.'S INSURANCE CARRIERS IN EXCHANGE FOR ADDITIONAL FEE OF FOUR (4) PERCENT OF TOTAL SERVICE CHARGE OR $400, WHICHEVER IS GREATER.

_____ _____ _____ _____

Client Initial Date TRC Engineers, Inc. Initial Date

5.5 Client agrees on its behalf and on behalf of Client's officers, directors, partners, principals, agents, employees, successors, representatives, and assignees (collectively referred to as "Client Group") that in no event shall any action or proceeding be brought against TRC Engineers, Inc. by Client or Client Group for any claim or cause of action arising from or in any way related to the Work or this agreement unless such action or proceeding is commenced within three (3) years from the Date of Completion of Work provided by TRC Engineers, Inc. under this Agreement. Client and Client Group agree and acknowledge that the limitations period set forth herein supersedes, replaces, and supplants any and all limitation periods which would otherwise apply including, but not limited to, those appearing in the California Code of Civil Procedure. The Date of Completion shall be the date of the final invoice for the Work performed under this Agreement.

5.6 If Client requests that TRC Engineers, Inc.'s work product be relied upon by a third party, including, but not limited to, a lender, Client specifically agrees to provide the third party with a copy of these terms and conditions and Client agrees to require said third party to agree to limit TRC Engineers, Inc.'s total liability to Client and any third party as described in paragraph 5.4 above, and Client agrees to defend and indemnify TRC Engineers, Inc. and its employees, consultants and subcontractors from any and all third party claims, damages, costs, and losses arising out of or in any way related to the Work or the performance or non-performance of obligations under this Agreement except when the Claim arises from the sole negligence of TRC Engineers, Inc. and its employees, consultants and subcontractors or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc.. Any third party which accepts TRC Engineers, Inc.'s work product does so under the strict understanding that the third party is bound by all provisions in these Terms and Conditions including, but not limited to, the provisions of paragraphs 5.4 and 5.5, above, and this paragraph 5.6. Every report, recommendation, finding, or conclusion issued by TRC Engineers, Inc. shall be subject to the limitations stated therein.

5.7 TRC Engineers, Inc. and Client waive consequential damages for claims, disputes, or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitations, to all consequential damages due to either party's termination.

6.0 SCOPE AND EXECUTION OF SERVICES

6.1 TRC Engineers, Inc. will serve the Client by providing professional counsel and technical advice based on information furnished by the Client. The Client will make available to TRC Engineers, Inc. all known information regarding existing and proposed conditions of the site, including the location of all underground utilities and installations, and will immediately transmit any new information that becomes available or any change in plans. When hazardous materials are known, assumed or suspected to exist at a site, TRC Engineers, Inc. may be required by law to take appropriate precautions to protect the health and safety of its personnel. Client hereby warrants that if it knows or has any reason to assume or suspect that hazardous materials may exist at the project site, Client will immediately inform TRC Engineers, Inc. and warrants that Client has done its best to inform TRC Engineers, Inc. of the known or suspected hazardous materials' type, quantity, and location. Client and TRC Engineers, Inc. agree that TRC Engineers, Inc. shall not be responsible for any claims, damages, costs, or losses arising from or in any way related to conditions not actually encountered during the course of TRC Engineers, Inc.'s work and TRC Engineers, Inc. shall not have any liability or responsibility for losses resulting from inaccurate or incomplete information supplied by Client, and Client agrees to defend and indemnify TRC Engineers, Inc. against claims, damages, costs, or losses arising there from. TRC Engineers, Inc. shall not be liable for failing to discover any condition the discovery of which would reasonably require the performance of services not authorized by Client.

6.2 TRC Engineers, Inc. will diligently proceed with its services and will submit its report in a timely manner, but it is expressly agreed and understood by Client that TRC Engineers, Inc. shall not be held responsible for delays occasioned by factors beyond its control, nor by factors which could not reasonably have been foreseen at the time of the execution of the Agreement between the parties. TRC Engineers, Inc. will not be responsible for any damages, consequential or otherwise, caused by delays in the completion of the Work. TRC Engineers, Inc. makes no warranties regarding time of completion of the Work. In the event that the Work is interrupted or delayed due to causes beyond TRC Engineers, Inc.'s control (including, but not limited to, acts of God, war, riot, insurrection, inclement weather, fire acts of third parties or governmental bodies, or matters within the control of Client), TRC Engineers, Inc. shall be paid compensation for labor, equipment, and other costs TRC Engineers, Inc. incurs in order to perform the Work for the Client's benefit during the interruption or delay.

6.3 The individual or individuals who contract with TRC Engineers, Inc. on behalf of the Client warrant that they are duly authorized agents of the Client and are empowered to so contract.

6.4 Unless otherwise agreed in writing, the Client shall be entitled to two copies of each report prepared by TRC Engineers, Inc..

6.5 In the event that TRC Engineers, Inc. submits a proposal including these Terms and Conditions of Agreement, to provide professional services and the Client authorizes the Work by means of a purchase order or other writing ("Confirmation"), it is expressly agreed that these Terms and Conditions shall apply, and any terms, condition, or provisions appearing in the Confirmation are void and inapplicable except to the extent the Confirmation authorizes the Work and binds Client to this Agreement.

6.6 If TRC Engineers, Inc. is authorized to commence and or continue providing its services on the Work either orally or in writing, prior to full execution of a written contract, such authorization shall be deemed an acceptance of this proposal, and all such services shall be provided and compensated for in accordance with the Terms and Conditions of Agreement contained herein as though this proposal were fully executed by Client.

6.7 TRC Engineers, Inc. will mutually coordinate its Work with the work to be undertaken by Client's Contractor and Consultants. TRC Engineers, Inc. shall not be responsible for the technical adequacy or accuracy of the professional services rendered by Client's consultants or the services provided by Client's contractors.

7.0 SITE SAFETY

7.1 TRC Engineers, Inc. shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the job or the work of any contractor, subcontractor, or their agents or employees, or any other person performing work or services on the job or at the site.

8.0 TERMINATION

8.1 Either party may terminate this Agreement by giving the other party seven (7) days' written notice. Notice shall be effective as of the date of deposit in the U.S. Mail of the written notice, properly addressed to the person to be notified. In the event that the Client requests termination of the services prior to completion of Work, TRC Engineers, Inc. reserves the right to complete such analyses and records as may be necessary to place its files in order and, where considered necessary to protect its professional reputation, to complete a report on the services performed to date. A termination charge of 10 percent of the total contract amount in addition to all costs incurred to the date of Work stoppage may be made at the discretion of TRC Engineers, Inc..

9.0 OWNERSHIP OF DOCUMENTS

9.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents including those in electronic form prepared by TRC Engineers, Inc., as instruments of Work, shall remain the property of TRC Engineers, Inc. whether the work for which they are made is executed or not. Client agrees that all documents and other services furnished to the Client or its agents, which are not paid for, will be immediately returned upon demand and will not be used by the Client or any other person, legal entity or professional on other projects or extensions to this work except by agreement in writing and with appropriate compensation to TRC Engineers, Inc.. Any unauthorized use of the documents shall be at the Client's own risk and without liability to TRC Engineers, Inc. and its employees, consultants and subcontractors.

9.2 Client warrants that TRC Engineers, Inc., in order to perform its Work under this Agreement, has the unrestricted license and right to use any information provided to TRC Engineers, Inc. by the Client or others. TRC Engineers, Inc. is not responsible for the accuracy of information or data presented by others.

10.0 RIGHT OF ENTRY

10.1 The Client will provide for right of entry of TRC Engineers, Inc. personnel and all necessary equipment, in order to complete the Work. While TRC Engineers, Inc. will take all reasonable precautions to minimize any damage to the property including underground utilities, it is acknowledged and agreed by Client that in the normal course of the Work some damage may occur, the correction of which is not part of this Agreement. Accordingly, Client shall waive any claim against TRC Engineers, Inc. and its employees, consultants and subcontractors and agree to defend and indemnify TRC Engineers, Inc. and its employees, consultants and subcontractors from any claims arising from entering or working on the site which is the subject of the Work except only losses caused by the sole negligence or willful misconduct of TRC Engineers, Inc. and its employees, consultants and subcontractors.

11.0 MONITORING OF CONSTRUCTION

11.1 The Client hereby acknowledges and understands that unanticipated or changed conditions may be encountered during construction. Further, there is a substantial risk to both the Client and to TRC Engineers, Inc. if TRC Engineers, Inc. is not engaged to provide complete services, including but not limited to, construction observation services. Such risks include the increased likelihood of misinterpretation of TRC Engineers, Inc.'s findings and conclusions, and error in implementing recommendations by TRC Engineers, Inc.. Therefore, if the Client fails to retain TRC Engineers, Inc. to provide complete services, the Client agrees to defend and indemnify TRC Engineers, Inc. against any and all claims, damages, costs, and losses arising out of or in any way related to the Work or arising out of implementing or interpreting TRC Engineers, Inc.'s work product except when the Claim arises from the sole negligence of TRC Engineers, Inc. or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc..

11.2 TRC Engineers, Inc. shall not be required to make exhaustive or continuous on-site observations to check the quality or quantity of the Work and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents.

11.3 TRC Engineers, Inc. shall not be responsible for the acts or omissions of any contractor or subcontractor or any of the contractors' or subcontractors' agents or employees or any other persons performing any work on the project.

11.4 The Client shall provide prompt notice to TRC Engineers, Inc. if the Client becomes aware of any fault or defect in the Project or Development, including any errors, omissions, or inconsistencies in TRC Engineers, Inc.'s Work or contract documents.

12.0 DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

12.1 Hazardous materials or other toxic substances may exist at a site where there is no reason known to Client to believe they could or should be present. TRC Engineers, Inc. and Client agree that the discovery of unanticipated potentially hazardous materials constitutes a changed condition mandating a renegotiation of the scope of Work or termination of Work. TRC Engineers, Inc. and Client also agree that the discovery of unanticipated potentially hazardous materials may make it necessary for TRC Engineers, Inc. to take immediate measures to protect public health, safety, and the environment. TRC Engineers, Inc. agrees to notify Client as soon as practically possible should unanticipated hazardous materials be encountered. Client encourages TRC Engineers, Inc. to take any or all measures that in TRC Engineers, Inc.'s professional opinion are justified to preserve and protect the health and safety of TRC Engineers, Inc.'s personnel, the public, and the environment, and Client agrees to compensate TRC Engineers, Inc. for the cost of such services. Further, the Client agrees to defend and indemnify TRC Engineers, Inc. from any and all claims, damages, costs, and losses arising out of or in any way related to subsurface sampling, including, but not limited to, claims, damages, costs, and losses arising from cross-contamination except when the Claim arises from the sole negligence of TRC Engineers, Inc. or where the Claim arises from the willful, wanton, or reckless conduct of TRC Engineers, Inc..

13.0 CONTAMINATION OF A WATER-BEARING ZONE

13.1 Subsurface sampling may result in unavoidable contamination of certain subsurface areas, as when a probe or boring is advanced or drilled through a contaminated area, into a clean soil or a water-bearing zone. Because of the risks posed by such Work, and because subsurface sampling is often a necessary part of TRC Engineers, Inc.'s Work, the Client hereby agrees to waive all claims against TRC Engineers, Inc. that in any way arise out of subsurface sampling, including claims relating to cross-contamination.

14.0 DISPOSAL OF SAMPLES AND DRILL CUTTINGS

14.1 TRC Engineers, Inc. shall hold samples collected during the performance of its Work no longer than 45 calendar days after issuance of any document that includes data obtained from them unless Client advises in writing otherwise; drill cuttings will be left on-site. In the event that soil, rock, water, or drill cuttings, and/or other samples or material are contaminated or are suspected to contain hazardous materials or other toxic substances hazardous or detrimental to public health, safety, or the environment as defined by federal, state, or local statutes, regulations, or ordinances, TRC Engineers, Inc. will, after completion of testing, notify the Client of same in order for the Client to arrange for the disposal of samples and materials. The Client recognizes and agrees that TRC Engineers, Inc. at no time assumes title to said samples and/or materials. The Client, not TRC Engineers, Inc., remains ultimately responsible for selecting the disposal or treatment facility to which such samples and/or materials are to be delivered. The Client agrees to pay all costs associated with any storage, transport, and disposal of samples and materials, and to defend and indemnify TRC Engineers, Inc. from any and all claims arising out of or in any way related to the storage, transport, and disposal of asbestos, hazardous or toxic substances, or pollutants, including but not limited to, any samples and/or materials.

15.0 PREVAILING WAGE OBLIGATIONS

15.1 Client shall notify TRC Engineers, Inc. in writing if the Work subject to this Agreement constitutes a "public work" under any and all federal, state, and/or local prevailing wage laws, and/or living wage laws and/or ordinances, including, but not limited to, the Davis-Bacon Act and the provisions of California Labor Code §§ 1720, *et seq.* In addition, Client shall notify TRC Engineers, Inc. if TRC Engineers, Inc. is obligated by statute, any public contracting authority, and/or a developer to pay prevailing wages and benefits and/or any other predetermined wages or benefits (collectively, "prevailing wage obligations"). In the event that TRC Engineers, Inc. must adhere to federal, state, and/or local prevailing wage obligations for Work performed, Client shall provide TRC Engineers, Inc. with any and all prevailing wage determinations applicable to the Work to be performed by TRC Engineers, Inc.. Client understands and agrees that TRC Engineers, Inc.'s fee for Work performed under this Agreement will be calculated, in part, on the basis of representations by Client regarding the existence and amount of any and all prevailing wage obligations and that, if such obligations exist, TRC Engineers, Inc.'s fee might be different. Client further understands and agrees that TRC Engineers, Inc. will rely on the representations made by Client with regard to prevailing wage obligations and Client agrees to indemnify TRC Engineers, Inc. against any and all claims, liabilities, suits, demands, losses, costs, and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees, arising from TRC Engineers, Inc.'s reliance upon Client's representations regarding prevailing wage obligations. Client agrees that in the event of any such claims, suits, and/or demands, TRC Engineers, Inc. shall have the right to select counsel of its choosing.

16.0 CERTIFICATE OF MERIT

16.1 The client shall make no claim for professional negligence unless the Client has first provided TRC Engineers, Inc. with a written certification executed under penalty of perjury by an independent consultant currently practicing in the same discipline and geographic area as TRC Engineers, Inc. and licensed as a professional engineer or registered geologist in the State of California. This certification shall: a) contain the name and license number of the certifier; b) specify with particularity the acts or omissions that the certifier contends are not in conformance with the standard of care for a consultant performing professional services under similar circumstances; c) state the time spent by certifier in rendering this opinion; and d) state in detail the basis for the certifier's opinion that such acts or omissions do not conform to the standard of care including references to literature, treatises or textbooks to support the certifier's conclusions. This certificate shall be provided to TRC Engineers, Inc. no less than thirty (30) calendar days prior to the presentation of any claim or the institution of any mediation, arbitration or judicial proceeding. At least fifteen (15) days before providing the certificate to TRC Engineers, Inc., Client shall ensure that the proposed certifier notify TRC Engineers, Inc. in writing of the certifier's intended certification and the content thereof, and Client shall arrange for TRC Engineers, Inc. to discuss the matter with the certifier in an attempt to correct any misinformation in the intended certification and/or to resolve the matter. If Client fails to comply with the Certificate Of Merit process contained in this section 16, then (1) Client waives and foregoes any claim or entitlement to recovery of attorneys' fees and litigation costs otherwise recoverable under this contract, and (2) Client is estopped and precluded from pursuing any method of mediation, arbitration and litigation against TRC Engineers, Inc. until such time as Client does comply herewith (the "Claim Preclusion"). In agreeing to the Claim Preclusion, Client agrees that compliance with the Certificate of Merit process is jurisdictional.

17.0 MISCELLANEOUS PROVISIONS

17.1 The term "indemnify" shall mean indemnify, defend, and hold harmless from and against any and all claims, liabilities, suits, demands, losses, costs, and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred on appeal, and all interest thereon ("claims"), accruing or resulting to any and all persons, firms, or any other legal entities, on account of any damages or losses to property or persons, including death, or economic losses, arising out of the item, matter, action, or inaction specified in the specific provision.

17.2 This Agreement shall be governed by California law. The venue for any legal action brought pursuant to this Agreement shall be located within the County of Santa Clara, State of California.

17.3 Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either the Client or TRC Engineers, Inc..

17.4 The Client and TRC Engineers, Inc., respectively, bind themselves, their partners, successors, assigns, and legal representatives to the other party to this Agreement and to the partners, successors, assigns, and legal representatives of such other party with respect to all covenants of this Agreement. Client shall not assign this Agreement or any right or cause of action hereunder without the written consent of TRC Engineers, Inc..

17.5 TRC Engineers, Inc. and Client agree to disfavor litigation and to use mediation to resolve disputes. If initial discussions between TRC Engineers, Inc. and Client fail to settle a dispute or claim relating to this Agreement or breach thereof the parties agree to submit such dispute to non-binding mediation to effect a resolution to such dispute or claim. Construction Industry Mediation Rules of American Arbitration Association shall apply. Demand for mediation shall be made in writing with the other party to this Agreement within a reasonable time after the claim, dispute or other matter in questions has arisen, if prior discussions have not led to a settlement.

17.6 Unless specified otherwise by TRC Engineers, Inc., this quotation shall not remain in effect after thirty (30) days of the proposal date.

17.7 TRC Engineers, Inc. maintains a General Engineering A license (No. 682286) and Hazardous Substances Removal and Remedial Actions Certification with the State of California, which are regulated by the Contractors State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, P.O. Box 26000, Sacramento, California 95826.

17.8 Client agrees that TRC Engineers, Inc. may use and publish Client's name and a general description of TRC Engineers, Inc.'s services with respect to the project in describing TRC Engineers, Inc.'s experience and qualification to other clients or prospective clients.

17.9 This Agreement shall not create any rights or benefits to parties other than Client or TRC Engineers, Inc.. No third-party shall have the right to rely on TRC Engineers, Inc.'s opinions rendered in connection with TRC Engineers, Inc.'s services without TRC Engineers, Inc.'s written consent and the third-party's agreement to be bound to the same terms and conditions as Client.

17.10 Client acknowledges and agrees that it has received and reviewed these Terms and Conditions and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply to the interpretation of this Agreement.

RESIDENTIAL SITE QUESTIONNAIRE

All current and historic street addresses: CURRENT 16440 Almaden Expy San Jose CA 95120

Current site owner and dates of ownership: Susan J. Logan -06-19

Previous site owners and dates of ownership: Jarvis 52-63 Fox 1963-1997

All assessor's parcel numbers (APNs): CURRENT 696-24-001

Size of parcel(s)/property: 43,560

Number and square footage of on-site structure(s): 1 Shop 840 sq ft. 1 office 390 sq ft

Age of on-site structure(s): Built 1952 Per Data Quick Records

Were or are any of these structures on-site:

Aboveground storage tanks	p Yes	p (No)	p Don't Know
Agricultural or potable wells	p Yes	p (No)	p Don't Know
Hazardous materials storage areas	p Yes	p (No)	p Don't Know
Overhead power lines	p Yes	p (No)	p Don't Know
Ponds/streams/drainage ditches	p Yes	p (No)	p Don't Know
Sumps	p Yes	p (No)	p Don't Know
Underground storage tanks	p (Yes)	p No	p Don't Know
Vehicle maintenance areas	p Yes	p (No)	p Don't Know

If yes to any of the above, please briefly describe: Underground tanks(2) removed 1989 (1 gasoline tank 1 diesel tank)

Was the site previously used for agricultural purposes? ..... p Yes p (No) p Don't Know

Has an asbestos survey of the on-site structures been performed? p Yes p (No) p Don't Know

If yes, please attach any available reports.

Has a lead-based paint survey of the on-site structures been performed? p Yes p (No) p Don't Know

If yes, please attach any available reports.

Completed by: SUSAN LOGAN — Name (Print)

Susan J Logan — Signature

3/3/07 — Date

The EDR Aerial Photo Decade Package

16440 Almaden Expressway
16440 Almaden Expressway
San Jose, CA 95120

Inquiry Number: 1911578.5

April 26, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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with any questions or comments.

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Date EDR Searched Historical Sources:

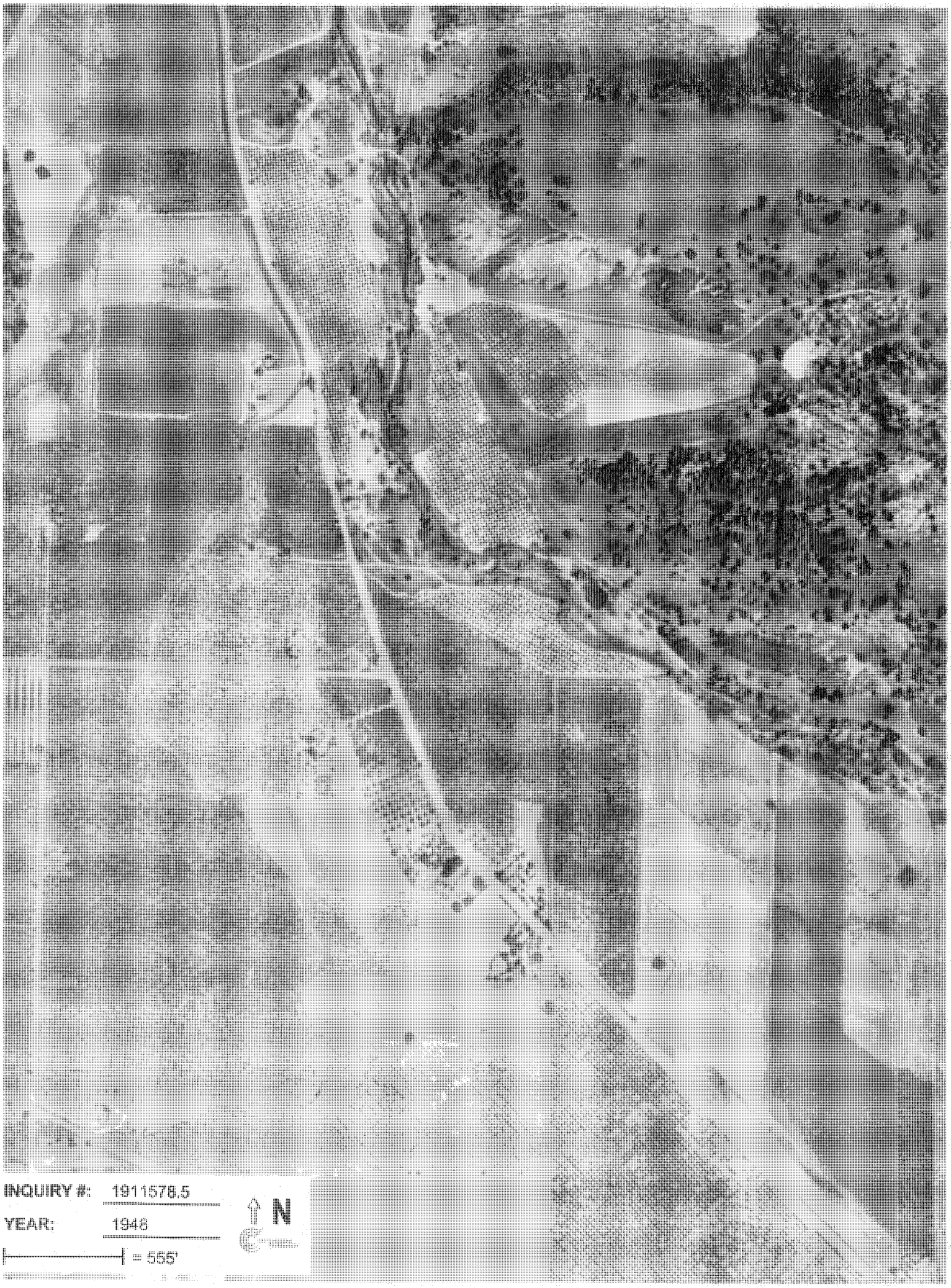
Aerial Photography April 26, 2007

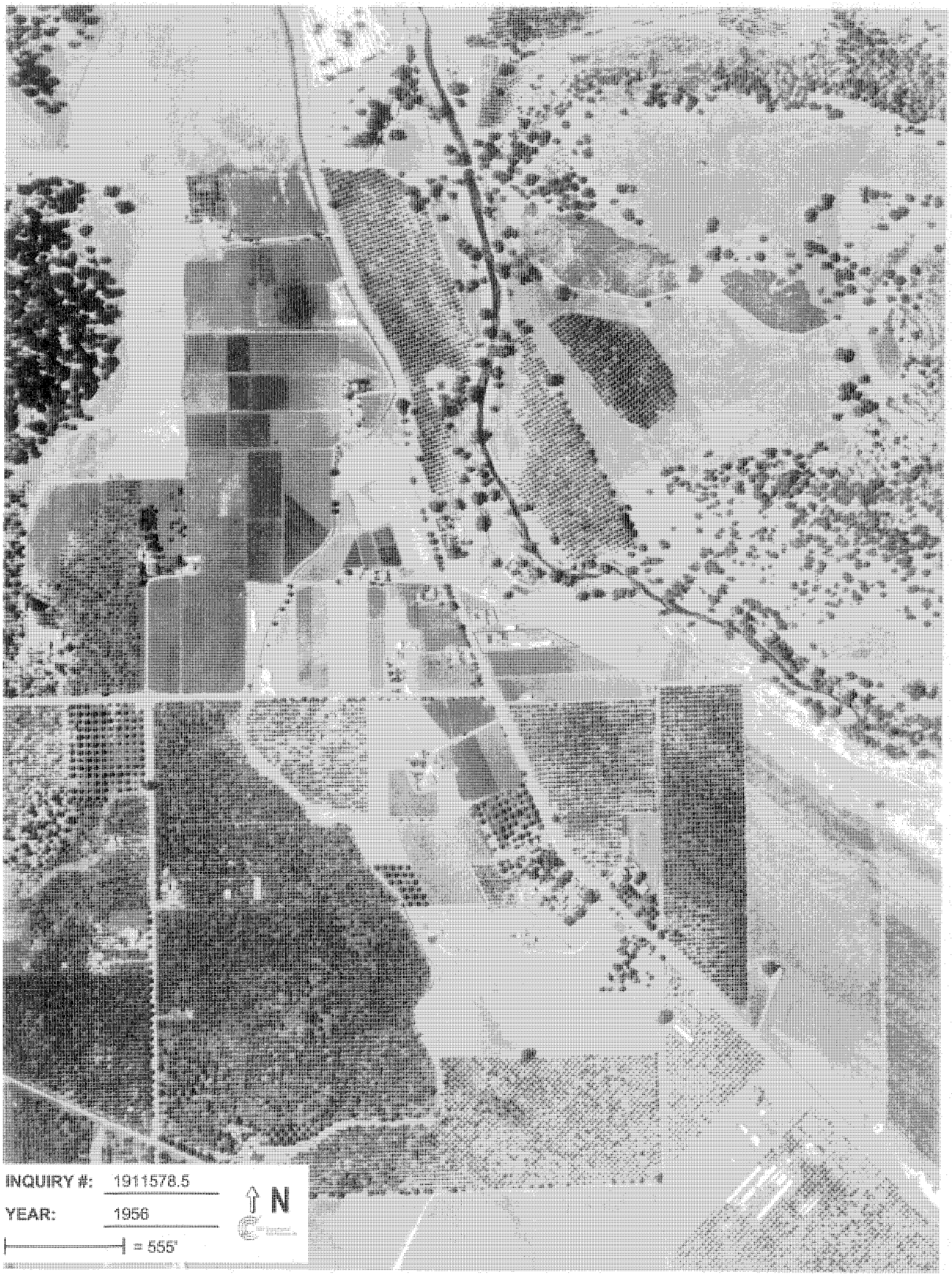
Target Property:

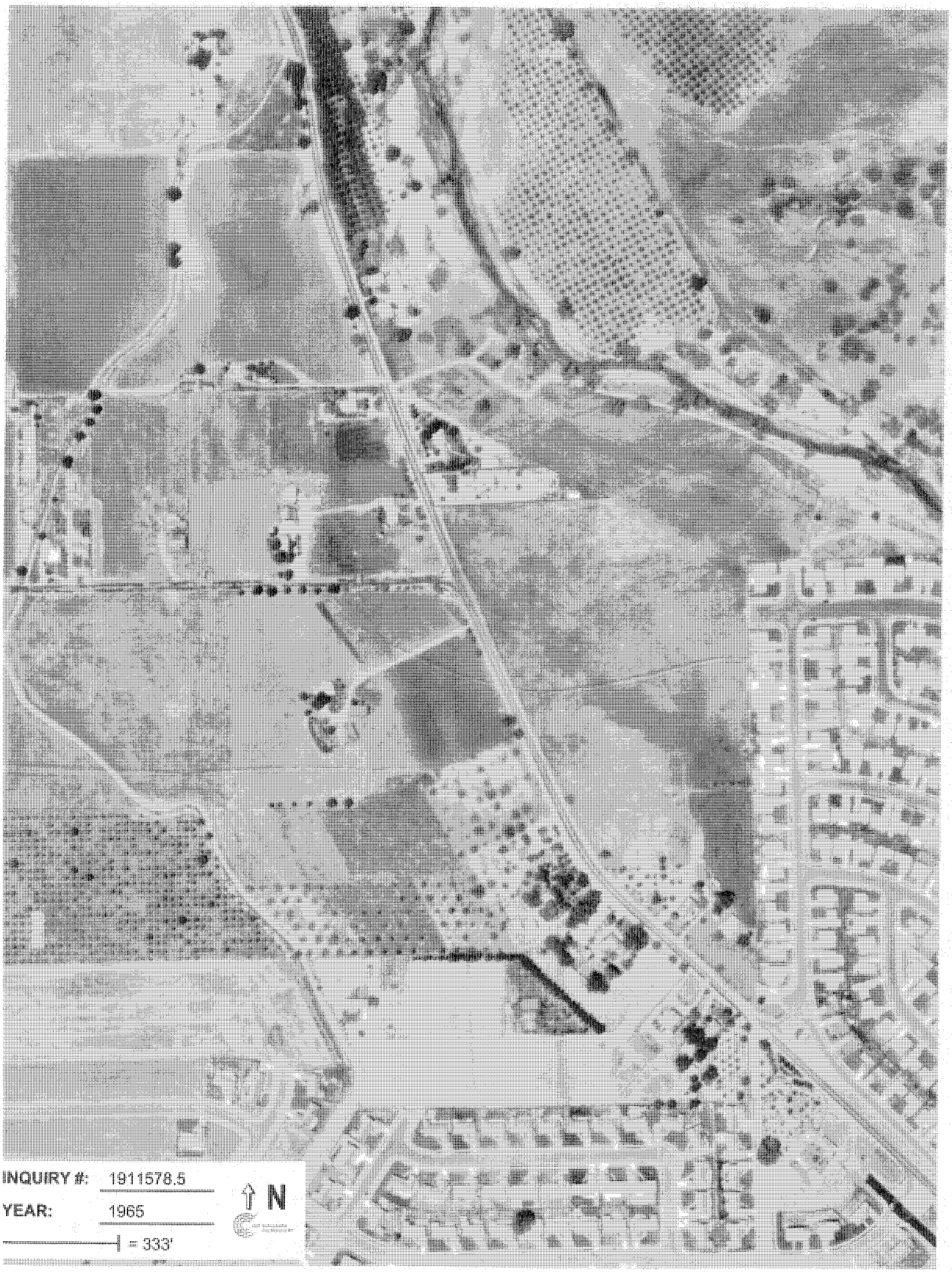
16440 Almaden Expressway
San Jose, CA 95120

Year	***Scale***	***Details***	***Source***
1939	Aerial Photograph. Scale: 1"=555'	Flight Year: 1939	Fairchild
1948	Aerial Photograph. Scale: 1"=555'	Flight Year: 1948	Exxon
1956	Aerial Photograph. Scale: 1"=555'	Flight Year: 1956	Aero
1965	Aerial Photograph. Scale: 1"=333'	Flight Year: 1965	Cartwright
1982	Aerial Photograph. Scale: 1"=690'	Flight Year: 1982	WSA
1993	Aerial Photograph. Scale: 1"=666'	Flight Year: 1993	USGS
1998	Aerial Photograph. Scale: 1"=666'	Flight Year: 1998	USGS

INQUIRY #: 1911578.5
YEAR: 1939
= 555'
N


INQUIRY #: 1911578.5
YEAR: 1948
= 555'
N


INQUIRY #: 1911578.5
YEAR: 1956
= 555'
N


INQUIRY #: 1911578.5
YEAR: 1965
= 333'
N

INQUIRY #: 1911578.5
YEAR: 1982
= 690'
N

INQUIRY #: 1911578.5
YEAR: 1993
= 666'
N

INQUIRY #: 1911578.5
YEAR: 1998
= 666'
N

The EDR-City Directory
Abstract

16440 Almaden Expressway
16440 Almaden Expressway
San Jose, CA 95120

Inquiry Number: 1911578.6

Thursday, April 26, 2007

EDR® Environmental Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

EDR City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening report designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Abstract includes a search and abstract of available city directory data. For each address, the directory lists the name of the corresponding occupant at five year intervals.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1922 through 2001. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

This report compiles information by geocoding the subject properties (that is, plotting the latitude and longitude for such subject properties and obtaining data concerning properties within 1/8th of a mile of the subject properties). There is no warranty or guarantee that geocoding will report or list all properties within the specified radius of the subject properties and any such warranty or guarantee is expressly disclaimed. Accordingly, some properties within the aforementioned radius and the information concerning those properties may not be referenced in this report.

Date EDR Searched Historical Sources: April 26, 2007

Target Property:
16440 Almaden Expressway
San Jose, CA 95120

Year	***Uses***	***Source***
1922	Address Not Listed in Research Source	R. L. POLK & CO.
1925	Address Not Listed in Research Source	R. L. POLK & CO.
1926	Address Not Listed in Research Source	R. L. Polk Co.
1930	Address Not Listed in Research Source	R. L. POLK & CO. OF CALIFORNIA
1931	Address Not Listed in Research Source	R. L. POLK & CO.
1935	Address Not Listed in Research Source	R. L. POLK & CO.
1936	Address Not Listed in Research Source	R. L. POLK & CO.
1940	Address Not Listed in Research Source	R. L. POLK & CO.
1942	Address Not Listed in Research Source	R. L. POLK & CO.
1945	Address Not Listed in Research Source	R. L. POLK & CO.
1946	Address Not Listed in Research Source	R. L. POLK & CO.
1950	Address Not Listed in Research Source	R. L. POLK & CO.
1955	Address Not Listed in Research Source	R. L. POLK & CO.
1957	Address Not Listed in Research Source	PACIFIC TELEPHONE
1960	Address Not Listed in Research Source	R. L. POLK & CO.
1962	Address Not Listed in Research Source	R. L. POLK & CO.

Year	Uses	Source
1963	**ALMADEN RD**	PACIFIC TELEPHONE
	JARVIS FRANK L (16440)	
1964	Address Not Listed in Research Source	R. L. POLK & CO.
1965	Address Not Listed in Research Source	R. L. POLK & CO.
1966	Address Not Listed in Research Source	R. L. POLK & CO.
1968	Address Not Listed in Research Source	R. L. POLK & CO.
1970	Address Not Listed in Research Source	R. L. POLK & CO.
1974	Address Not Listed in Research Source	R. L. POLK & CO.
1975	Address Not Listed in Research Source	PACIFIC TELEPHONE
1978	Address Not Listed in Research Source	R. L. POLK & CO.
1980	**ALMADEN EXPY**	PACIFIC TELEPHONE
	PET ADOPTION CENTER THE (16440)	
	PTL BROS CONSTRUCTION (16440)	
	ALMADEN RD	PACIFIC TELEPHONE
	FOX GEOF AT (16440)	
1982	Address Not Listed in Research Source	PACIFIC TELEPHONE
1985	Address Not Listed in Research Source	PACIFIC BELL
1986	**ALMADEN EXPY**	Pacific Bell
	FOX GEO M (16440)	
1991	**ALMADEN EXPY**	PACIFIC BELL WHITE PAGES
	FOX GRACE (16440)	
1996	Address Not Listed in Research Source	Pacific Bell Street Address Telephone Directory San Jose December 1996
2000	Address Not Listed in Research Source	HAINES & COMPANY
2001	Address Not Listed in Research Source	HAINES & COMPANY, INC.

Adjoining Properties

SURROUNDING

Multiple Addresses
San Jose, CA 95120

Year	Uses	Source
1922	Address Not Listed in Research Source	R. L. POLK & CO.
1925	Address Not Listed in Research Source	R. L. POLK & CO.
1926	Address Not Listed in Research Source	R. L. Polk Co.
1930	Address Not Listed in Research Source	R. L. POLK & CO. OF CALIFORNIA
1931	Address Not Listed in Research Source	R. L. POLK & CO.
1935	Address Not Listed in Research Source	R. L. POLK & CO.
1936	Address Not Listed in Research Source	R. L. POLK & CO.
1940	Address Not Listed in Research Source	R. L. POLK & CO.
1942	Address Not Listed in Research Source	R. L. POLK & CO.
1945	Address Not Listed in Research Source	R. L. POLK & CO.
1946	Address Not Listed in Research Source	R. L. POLK & CO.
1950	Address Not Listed in Research Source	R. L. POLK & CO.
1955	Address Not Listed in Research Source	R. L. POLK & CO.
1957	****ALMADEN RD**** JARVINEN LAURI (16001) CASH WM R (16051) BEECROFT H L MRS (16151) GREEN THELMA (16390) STRONG BEVERLY (16390) WYTHE PHYLLIS (16390) KOCHER JOHN (16396) FERNANDEZ G (16401)	PACIFIC TELEPHONE

Year	Uses	Source
1960	Address Not Listed in Research Source	R. L. POLK & CO.
1962	Address Not Listed in Research Source	R. L. POLK & CO.
1963	**ALMADEN RD**	PACIFIC TELEPHONE
	JARVINEN LAURL (16001)	
	CALHOUN RONALD M (16300)	
	GEORGE JOS E (16310)	
	SCOTT B W (16381)	
	KOCHER JOHN (16396)	
	NUNES GEO MRS (16401)	
	MANCUSO ALBERT S (16451)	
	MANCUSO G A (16621)	
1964	Address Not Listed in Research Source	R. L. POLK & CO.
1965	Address Not Listed in Research Source	R. L. POLK & CO.
1966	Address Not Listed in Research Source	R. L. POLK & CO.
1968	Address Not Listed in Research Source	R. L. POLK & CO.
1970	Address Not Listed in Research Source	R. L. POLK & CO.
1974	Address Not Listed in Research Source	R. L. POLK & CO.
1975	Address Not Listed in Research Source	PACIFIC TELEPHONE
1978	Address Not Listed in Research Source	R. L. POLK & CO.
1980	**BORGWOOD CT**	PACIFIC TELEPHONE
	SMITH AUGUST O (855)	
	HARDIN GORDON R (867)	
	FREITAS LEO & ANN (871)	
	ABRAHAM MAURICE P (873)	
	HAMPSWOOD WAY	PACIFIC TELEPHONE
	ASON H E (855)	
	ZAMPELLA F (856)	
	MARTWOOD WAY	PACIFIC TELEPHONE
	BORDENSTEIN ALAN H (7055)	
	SPENCE WENDELL (7063)	
	HANKS E CARL JR (7064)	

Year	Uses	Source
1980 (continued)		
	CARR JANE M & ROBT W (7071)	
	DUGAN AIMEE (7072)	
	DUGAN AIMEE (7072)	
	****PORTSWOOD CIR****	PACIFIC TELEPHONE
	VIZKLEAN CLEANING CO (787)	
	WOOLDRIDGE CORLEY & NANCY (793)	
	SHOUDY DALE R (794)	
	REGHITTO ROBERT L (799)	
	NEFF KENNETH N (817)	
	TANNER MARVIN E (823)	
	GUINA BRIAN E (835)	
	TRIAD CONSTRUCTION CO (835)	
	HAGAR RAY (836)	
	BANNER TED (847)	
	FREUDE DARRELL J (848)	
	HAASE HEINZ (885)	
	****PORTSWOOD DR****	PACIFIC TELEPHONE
	NELSON WILLSIE (829)	
	****QUEENSWOOD CT****	PACIFIC TELEPHONE
	KATSOUNAKIS TED & JACQUE (7025)	
	OSBORNE PAUL (7029)	
	****QUEENSWOOD WAY****	PACIFIC TELEPHONE
	VELTMAN JOOST (6981)	
	MURPHY S R (6987)	
	****ALMADEN EXPY****	PACIFIC TELEPHONE
	ANZALONE FARMS (16051)	
	CARTEO FELIPE (16051)	
	CORTEZ ERNIE (16051)	
	ATTAWAY NORM INSURANCE (16401)	
	ATTACO MARINE (16401)	
	STATE FARM INSURANCE COS CON VD AGENT OFFICES CONTD SAN JOSE (16401)	
	****ALMADEN RD****	PACIFIC TELEPHONE
	GEORGE JOS E (16310)	
	REDWOOD PLAZA CHEVR 02 (16455)	
1982	Address Not Listed in Research Source	PACIFIC TELEPHONE
1985	****BORGWOOD CT****	PACIFIC BELL
	KIANG FRED (855)	
	TOMLINSON RAY (861)	
	FREITAS LEO & ANN (871)	

Year	Uses	Source
1985 (continued)		
	BARBERA DENNIS & SUZANNE (879)	
	****HAMPSWOOD WAY****	PACIFIC BELL
	SMITH EDWARD S (855)	
	CHEN SHOU-WEI D (869)	
	****HONEYWOOD CT****	PACIFIC BELL
	LIU PETER M (798)	
	****MARTWOOD WAY****	PACIFIC BELL
	SPENCE WENDELL (7063)	
	HOLCOMB BOB & SANDY (7079)	
	BRAVO ALBERTO (7080)	
	BRAVO WILLIAM (7080)	
	TRUE DIAN (7087)	
	TRUE DONALD H W (7087)	
	PELOSI PAUL A (7090)	
	****PORTSWOOD CIR****	PACIFIC BELL
	REGHITTO ROBERT L (799)	
	TANNER MARVIN E (823)	
	HARE KEVIN M (824)	
	GUINA BRIAN E (835)	
	KUBIT TED J (841)	
	CARMODY WILLIAM & VALERIE (842)	
	PENNINGTON DEAN & BRENDA (847)	
	FREUDE DARRELL J (848)	
	HAASE HEINZ (885)	
	****QUEENSWOOD CT****	PACIFIC BELL
	KATSOUNAKIS TED & JACQUE (7025)	
	OSBORNE PAUL (7029)	
	LIVINGSTONE JAMES R (7037)	
	****QUEENSWOOD WAY****	PACIFIC BELL
	VELTMAN JOOST (6981)	
	JOHNSTONE NEVILLE (6993)	
	****ROYALWOOD CT****	PACIFIC BELL
	YADEGAR B (7002)	
1986	****BORGWOOD CT****	Pacific Bell
	SIMMONS E WARREN (855)	
	TOMILINSON RAY (861)	
	FREITAS LEAO & ANN (871)	
	BARBERA DENNIS & SUZANNE (879)	
	****HAMPSWOOD WAY****	Pacific Bell
	SMITH EDWARD S (855)	
	HSU KENNETH C (864)	

Year	Uses	Source
1986 (continued)		
	HONEYWOOD CT	Pacific Bell
	LIU PETER M (798)	
	MARTWOOD WAY	Pacific Bell
	SPENCE WENDELL (7063)	
	PORTSWOOD CIR	Pacific Bell
	HAYES KENNETH H (794)	
	TANNER MARVIN E (823)	
	GUINA BRIAN E (835)	
	I SCHERER ROBT (836)	
	SCHERER JAMES D (836)	
	KUBIT TED J (841)	
	CARMODY WILLIAM & VALERIE (842)	
	MILLER ANDREW D & JOYCE (847)	
	FREUDE DARRELL J (848)	
	HAASE HEINZ (885)	
	QUEENSWOOD CT	Pacific Bell
	KATSOUNAKIS TED & JACQUE (7025)	
	OSBORNE PAUL (7029)	
	LIVINGSTONE JAMES R (7037)	
	QUEENSWOOD WAY	Pacific Bell
	VELTMAN JOOST (6981)	
	JOHNSTONE NEVILLE (6993)	
	ROYALWOOD CT	Pacific Bell
	YADEGAR B (7002)	
	ALMADEN EXPY	Pacific Bell
	FARMERS MARKET (16051)	
	ALMADENS COUNTRY CLUB SHELL (16601)	
	COUNTRY CLUB SHELL (16601)	
	ALMADEN RD	Pacific Bell
	GEORGE JOS E (16310)	
	VIERRA WALTER (16430)	
	ALMADEN CHEVRON (16455)	
1991	**BORGWOOD CT**	PACIFIC BELL WHITE PAGES
	SIMMONS E WARREN (855)	
	SIMMONS WARREN (855)	
	TOMLLNSON RA (861)	
	SCHROEDER GREG & BARBARA (873)	
	HAMPSWOOD WAY	PACIFIC BELL WHITE PAGES
	YIM TAK KUL (859)	
	CATES DENNIS & VIRGINIA (860)	
	CATES Z GRUYE NOUVEAUX DESIGN INTERIORS (860)	

Year	Uses	Source
1991 (continued)		
	N OUVE AUX DE S IGN IN TE RIORS (860)	
	HSU KENNETH C (864)	
	HONEYWOOD CT	PACIFIC BELL WHITE PAGES
	CHANG DUK C (798)	
	NOONWOOD CT	PACIFIC BELL WHITE PAGES
	MAASSEN HOWARD & MARY (7010)	
	LO JYH SHUEY (7018)	
	NORTON PIERCE (7021)	
	SHEVETONE JOS (7022)	
	BALLARD THOMAS & KARIN (7026)	
	QUEENSWOOD CT	PACIFIC BELL WHITE PAGES
	KATSOUNAKIS TED & JACQUE (7025)	
	LIVINGSTONE JAMES R (7037)	
	QUEENSWOOD WAY	PACIFIC BELL WHITE PAGES
	VELTMAN R (6981)	
	JOHNSTONE NEVILLE (6993)	
	ROYALWOOD CT	PACIFIC BELL WHITE PAGES
	YADEGAR B (7002)	
	BORGWOOD CT	PACIFIC BELL WHITE PAGES
	SIMMONS E WARREN (855)	
	SIMMONS WARREN (855)	
	TOMLLNSON RA (861)	
	SCHROEDER GREG & BARBARA (873)	
	HAMPSWOOD WAY	PACIFIC BELL WHITE PAGES
	YIM TAK KUL (859)	
	CATES DENNIS & VIRGINIA (860)	
	CATES Z GRUYE NOUVEAUX DESIGN INTERIORS (860)	
	NOUVEAUX DESIGN INTERIORS (860)	
	HSU KENNETH C (864)	
	HONEYWOOD CT	PACIFIC BELL WHITE PAGES
	CHANG DUK C (798)	
	PORTSWOOD CIR	PACIFIC BELL WHITE PAGES
	HOYT D SCOTT & ANNE (794)	
	CAMP DENIS R (799)	
	GUIMA BRIAN E (835)	
	GUNA BRIAN E (835)	
	CARMODY WILLIAM & VALERIE (842)	
	FREUDE DARRELL J (848)	
	HAASE HEINZ (885)	
	QUEENSWOOD CT	PACIFIC BELL WHITE PAGES
	KATSOUNAKIS TED & JACQUE (7025)	

Year	Uses	Source
1991 (continued)		
	LIVINGSTONE JAMES R (7037)	
	QUEENSWOOD WAY	PACIFIC BELL WHITE PAGES
	VELTMAN R (6981)	
	JOHNSTONE NEVILLE (6993)	
	ROYALWOOD CT	PACIFIC BELL WHITE PAGES
	YADEGAR B (7002)	
	ALMADEN EXPY	PACIFIC BELL WHITE PAGES
	ROGERS BENELIT GROUP INC (16155)	
	ALMADENS COUNTRY CLUB SHELL (16601)	
	COUNTRY CLUB SHELL (16601)	
	COUNTRY CLUB SHELL (16601)	
	SHELL SERVICE STATIONS CAMPBELL (16601)	
	ALMADEN RD	PACIFIC BELL WHITE PAGES
	VIERRA WALTER (16430)	
	ALMADENCHEVRON (16455)	
1996	**BORGWOOD CT**	Pacific Bell Street Address Telephone Directory San Jose December 1996
	TOMLINSON RAY (861)	
	SCHROEDER GREG & BARBARA (873)	
	HAMPSWOOD WAY	Pacific Bell Street Address Telephone Directory San Jose December 1996
	FRANKS HAROLD W (855)	
	SMITH EDWARD S (855)	
	CATES DENNIS & VIRGINIA (860)	
	N D I INTERIORS (860)	
	HSU KENNETH C (864)	
	HONEYWOOD CT	Pacific Bell Street Address Telephone Directory San Jose December 1996
	CHANG DUK C (798)	
	MARTWOOD WAY	Pacific Bell Street Address Telephone Directory San Jose December 1996
	SOMMER RON & JEANNE (7079)	
	NOONWOOD CT	Pacific Bell Street Address Telephone Directory San Jose December 1996
	MAASSEN HOWARD & MARY (7010)	
	AFZALZADEH MOHAMMADI (7021)	
	MC LEAN SHAWN (7022)	
	PORTSWOOD CIR	Pacific Bell Street Address Telephone Directory San Jose December 1996
	OHARE THOS J (824)	
	GUINA BRIAN E (835)	
	TRIAD CONSTRUCTION (835)	
	BRATKO JORAND & HELEN (847)	

Year	Uses	Source
1996 (continued)		
	FREUDE DARRELL J (848)	
	QUEENSWOOD WAY	Pacific Bell Street Address Telephone Directory San Jose December 1996
	MAGIL I GEORGE R (6987)	
	OSBORNE ROBERT D (6999)	
	ROYALWOOD CT	Pacific Bell Street Address Telephone Directory San Jose December 1996
	YADEGAR B (7002)	
2000	**BORGWOOD CT**	HAINES & COMPANY
	CHAK R 4 B 94 R 81 RAMEN (855)	
	OLI UPELER TOMLINSONGARY (861)	
	TOMLINS (861)	
	RON 6 E MICHAEL (867)	
	OREITASLSO (871)	
	SCHROEDER BARBARA (873)	
	SCHROEDERGREG (873)	
	J TER OR PHOTOCOPIED IN ANY MANNER WHATO (879)	
	OBUS 9816 S 39 NEW (879)	
	WHITESLEVEN 00 E (879)	
	HAMPSWOOD WAY	HAINES & COMPANY
	CHOPERICKART (809)	
	SFL ORENTINOJOAEPH (855)	
	SHIG INRONALD (856)	
	FARASOPOULOSCHRI (860)	
	HSUKENNEHH C (864)	
	CHINSH U A (869)	
	9 YEN MAR ILYN (873)	
	ENTIM (873)	
	HONEYWOOD CT	HAINES & COMPANY
	IKARABEDRAZNLK (797)	
	NGUYENNAM (798)	
	MARTWOOD WAY	HAINES & COMPANY
	ODIPIETRO FRANK (7055)	
	SPEN EWENDELL (7063)	
	HALLPELER (7064)	
	CARR ROBERD (7071)	
	SOMMER RON (7079)	
	SOMMERJAANNE (7079)	
	SARDARIANI EDMOND (7080)	
	ARDITITONY (7081)	
	LOADERDAVID (7087)	
	DEMASISALLY (7088)	

Year	Uses	Source
2000 (continued)		
	JOSEPHSON MARCEL (7090)	
	NOONWOOD CT	HAINES & COMPANY
	MAASSENMARY (7010)	
	OMAASSEN HOWARD (7010)	
	RIDDLEMATTHEW (7013)	
	UUIRENE (7014)	
	PIRESJOSE (7017)	
	MISHKNIANFPAVRZ (7019)	
	AFZAL 2 ADEH (7021)	
	ARCHIBALOJOSEPH (7021)	
	MOHAMMADI (7021)	
	MCLEANSHAWN (7022)	
	P 9 ATTWILLIAM (7022)	
	PORTSWOOD CIR	HAINES & COMPANY
	OCONNOR KEVIN (805)	
	BAROONIGEORGE (811)	
	MARSHALL 8 BRRAN (817)	
	TANNER MANMIN (823)	
	SOHARETHOS J (824)	
	FULTONTHOMAS (829)	
	KINOSHITALAURA (830)	
	SGUHASANLO SH MIZUNOJUNICHI (833)	
	B 36 ROBINSONJ (835)	
	GUINABIAN E (835)	
	MALACREA RAYMOND (841)	
	CLAUDATOSC (842)	
	BRATKOHELEN (847)	
	BRATKOJORAND (847)	
	CHAKRABORTYJANET (847)	
	CHAOFANG FREUDEDARREL IJ (848)	
	X BORGWOOD CT (848)	
	HAASEHEINZ (885)	
	BRITONTHEODORE (887)	
	STOURLOGA (891)	
	QUEENSWOOD CT	HAINES & COMPANY
	LUND HOWARD (7025)	
	OSBORNEPAUL (7029)	
	DRYGAS BRIAN 00 B (7033)	
	HOWA RD JOAN (7037)	
	HOWARDJ (7037)	
	QUEENSWOOD WAY	HAINES & COMPANY
	BINDONPAUL (6993)	

Year	Uses	Source
2000	(continued)	
	X FIELDWOOD CT (6993)	
	WEALTH CODE (7037)	
	X CAMDEN AV (7037)	
	****ROYALWOOD WAY****	HAINES & COMPANY
	YADEGAR B (7062)	
	YADEGARB (7062)	
	WANGMIN I (7068)	
2001	Address Not Listed in Research Source	HAINES & COMPANY, INC.

The EDR Radius Map
with GeoCheck®

16440 Almaden Expressway
16440 Almaden Expressway
San Jose, CA 95120

Inquiry Number: 1911578.2s

April 25, 2007

EDR® Environmental
Data Resources Inc

The Standard in Environmental Risk Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	10
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting Source Map	A-7
Physical Setting Source Map Findings	A-8
Physical Setting Source Records Searched	A-10

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16440 ALMADEN EXPRESSWAY
SAN JOSE, CA 95120

COORDINATES

Latitude (North):	37.230000 - 37° 13' 48.0"
Longitude (West):	121.870500 - 121° 52' 13.8"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	600199.2
UTM Y (Meters):	4120781.2
Elevation:	222 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	37121-B7 SANTA TERESA HILLS, CA
Most Recent Revision:	1980
West Map:	37121-B8 LOS GATOS, CA
Most Recent Revision:	1980

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions
NPL LIENS..... Federal Superfund Liens
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS ..... Corrective Action Report
RCRA-TSDF ..... Resource Conservation and Recovery Act Information
RCRA-LQG ..... Resource Conservation and Recovery Act Information
RCRA-SQG ..... Resource Conservation and Recovery Act Information
ERNS ..... Emergency Response Notification System
HMIRS ..... Hazardous Materials Information Reporting System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls
DOD ..... Department of Defense Sites
FUDS ..... Formerly Used Defense Sites
US BROWNFIELDS ..... A Listing of Brownfields Sites
CONSENT ..... Superfund (CERCLA) Consent Decrees
ROD ..... Records Of Decision
UMTRA ..... Uranium Mill Tailings Sites
ODI ..... Open Dump Inventory
TRIS ..... Toxic Chemical Release Inventory System
TSCA ..... Toxic Substances Control Act
FTTS ..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
SSTS ..... Section 7 Tracking Systems
ICIS ..... Integrated Compliance Information System
HIST FTTS ..... FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS ..... Incident and Accident Data
RADINFO ..... Radiation Information Database
LUCIS ..... Land Use Control Information System
US CDL ..... Clandestine Drug Labs
PADS ..... PCB Activity Database System
MLTS ..... Material Licensing Tracking System
MINES ..... Mines Master Index File
FINDS ..... Facility Index System/Facility Registry System
RAATS ..... RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites ..... Historical Calsites Database
CA BOND EXP. PLAN ..... Bond Expenditure Plan
SCH ..... School Property Evaluation Program
Toxic Pits ..... Toxic Pits Cleanup Act Sites
SWF/LF ..... Solid Waste Information System
CA WDS ..... Waste Discharge System
WMUDS/SWAT ..... Waste Management Unit Database
Cortese ..... "Cortese" Hazardous Waste & Substances Sites List
SWRCY ..... Recycler Database
CA FID UST ..... Facility Inventory Database
SLIC ..... Statewide SLIC Cases
UST ..... Active UST Facilities
AST ..... Aboveground Petroleum Storage Tank Facilities
SAN JOSE HAZMAT ..... Hazardous Material Facilities
SWEEPS UST ..... SWEEPS UST Listing
CHMIRS ..... California Hazardous Material Incident Report System
Notify 65 ..... Proposition 65 Records
DEED ..... Deed Restriction Listing
VCP ..... Voluntary Cleanup Program Properties
CLEANERS ..... Cleaner Facilities
WIP ..... Well Investigation Program Case List

EXECUTIVE SUMMARY

CDL..... Clandestine Drug Labs
RESPONSE..... State Response Sites
HAZNET..... Facility and Manifest Data
EMI..... Emissions Inventory Data
ENVIROSTOR..... EnviroStor Database
SAN DIEGO CO. SAM..... Environmental Case Listing

TRIBAL RECORDS

INDIAN RESERV..... Indian Reservations
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
INDIAN UST..... Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants... EDR Proprietary Manufactured Gas Plants
EDR Historical Auto Stations EDR Proprietary Historic Gas Stations
EDR Historical Cleaners.... EDR Proprietary Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE AND LOCAL RECORDS

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/09/2007 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
CHEVRON #9-7075	16455 ALMADEN EXPY	0 - 1/8 NW	A1	6
SHELL	16601 ALMADEN EXPY	0 - 1/8 S	3	7
MAZZONE, BEN PROPERTY	6082 ALMADEN EXPY	1/8 - 1/4 NNW	B4	7
MAZZONE, BEN PROPERTY	***6082 ALMADEN EXPY***	***1/8 - 1/4 NNW***	***B5***	***8***
Facility Status: Case Closed				

EXECUTIVE SUMMARY

HIST LUST SANTA CLARA: A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

A review of the HIST LUST list, as provided by EDR, and dated 03/29/2005 has revealed that there is 1 HIST LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
MAZZONE, BEN PROPERTY	***6082 ALMADEN EXPY***	***1/8 - 1/4 NNW***	***B5***	***8***

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there is 1 HIST UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Dist / Dir	Map ID	Page
97075	16455 ALMADEN EXPWY	0 - 1/8 NW	A2	6

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
PACIFIC BELL	SWEEPS UST
PACIFIC BELL	SWEEPS UST
S J CONCRETE PIPE CO	SWEEPS UST
BENSONS CLEANERS	HAZNET, CLEANERS
BENSONS CLEANERS	CLEANERS
HIGHWAY 237 LANDFILL, SAN JOSE	LUST, CA WDS
VILLA TORINO	LUST, SLIC
SHELL SERVICE STATION 136006	RCRA-LQG
ALMADEN VINEYARD SAN JOSE *87	ERNS
MONTAQUE EXPRESSWAY AT OTOOLE AVE	ERNS
2118 OLD ALMADEN ROAD	ERNS
ALMADEN COUNTRYCLUB DENTAL	SAN JOSE HAZMAT
IBM ALMADEN RESEARCH CENTE	SAN JOSE HAZMAT
IBM ALMADEN RESEARCH CENTE	SAN JOSE HAZMAT
IBM ALMADEN RESEARCH CENTE	SAN JOSE HAZMAT
IBM ALMADEN RESEARCH CENTE	SAN JOSE HAZMAT
IBM ALMADEN RESEARCH CENTE	SAN JOSE HAZMAT

OVERVIEW MAP - 1911578.2s

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 16440 Almaden Expressway ADDRESS: 16440 Almaden Expressway San Jose CA 95120 LAT/LONG: 37.2300 / 121.8705	CLIENT: TRC Lowney CONTACT: Nathan Berner INQUIRY #: 1911578.2s DATE: April 25, 2007 3:22 pm

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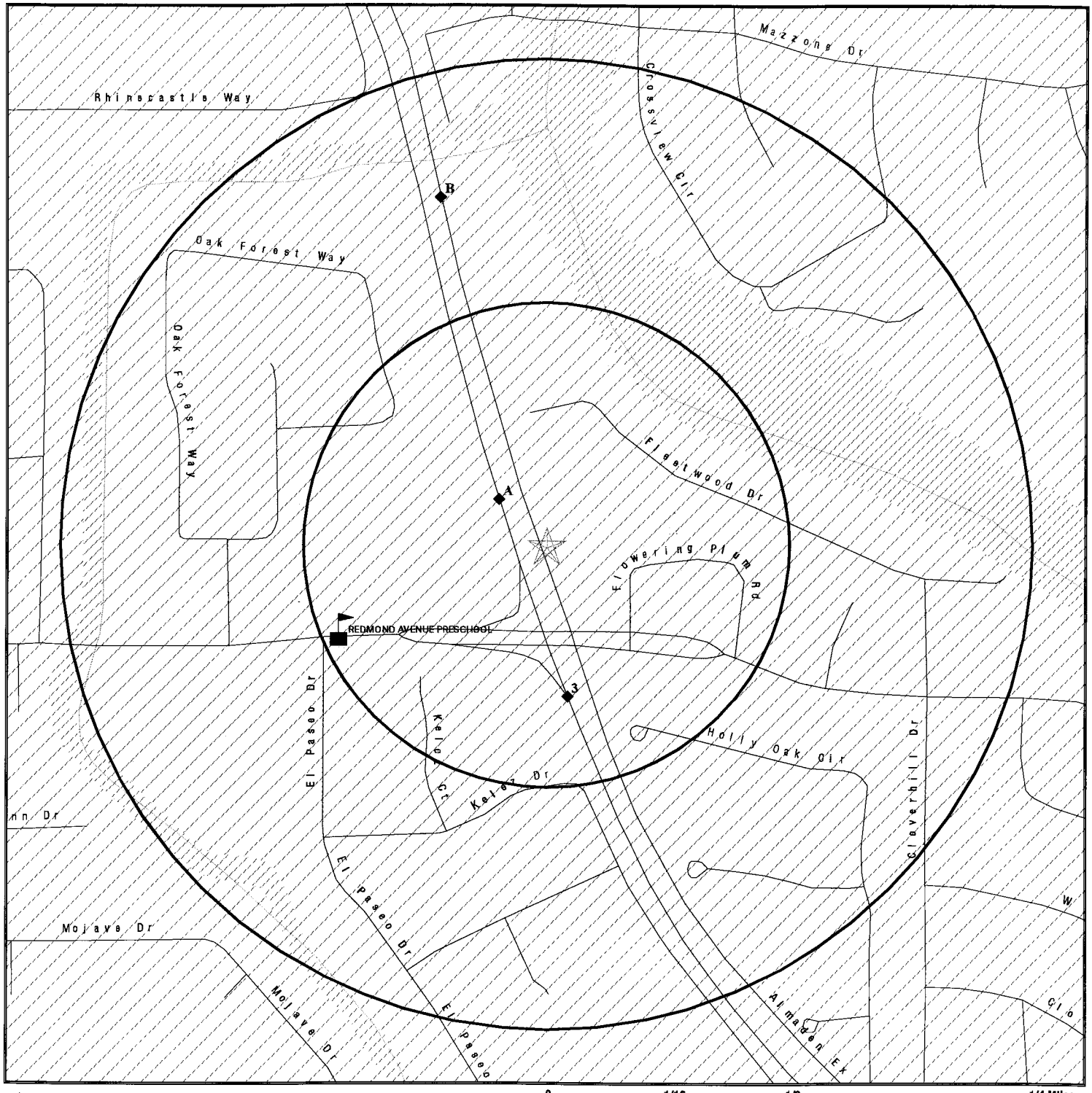
DETAIL MAP - 1911578.2s



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 16440 Almaden Expressway ADDRESS: 16440 Almaden Expressway San Jose CA 95120 LAT/LONG: 37.2300 / 121.8705	CLIENT: TRC Lowney CONTACT: Nathan Berner INQUIRY #: 1911578.2s DATE: April 25, 2007 3:22 pm

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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL RECORDS								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.500	0	0	0	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		0.500	0	0	0	NR	NR	0
RCRA Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRA Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
STATE AND LOCAL RECORDS								
Hist Cal-Sites		1.000	0	0	0	0	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
CA WDS		TP	NR	NR	NR	NR	NR	0
WMUDS/SWAT		0.500	0	0	0	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
SWRCY		0.500	0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LUST		0.500	2	2	0	NR	NR	4
CA FID UST		0.250	0	0	NR	NR	NR	0
SLIC		0.500	0	0	0	NR	NR	0
HIST LUST		0.500	0	1	0	NR	NR	1
UST		0.250	0	0	NR	NR	NR	0
HIST UST		0.250	1	0	NR	NR	NR	1
AST		0.250	0	0	NR	NR	NR	0
SAN JOSE HAZMAT		0.250	0	0	NR	NR	NR	0
SWEEPS UST		0.250	0	0	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
Notify 65		1.000	0	0	0	0	NR	0
DEED		0.500	0	0	0	NR	NR	0
VCP		0.500	0	0	0	NR	NR	0
DRYCLEANERS		0.250	0	0	NR	NR	NR	0
WIP		0.250	0	0	NR	NR	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
RESPONSE		1.000	0	0	0	0	NR	0
HAZNET		TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
ENVIROSTOR		1.000	0	0	0	0	NR	0
SAN DIEGO CO. SAM		0.500	0	0	0	NR	NR	0
TRIBAL RECORDS								
INDIAN RESERV		1.000	0	0	0	0	NR	0
INDIAN LUST		0.500	0	0	0	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
EDR PROPRIETARY RECORDS								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	0	0	NR	NR	NR	0
EDR Historical Cleaners		0.250	0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID / Direction / Distance / Distance (ft.) / Elevation	Site	Database(s)	EDR ID Number / EPA ID Number
A1 NW < 1/8 182 ft.	**CHEVRON #9-7075 16455 ALMADEN EXPY SANTA CLARA (County), CA**	**LUST**	**S107995621 N/A**

Site 1 of 2 in cluster A

Relative: Lower

Actual: 221 ft.

LUST:

Region:	SANTA CLARA
SCVWD ID:	08S1E21D01f
Closed Date:	1/30/2004
Lop Number:	03-059

A2 NW < 1/8 184 ft.	**97075 16455 ALMADEN EXPWY SAN JOSE, CA 95118**	**HIST UST**	**U001602718 N/A**

Site 2 of 2 in cluster A

Relative: Lower

Actual: 221 ft.

HIST UST:

Region:	STATE
Facility ID:	00000062957
Tank Num:	001
Container Num:	1
Year Installed:	1967
Tank Capacity:	00010000
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0004
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor
Contact Name:	MANCUSO,ALBERT S
Telephone:	4082681525
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105

Region:	STATE
Facility ID:	00000062957
Tank Num:	002
Container Num:	2
Year Installed:	1967
Tank Capacity:	00005000
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0004
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor
Contact Name:	MANCUSO,ALBERT S
Telephone:	4082681525
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105

Region:	STATE
Facility ID:	00000062957
Tank Num:	003

97075 (Continued) **U001602718**

Container Num:	3
Year Installed:	1967
Tank Capacity:	00010000
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0004
Tank Used for:	PRODUCT
Type of Fuel:	Not reported
Tank Construction:	0000250 unknown
Leak Detection:	Stock Inventor
Contact Name:	MANCUSO,ALBERT S
Telephone:	4082681525
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105

Region:	STATE
Facility ID:	00000062957
Tank Num:	004
Container Num:	4
Year Installed:	1967
Tank Capacity:	00001000
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0004
Tank Used for:	WASTE
Type of Fuel:	Not reported
Tank Construction:	0000130 unknown
Leak Detection:	Stock Inventor
Contact Name:	MANCUSO,ALBERT S
Telephone:	4082681525
Owner Name:	CHEVRON U.S.A. INC.
Owner Address:	575 MARKET
Owner City,St,Zip:	SAN FRANCISCO, CA 94105

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3 **SHELL** **LUST** **S107996815**
South **16601 ALMADEN EXPY** **N/A**
< 1/8 **SANTA CLARA (County), CA**
415 ft.

Relative:
Lower

LUST:

Region:	SANTA CLARA
SCVWD ID:	08S1E21D02f
Closed Date:	10/29/2004
Lop Number:	19-023

Actual:
221 ft.

B4 **MAZZONE, BEN PROPERTY** **LUST** **S107996277**
NNW **6082 ALMADEN EXPY** **N/A**
1/8-1/4 **SANTA CLARA (County), CA**
990 ft.

Site 1 of 2 in cluster B

Relative:
Lower

LUST:

Region:	SANTA CLARA
SCVWD ID:	08S1E16N01f
Closed Date:	12/29/1995

Actual:
215 ft.

MAZZONE, BEN PROPERTY (Continued) **S107996277**

Lop Number: Not reported

B5
NNW
1/8-1/4
990 ft.

MAZZONE, BEN PROPERTY
6082 ALMADEN EXPY
SAN JOSE, CA 95120

LUST S103881342
HIST LUST N/A

Site 2 of 2 in cluster B

Relative:
Lower

Actual:
215 ft.

LUST:

Region:	STATE
Case Type:	Soil only
Cross Street:	Not reported
Enf Type:	Not reported
Funding:	Not reported
How Discovered:	Not reported
How Stopped:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Global Id:	T0608502040
Stop Date:	Not reported
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	Not reported
Pollution Char:	Not reported
Remed Plan:	Not reported
Remed Action:	Not reported
Monitoring:	Not reported
Close Date:	1995-12-29 00:00:00
Discover Date:	Not reported
Enforcement Dt:	Not reported
Release Date:	1992-01-01 00:00:00
Review Date:	Not reported
Enter Date:	Not reported
MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	=
Max MTBE GW ppb:	Not reported
Max MTBE Soil ppb:	Not reported
County:	43
Org Name:	Not reported
Reg Board:	San Francisco Bay Region
Status:	Case Closed
Chemical:	Gasoline
Contact Person:	Not reported
Responsible Party:	Ben Mazzone
RP Address:	6082 Alamaden Expwy.
Interim:	Not reported
Oversight Prgm:	LUST
MTBE Class:	*
MTBE Conc:	0
MTBE Fuel:	1
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Staff:	ZSC
Staff Initials:	CT
Lead Agency:	Local Agency
Local Agency:	43099L
Hydr Basin #:	Not reported
Beneficial:	MUN

MAZZONE, BEN PROPERTY (Continued) **S103881342**

Priority: Not reported
Cleanup Fund Id: Not reported
Work Suspended: Not reported
Local Case #: 08S1E16N01f
Case Number: Not reported
Qty Leaked: Not reported
Abate Method: Not reported
Operator: Not reported
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary: Not reported

LUST:
Region: 2
Facility Status: Case Closed
Facility Id: Not reported
Case Number: 08S1E16N01f
How Discovered: Not reported
Leak Cause: Not reported
Leak Source: Not reported
Date Leak Confirmed: Not reported
Oversight Program: LUST
Prelim. Site Assesment Wokplan Submitted: Not reported
Preliminary Site Assesment Began: Not reported
Pollution Characterization Began: Not reported
Pollution Remediation Plan Submitted: Not reported
Date Remediation Action Underway: Not reported
Date Post Remedial Action Monitoring Began: Not reported

HIST LUST:
Region: SANTA CLARA
SCVWD ID: 08S1E16N01
Region Code: 2
Oversite Agency: SCVWD
Date Listed: 1993-08-26 00:00:00
Closed Date: 1995-12-29 00:00:00

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
COUNTY	S106916660	ALMADEN COUNTRYCLUB DENTAL	6529 CROWN BL SUITE B1	95120	SAN JOSE HAZMAT
COUNTY	S107592197	IBM ALMADEN RESEARCH CENTE	650 HARRY RD SUITE BGH	95120	SAN JOSE HAZMAT
COUNTY	S107592196	IBM ALMADEN RESEARCH CENTE	650 HARRY RD SUITE D	95120	SAN JOSE HAZMAT
COUNTY	S107592191	IBM ALMADEN RESEARCH CENTE	650 HARRY RD SUITE L	95120	SAN JOSE HAZMAT
COUNTY	S107592188	IBM ALMADEN RESEARCH CENTE	650 HARRY RD SUITE E	95120	SAN JOSE HAZMAT
COUNTY	S107592178	IBM ALMADEN RESEARCH CENTE	650 HARRY RD SUITE K	95120	SAN JOSE HAZMAT
SAN JOSE	S105256205	HIGHWAY 237 LANDFILL, SAN JOSE	HWY 327 / GOLD STREET		LUST, CA WDS
SAN JOSE	8873460	ALMADEN VINEYARD SAN JOSE *87	ALMADEN VINEYARD SAN JOSE *87		ERNS
SAN JOSE	1001611255	BENSONS CLEANERS	5965 ALMADEN EXPR	95120	HAZNET, CLEANERS
SAN JOSE	1007199277	SHELL SERVICE STATION 136006	16601 ALMADEN	95120	RCRA-LQG
SAN JOSE	S105030766	BENSONS CLEANERS	5965-B ALMADEN EXP	95120	CLEANERS
SAN JOSE	S106930295	PACIFIC BELL	6801 ALMADEN EX	95120	SWEEPS UST
SAN JOSE	S106930296	PACIFIC BELL	95 ALMADEN BLVD HIRIS		SWEEPS UST
SAN JOSE	S106931689	S J CONCRETE PIPE CO	1420 N BAYSHORE HWY 1		SWEEPS UST
SAN JOSE	S106235148	VILLA TORINO	CROSS BASSETT @ MARKET STREET		LUST, SLIC
SAN JOSE	8874649	MONTAQUE EXPRESSWAY AT OTOOLE AVE	MONTAQUE EXPRESSWAY AT OTOOLE AVE		ERNS
SAN JOSE	97407279	2118 OLD ALMADEN ROAD	2118 OLD ALMADEN ROAD		ERNS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 01/25/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 40

Source: EPA
Telephone: N/A
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 09/27/2006
Date Data Arrived at EDR: 11/01/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 21

Source: EPA
Telephone: N/A
Last EDR Contact: 02/23/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/28/2006
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 40

Source: EPA
Telephone: N/A
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: EPA
Telephone: 703-603-8960
Last EDR Contact: 03/21/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 12/20/2006
Date Data Arrived at EDR: 01/29/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 29

Source: EPA
Telephone: 703-603-8960
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 01/04/2007
Date Data Arrived at EDR: 01/18/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 40

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006
Date Data Arrived at EDR: 06/28/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 56

Source: EPA
Telephone: (415) 495-8895
Last EDR Contact: 04/18/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 01/24/2007
Date Made Active in Reports: 03/12/2007
Number of Days to Update: 47

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 04/24/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/17/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 41

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 04/17/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 703-603-8905
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 703-692-8801
Last EDR Contact: 02/08/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 09/20/2006
Date Made Active in Reports: 11/22/2006
Number of Days to Update: 63

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 01/29/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 08/23/2006
Date Data Arrived at EDR: 03/06/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 35

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/10/2007
Date Data Arrived at EDR: 01/24/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 34

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/27/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/08/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 82

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 03/20/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Varies

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

TRIS: Toxic Chemical Release Inventory System
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 06/22/2006
Date Made Active in Reports: 08/23/2006
Number of Days to Update: 62

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 03/20/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/30/2006
Number of Days to Update: 46

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 02/26/2007
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 02/26/2007
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Quarterly

SSTS: Section 7 Tracking Systems
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 05/11/2006
Date Made Active in Reports: 05/22/2006
Number of Days to Update: 11

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/12/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/06/2006
Date Data Arrived at EDR: 02/02/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 61

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Quarterly

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 02/14/2007
Date Data Arrived at EDR: 02/28/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 41

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Varies

CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 01/08/2007
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 3

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/29/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: No Update Planned

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/30/2007
Date Data Arrived at EDR: 01/31/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 27

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 10/17/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 43

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 03/02/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/11/2007
Date Data Arrived at EDR: 01/26/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 32

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/15/2006
Date Data Arrived at EDR: 12/28/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 32

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 03/28/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/18/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/06/2007
Date Made Active in Reports: 04/13/2007
Number of Days to Update: 38

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/06/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/26/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 02/27/2007
Date Data Arrived at EDR: 02/28/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: No Update Planned

SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/12/2007
Date Data Arrived at EDR: 03/15/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 22

Source: Integrated Waste Management Board
Telephone: 916-341-6320
Last EDR Contact: 03/15/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

CA WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 36

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 03/21/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Quarterly

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 05/29/2001
Date Made Active in Reports: 07/26/2001
Number of Days to Update: 58

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 01/08/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 04/11/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Geotracker's Leaking Underground Fuel Tank Report
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 04/11/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Quarterly

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 01/01/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 04/25/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 02/05/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Varies

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 04/12/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 03/27/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation
Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List
Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 04/06/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database
The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 04/11/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 04/06/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 04/05/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/06/2006
Date Data Arrived at EDR: 04/06/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 35

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 04/03/2007
Next Scheduled EDR Contact: 07/03/2007
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 03/13/2007
Date Data Arrived at EDR: 03/14/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 23

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 03/12/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Annually

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 14

Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 04/11/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Semi-Annually

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 02/05/2007
Date Data Arrived at EDR: 02/06/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 43

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Varies

HIST UST: Hazardous Substance Storage Container Database
The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 02/09/2007
Date Data Arrived at EDR: 02/09/2007
Date Made Active in Reports: 03/23/2007
Number of Days to Update: 42

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

SWEEPS UST: SWEEPS UST Listing
Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/23/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 42

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

NOTIFY 65: Proposition 65 Records
Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 04/12/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: No Update Planned

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 01/15/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 42

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 04/05/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Semi-Annually

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 02/27/2007
Date Data Arrived at EDR: 02/28/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/18/2005
Date Data Arrived at EDR: 04/18/2005
Date Made Active in Reports: 05/06/2005
Number of Days to Update: 18

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 04/10/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/13/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 24

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/13/2007
Next Scheduled EDR Contact: 04/23/2007
Data Release Frequency: Varies

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 03/07/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 30

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Varies

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 02/27/2007
Date Data Arrived at EDR: 02/28/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/20/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 02/06/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 04/14/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 27

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 04/17/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Varies

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 02/27/2007
Date Data Arrived at EDR: 02/28/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/28/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Quarterly

SAN DIEGO CO. SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 02/27/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 38

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 04/04/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Varies

TRIBAL RECORDS

INDIAN RESERV: Indian Reservations
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 02/08/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 12/01/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 59

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 02/19/2007
Date Data Arrived at EDR: 02/27/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 36

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 34

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 02/21/2007
Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/06/2006
Date Data Arrived at EDR: 10/04/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 35

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Minnesota, Mississippi and North Carolina.

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005
Date Data Arrived at EDR: 01/21/2005
Date Made Active in Reports: 02/28/2005
Number of Days to Update: 38

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

Date of Government Version: 08/24/2006
Date Data Arrived at EDR: 09/11/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 58

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004
Date Data Arrived at EDR: 12/29/2004
Date Made Active in Reports: 02/04/2005
Number of Days to Update: 37

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 02/19/2007
Date Data Arrived at EDR: 02/27/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 36

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/04/2007
Number of Days to Update: 34

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
A listing of underground storage tank locations on Indian Land.

Date of Government Version: 12/01/2006
Date Data Arrived at EDR: 12/01/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 59

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 01/11/2007
Date Data Arrived at EDR: 01/12/2007
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 17

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 12/19/2006
Date Data Arrived at EDR: 12/19/2006
Date Made Active in Reports: 01/29/2007
Number of Days to Update: 41

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 09/06/2006
Date Data Arrived at EDR: 10/04/2006
Date Made Active in Reports: 11/08/2006
Number of Days to Update: 35

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/02/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 25

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 02/02/2007
Date Data Arrived at EDR: 02/02/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 47

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/27/2007
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 36

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 02/26/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Semi-Annually

FRESNO COUNTY:

CUPA Resources List

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 01/13/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 42

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 01/16/2007
Next Scheduled EDR Contact: 05/07/2007
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 12/06/2006
Date Data Arrived at EDR: 12/07/2006
Date Made Active in Reports: 01/04/2007
Number of Days to Update: 28

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 04/12/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 05/16/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/31/2006
Date Data Arrived at EDR: 12/29/2006
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 26

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 11/13/2006
Next Scheduled EDR Contact: 02/12/2007
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 02/13/2007
Date Data Arrived at EDR: 03/09/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 28

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 02/13/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/01/2006
Date Data Arrived at EDR: 04/06/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 35

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 03/14/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 12/04/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 12/14/2006
Date Data Arrived at EDR: 12/15/2006
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 39

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 02/20/2007
Date Data Arrived at EDR: 02/21/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 28

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 02/12/2007
Next Scheduled EDR Contact: 05/14/2007
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 01/26/2007
Date Data Arrived at EDR: 02/20/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 01/29/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/10/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 04/09/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 04/09/2007
Date Data Arrived at EDR: 04/10/2007
Date Made Active in Reports: 04/24/2007
Number of Days to Update: 14

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 04/09/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Annually

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/20/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 17

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/20/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 17

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 03/20/2007
Date Made Active in Reports: 04/12/2007
Number of Days to Update: 23

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 03/07/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 01/17/2007
Date Data Arrived at EDR: 01/18/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 40

Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 02/06/2007
Date Data Arrived at EDR: 02/07/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 20

Source: Department of Public Health
Telephone: 951-358-5055
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 02/06/2007
Date Data Arrived at EDR: 02/07/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 42

Source: Health Services Agency
Telephone: 951-358-5055
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Contaminated Sites

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/16/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 11

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

ML - Regulatory Compliance Master List

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 01/31/2007
Date Data Arrived at EDR: 02/15/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 12

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 01/31/2007
Next Scheduled EDR Contact: 04/30/2007
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 01/04/2007
Date Data Arrived at EDR: 01/05/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 19

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 05/16/2005
Date Data Arrived at EDR: 05/18/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 29

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 04/05/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 11/01/2006
Date Data Arrived at EDR: 01/03/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 21

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 03/08/2007
Date Data Arrived at EDR: 03/13/2007
Date Made Active in Reports: 04/06/2007
Number of Days to Update: 24

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 03/08/2007
Date Data Arrived at EDR: 03/13/2007
Date Made Active in Reports: 04/12/2007
Number of Days to Update: 30

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 03/05/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 04/06/2007
Date Data Arrived at EDR: 04/10/2007
Date Made Active in Reports: 04/24/2007
Number of Days to Update: 14

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 04/02/2007
Next Scheduled EDR Contact: 04/16/2007
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 01/24/2007
Date Data Arrived at EDR: 01/25/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 33

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/09/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 01/09/2007
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 04/09/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/29/2006
Date Data Arrived at EDR: 10/02/2006
Date Made Active in Reports: 10/25/2006
Number of Days to Update: 23

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Varies

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 12/07/2006
Date Data Arrived at EDR: 12/07/2006
Date Made Active in Reports: 01/03/2007
Number of Days to Update: 27

Source: City of San Jose Fire Department
Telephone: 408-277-4659
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/04/2007
Data Release Frequency: Annually

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 01/08/2007
Date Data Arrived at EDR: 02/06/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 21

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 01/02/2007
Date Data Arrived at EDR: 01/16/2007
Date Made Active in Reports: 01/23/2007
Number of Days to Update: 7

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 03/26/2007
Next Scheduled EDR Contact: 06/25/2007
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 01/22/2007
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 02/27/2007
Number of Days to Update: 35

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 04/23/2007
Next Scheduled EDR Contact: 07/23/2007
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 12/31/0005
Date Data Arrived at EDR: 01/05/2006
Date Made Active in Reports: 01/31/2006
Number of Days to Update: 26

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/11/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2006
Date Data Arrived at EDR: 09/05/2006
Date Made Active in Reports: 10/05/2006
Number of Days to Update: 30

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/19/2007
Next Scheduled EDR Contact: 05/21/2007
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 11/28/2006
Date Data Arrived at EDR: 01/09/2007
Date Made Active in Reports: 01/24/2007
Number of Days to Update: 15

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/14/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 12/28/2006
Date Data Arrived at EDR: 01/23/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 57

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/10/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 02/05/2007
Date Data Arrived at EDR: 02/20/2007
Date Made Active in Reports: 03/21/2007
Number of Days to Update: 29

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 04/12/2007
Next Scheduled EDR Contact: 07/16/2007
Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 12/31/2004
Date Data Arrived at EDR: 02/17/2006
Date Made Active in Reports: 04/07/2006
Number of Days to Update: 49

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 03/16/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 01/01/2007
Date Data Arrived at EDR: 01/04/2007
Date Made Active in Reports: 02/13/2007
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/05/2007
Next Scheduled EDR Contact: 07/02/2007
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 10/26/2006
Date Data Arrived at EDR: 11/29/2006
Date Made Active in Reports: 01/05/2007
Number of Days to Update: 37

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 03/02/2007
Next Scheduled EDR Contact: 05/28/2007
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 06/06/2006
Number of Days to Update: 81

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/16/2007
Next Scheduled EDR Contact: 06/11/2007
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 04/11/2006
Date Data Arrived at EDR: 10/31/2006
Date Made Active in Reports: 12/18/2006
Number of Days to Update: 48

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 03/19/2007
Next Scheduled EDR Contact: 06/18/2007
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 05/02/2006
Number of Days to Update: 46

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 04/24/2007
Next Scheduled EDR Contact: 07/09/2007
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

16440 ALMADEN EXPRESSWAY
16440 ALMADEN EXPRESSWAY
SAN JOSE, CA 95120

TARGET PROPERTY COORDINATES

Latitude (North):	37.23000 - 37˚ 13' 48.0"
Longitude (West):	121.8705 - 121˚ 52' 13.8"
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	600199.2
UTM Y (Meters):	4120781.2
Elevation:	222 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	37121-B7 SANTA TERESA HILLS, CA
Most Recent Revision:	1980
West Map:	37121-B8 LOS GATOS, CA
Most Recent Revision:	1980

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

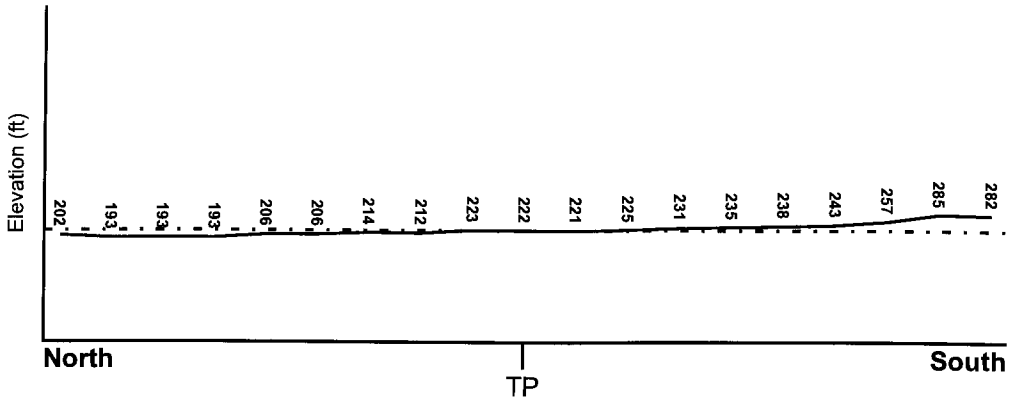
TOPOGRAPHIC INFORMATION

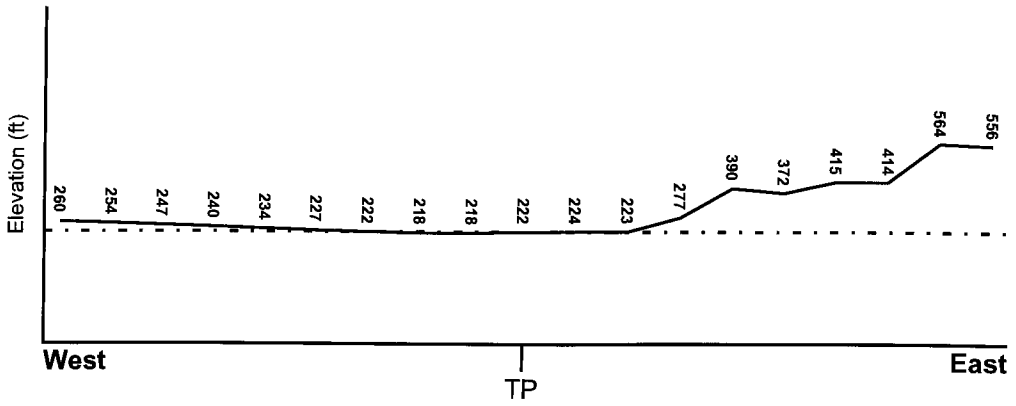
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

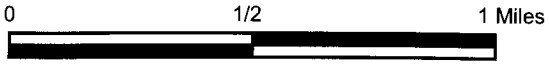
General Topographic Gradient: General NW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 222 ft.



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County	FEMA Flood Electronic Data
SANTA CLARA, CA	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property:	0603490047D
Additional Panels in search area:	0603490042D 0603490043D 0603370405D 0603490048D 0603370385D

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
SANTA TERESA HILLS	Not Available

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era:	Mesozoic
System:	Cretaceous
Series:	Upper Mesozoic
Code:	uMze*(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name:	BOTELLA
Soil Surface Texture:	clay loam
Hydrologic Group:	Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.
Soil Drainage Class:	Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel:	MODERATE
Depth to Bedrock Min:	> 60 inches
Depth to Bedrock Max:	> 60 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification			
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	Permeability Rate (in/hr)	Soil Reaction (pH)
1	0 inches	9 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.30 Min: 5.60
2	9 inches	41 inches	silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60
3	41 inches	76 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 0.60 Min: 0.20	Max: 7.80 Min: 5.60

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: No Other Soil Types

Surficial Soil Types: No Other Soil Types

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: No Other Soil Types

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

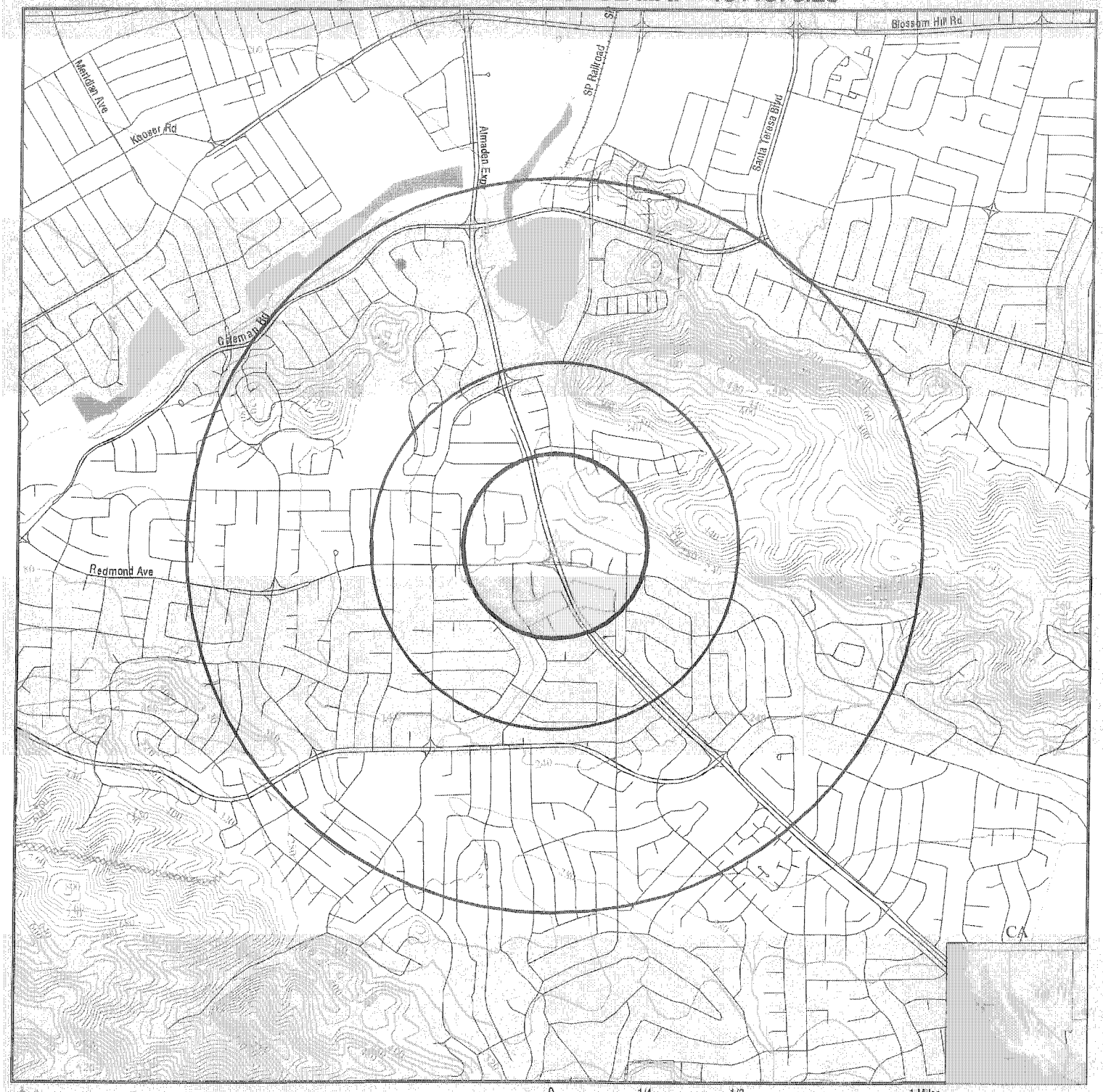
MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

DISTANCE FROM TP (Miles)	DISTANCE FROM TP (Miles)
1/2 - 1 Mile NNW	

PHYSICAL SETTING SOURCE MAP - 1911578.2s



0 1/4 1/2 1 Miles

- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 16440 Almaden Expressway	CLIENT: TRC Lowney
ADDRESS: 16440 Almaden Expressway San Jose CA 95120	CONTACT: Nathan Berner INQUIRY #: 1911578.2s
LAT/LONG: 37.2300 / 121.8705	DATE: April 25, 2007 3:22 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction Distance	Database	EDR ID Number

NNW
1/2 - 1 Mile

OIL_GAS **CA10177173**

Apinumber:	08500002	Operator:	L S Bowen & H J Bowen
Lease:	Not Reported	Well no:	1
Field:	Santa Clara Co	Cagaso m3 area:	Not Reported
Map:	W3-10	Status cod:	006
Source:	hud		
Latitude:	37.241146		
Longitude:	-121.877279		
Td:	1000	Sec:	17
Twn:	08S	Rge:	01E
Bm:	MD	X coord:	0
Y coord:	0	Zone:	Not Reported
Spuddate:	Not Reported	Abanddate:	Not Reported
Comments:	Not Reported	District:	3

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zip	Total Sites	> 4 Pci/L	Pct. > 4 Pci/L
95120	14	0	0.00

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95120

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.700 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Health Services
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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CORNERSTONE EARTH GROUP

Type of Services	Soil and Ground Water Quality Evaluation
Location	16440 Almaden Expressway San Jose, California
Client	Hudson Industrial Equities
Client Address	486 Horning Street San Jose, California 95112
Project Number	149-1-1
Date	July 23, 2007

Prepared by

Kurt M. Soenen, P.E.
Senior Project Engineer

REGISTERED PROFESSIONAL ENGINEER
KURT M. SOENEN
63615
EXP. 9/30/08
CIVIL
STATE OF CALIFORNIA

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Principal Geologist
Quality Assurance Reviewer

TABLE OF CONTENTS

SECTION 1: INTRODUCTION 1
1.1 SITE DESCRIPTION 1
1.2 BACKGROUND 1
1.3 OBJECTIVES AND SCOPE OF WORK 2
1.3.1 Objectives 2
1.3.2 Scope of Work 2
SECTION 2: SOIL AND GROUND WATER QUALITY EVALUATION 2
2.1 SUBSURFACE INVESTIGATION 2
2.2 SOIL SAMPLE COLLECTION AND LABORATORY ANALYSES 3
2.3 ADDITIONAL LABORATORY ANALYSES 3
2.4 GROUND WATER SAMPLE COLLECTION AND LABORATORY ANALYSES 3
SECTION 3: CONCLUSIONS AND RECOMMENDATIONS 4
SECTION 4: LIMITATIONS 5
SECTION 5: REFERENCES 5

FIGURES
FIGURE 1 – VICINITY MAP
FIGURE 2 – SITE PLAN

DATA SUMMARY TABLES
TABLE 1 – ANALYTICAL RESULTS OF SELECTED SOIL SAMPLES

APPENDICES
APPENDIX A – SOIL AND GROUND WATER SAMPLING PROTOCOL AND BORING LOGS
APPENDIX B – LABORATORY ANALYTICAL REPORTS

Type of Services	**Soil and Ground Water Quality Evaluation**
Location	**16440 Almaden Expressway** **San Jose, California**

SECTION 1: INTRODUCTION

This report presents the results of the soil and ground water quality evaluation performed at 16440 Almaden Expressway in San Jose, California (Site) as shown on Figures 1 and 2. This work was performed for Hudson Industrial Equities in accordance with our June 18, 2007 Agreement (Agreement). Cornerstone Earth Group, Inc. (Cornerstone) understands that Hudson Industrial Equities intends to purchase the property for residential redevelopment with single-family residences.

1.1 SITE DESCRIPTION

The approximately 1-acre Site is located in a residential and commercial area and is bounded by Almaden Expressway to the west with a shopping center and gasoline service station located beyond, and residential units to the north, east, and south. The Site is occupied by a single-family residence, detached maintenance garage and associated sheds, and a detached structure used for office purposes.

1.2 BACKGROUND

Based on the May 31, 2007 Phase I environmental site assessment (ESA) prepared by TRC, three potential areas of environmental concern were identified at the Site (TRC, 2007). A summary of these concerns is presented below.

- The Site was first developed with orchards by 1939 through the early 1950's. Due to past agricultural use of the Site, residual pesticides and pesticide-related metals may be present in shallow soil.

- From approximately the mid 1950's to late 1970's the detached sheet metal structure was used as a maintenance shop for the property owner's personal construction trenching business. Little information was available regarding the historical activities conducted in the shop.

- In 1989 two underground storage tanks (UST) containing diesel and gasoline reportedly were removed from a common excavation. According to the property owner, no leaks were observed at the time of removal; however, tank removal activities were conducted

without regulatory oversight. No documentation at the local agencies was available for review.

1.3 OBJECTIVES AND SCOPE OF WORK

1.3.1 Objectives

The objectives of this investigation were to evaluate the potential areas of environmental concern identified in the Phase I report.

1.3.2 Scope of Work

As presented in our Agreement, the scope of work performed for this investigation included the following:

- Drilling and logging of three exploratory borings
- Collection of soil samples and ground water grab samples from the exploratory borings for laboratory analyses
- Collection and laboratory analyses of 4 surface soil samples

The limitations for this investigation are presented in Section 4.

SECTION 2: SOIL AND GROUND WATER QUALITY EVALUATION

2.1 SUBSURFACE INVESTIGATION

Subsurface investigation activities were performed on June 25, 2007. To evaluate soil and ground water quality at the Site, three borings were drilled to a depth of approximately 12 to 16 feet. Borings B-1 and B-3 were drilled in the reported area of the former tank cavity; boring B-2 was drilled in the assumed down-gradient ground water flow direction (assumed northwest) from the storage sheds and maintenance garage to evaluate general ground water quality. Continuous soil samples were collected from the borings continuously. Ground water was encountered in the borings at a depth of approximately 11½ feet.

During this investigation, four additional borings were drilled to an approximate depth of approximately 5 feet at randomly selected locations to evaluate potential impacts due to past agricultural activities. Soil samples were collected from the upper six inches of the natural ground surface, which ranged in depth below ground surface from approximately ½ foot to 2 feet; a gravelly fill material was observed overlying the native soil in each of the borings. Deeper soil samples were collected from each boring from an approximate depth of 2 feet beyond the natural ground surface. These deeper samples were placed on hold at the laboratory for possible future analyses pending the results of the shallow samples.

Approximate boring locations are shown on Figures 2. Soil and ground water sampling protocol and boring logs are presented in Appendix A.

2.2 SOIL SAMPLE COLLECTION AND LABORATORY ANALYSES

During drilling of borings B-1 and B-3, no staining or petroleum hydrocarbon odors were noted in the soil samples. One soil sample was collected from each boring from immediately above the ground water surface and was analyzed for gasoline-range petroleum hydrocarbons (TPHg), benzene, ethyl benzene, xylenes (BTEX), and MTBE (EPA Test Method 8260B), and diesel-range petroleum hydrocarbons (TPHd) (EPA Test Method 8015M) with a silica gel cleanup. These tests were performed to evaluate potential soil impacts related to the former USTs present at the Site. Based on the results, none of the compounds were detected in the samples above laboratory reporting limits.

The four soil samples collected from the natural ground surface at randomly selected locations were analyzed for organochlorine pesticides (EPA Test Method 8081) and pesticide-related metals (arsenic, lead, and mercury) (EPA Test Method 6000/7000). These analyses were selected to help evaluate potential impacts from historical agricultural use.

Laboratory analytical results are summarized in Table 1 in the Tables section of this report. The analytical results were compared to residential California Human Health Screening Levels (CHHSLs) developed by the California Environmental Protection Agency (CalEPA, 2005). CHHSLs are used to screen sites for potential human health concerns where releases of chemicals to soil have occurred. Under most circumstances, the presence of a chemical in soil below the corresponding CHHSL can be assumed not to pose a significant risk to human health. A chemical exceeding the CHHSL does not indicated that adverse impacts to human health are occurring or will occur but suggests that further evaluation of potential health concerns is warranted.

Chain of custody documentation and laboratory analytical reports are presented in Appendix B.

2.3 ADDITIONAL LABORATORY ANALYSES

Based on the results of the shallow soil samples, dieldrin was detected in one of four soil samples (S-3 at 0.0779 ppm) above the residential CHHSL of 35 ppm. To evaluate the vertical extent of impact, the deeper soil sample collected from boring S-3 was analyzed for organochlorine pesticides.

Analytical results of the deeper soil sample are included in Table 1. Chain of custody documentation and laboratory analytical reports are presented in Appendix B.

2.4 GROUND WATER SAMPLE COLLECTION AND LABORATORY ANALYSES

To evaluate ground water quality beneath the Site, ground water grab samples were collected from exploratory borings B-1 and B-2. Ground water grab sampling protocol is summarized in Appendix A.

Ground water grab samples were analyzed for VOCs, TPHg, and TPHd using the same methods as used for soil. Chain of custody documentation and laboratory analytical reports are presented in Appendix B.

Based on the results, none of the compounds were detected above laboratory reporting limits.

SECTION 3: CONCLUSIONS AND RECOMMENDATIONS

Laboratory analyses of the soil and ground water samples collected in the reported area of the former UST location and down-gradient (ground water flow direction is assumed northwest) of the maintenance garage/UST location did not reveal any petroleum hydrocarbons or volatile organic compounds above laboratory reporting limits. No further soil or ground water sampling appears required at this time.

Since tank removal activities reportedly were conducted without regulatory agency oversight, there is a potential that the tank and/or associated piping may be encountered during Site redevelopment. Prior to the property transfer, we recommend discussing cost recovery/sharing options with the current property owner in the event former fuel system components and/or pockets of impacted soil are encountered (during Site redevelopment) that would require special handling and/or trigger environmental sampling. Additionally, prior to Site redevelopment, we recommend preparing a soil management plan outlining protocols for the contractor to follow if buried structures and/or residual petroleum-impacted soil are encountered during grading activities.

With exception of dieldrin detected in one of four soil samples, low concentrations (below residential CHHSLs) of pesticides including total DDT, dieldrin, and alpha/gamma chlordane were detected in the shallow soil samples collected from the natural ground surface. Pesticide-related metal concentrations were within range of typical background conditions for Bay Area soils.

Dieldrin was detected at a concentration of 0.0779 ppm in sample S-3, above its residential CHHSL of 0.035 ppm; however, the site-wide average dieldrin concentration, ~~40~~ 0.040 ppm, is near the residential CHHSL. Since no organochlorine pesticides were detected above laboratory reporting limits in the deeper S-3 soil sample, the residual dieldrin-impacted soil in the S-3 area appears limited to the upper 1 to 2 feet of native soil.

Prior to Site grading, we recommend excavation and appropriate off-Site disposal of the residual dieldrin-impacted soil in the S-3 area that exceeds residential CHHSLs. Confirmation soil samples should be collected following excavation activities. Alternatively, following grading activities during Site redevelopment, additional soil samples could be collected in the S-3 area to confirm dieldrin concentrations have decreased to below residential CHHSLs. A copy of these results should be forwarded to the City of San Jose Environmental Services Department for their review and approval. Lastly, for a higher level of comfort, additional sampling can be

performed prior to the property acquisition to better estimate the extent of dieldrin impact. Cost sharing options should be discussed with the current property owner.

SECTION 4.0: LIMITATIONS

Cornerstone performed this investigation to support Hudson Industrial Equities in evaluation of soil and ground water quality beneath the Site. Hudson Industrial Equities understands that no investigation can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This investigation is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. Ponderosa Homes understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints. In addition, the chemical information presented in this report can change over time and is only valid at the time of this investigation and for the locations sampled.

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SECTION 5.0: REFERENCES

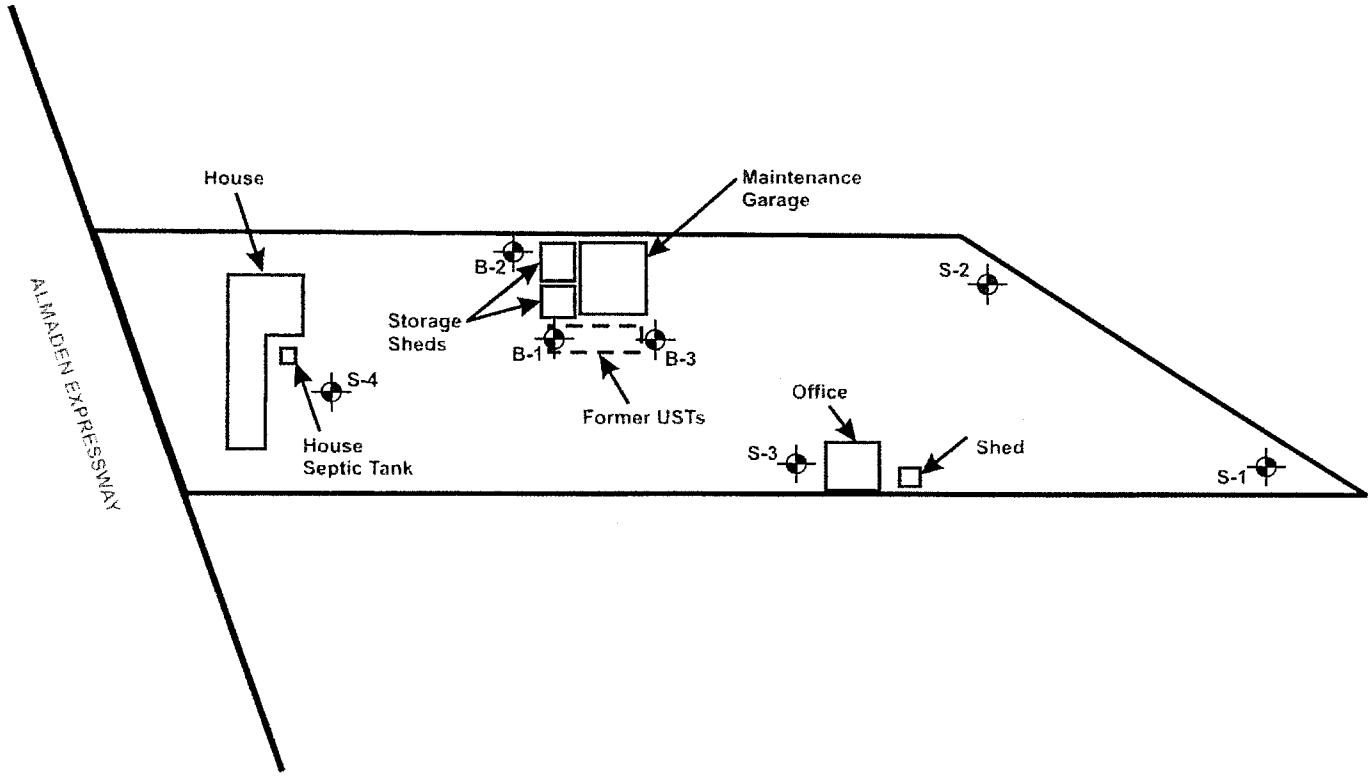
TRC . May 31, 2007. Phase I Environmental Site Assessment, 16440 Almaden Expressway, San Jose, California

CORNERSTONE EARTH GROUP

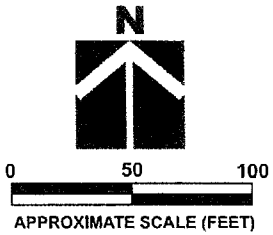
Vicinity Map

16440 Almaden Expressway
San Jose, CA

Project Number	149-1-1
Figure Number	Figure 1
Date	July 2007
Drawn By	MGV



Approximate Location of Soil Boring



Site Plan

16440 Almaden Expressway
San Jose, CA

CORNERSTONE EARTH GROUP

Project Number	149-1-1
Figure Number	Figure 2
Date	July 2007
Drawn By	MGV

Table 1. Analytical Results of Selected Soil Samples
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	4,4´-DDD	4,4´-DDE	4,4´-DDT	DDT Total	alpha-Chlordane	gamma-Chlordane	Dieldrin	Arsenic	Lead	Mercury
S-1	6/25/2007	½-1	<0.008	0.0254	0.0334	0.0588	0.0131	0.0116	0.00812	3.2	20	0.91
S-2	6/25/2007	1-1½	0.00287	0.064	0.0584	0.12527	<0.002	<0.002	<0.002	4.2	15	2.6
S-3	6/25/2007	½-1	<0.008	0.0832	0.0864	0.1696	<0.008	<0.008	**0.0779**	2.3	13	3.1
	6/25/2007	2½-3	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	<0.002	---	---	---
S-4	6/25/2007	2-2½	<0.002	0.0676	0.031	0.0986	<0.002	<0.002	<0.002	<1.7	7	1.8
Residential CHHSL[1]			2.3	1.6	1.6	NE	NE	NE	0.035	5.5	150	18

1 California Human Health Screening Level (CHHSL), CalEPA - January 2005
< Not detected at or above laboratory reporting limit
ND Not detected at or above reporting limit
NE Not Established
--- Not Analyzed
BOLD Concentration exceeds CHHSL
* Typical mean background concentration of arsenic in Bay Area soils ranges from approximately 5 ppm to 20 ppm. For this report, an assumed background concentration of 5.5 ppm was substituted for the toxicity-based goal.

CORNERSTONE
EARTH GROUP

APPENDIX A – SOIL AND GROUND WATER SAMPLING PROTOCOL AND BORING LOGS

Subsurface Exploration Method
The subsurface investigation was conducted using both hand sampling equipment and a dual-tube hydraulic coring rig equipped with direct push technology. Soil samples were continuously collected from the boreholes and soils were logged in general accordance with the Unified Soil Classification System (ASTM D-2487). Boring logs are included as part of this appendix.

Soil Sample Collection Method
Soil samples for laboratory analyses were collected in brass or acetate liners. The ends of soil samples for laboratory analyses were covered in a Teflon film, fitted with plastic end caps, taped, and labeled with a unique sample identification number. The samples for laboratory analyses were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

Ground Water Grab Sampling Method
Grab ground water samples were collected by lowering a 1-inch diameter PVC casing with slots in the lower portion into the exploratory borehole. Teflon tubing equipped with a check valve system was lowered into the casing to collect the ground water sample. Due to the slow ground water recharge rate, the borings remained open overnight and the grab ground water samples were collected the following morning. Ground water grab samples were collected in appropriate containers and labeled with the sample ID, project number, and date and time of collection. Samples were placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

Equipment Decontamination
All sampling equipment was cleaned in a solution of laboratory grade detergent and rinsed with distilled water prior to use at each sample point.

BORING NUMBER B-1

CORNERSTONE EARTH GROUP

PROJECT NAME 16440 Almaden Expressway
PROJECT NUMBER 149-1-1
PROJECT LOCATION San Jose
GROUND ELEVATION
BORING DEPTH 14 ft.
LATITUDE
LONGITUDE
GROUND WATER LEVELS:
AT TIME OF DRILLING 11.5 ft.
AT END OF DRILLING 11.5 ft.

DATE STARTED 6/25/07 DATE COMPLETED 6/25/07
DRILLING CONTRACTOR RSI
DRILLING METHOD Direct Push Technology
LOGGED BY K. Soenen
NOTES

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-VALUE (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT, PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX, %	PERCENT PASSING NO. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf (○ HAND PENETROMETER, △ TORVANE, ● UNCONFINED COMPRESSION, ▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL) 1.0 2.0 3.0 4.0 5.0
	0		**Gravelly Fill** loose, dry, coarse and fine sand, no odor							
			Silty Clay (CL) medium stiff, damp to moist, brown, no odor							
	5		scattered coarse and fine gravel							
			Sandy Clay with Gravel (CL) soft, moist, brown, no odor							
	10		**Clayey Sand with Gravel (SC)** loose, wet, brown, fine and coarse gravel, poorly sorted sand, no odor							
			Clayey Gravel (GC) loose, wet, no odor refusal at 14 feet							
	15		Bottom of Boring at 14.0 feet.							
	20									
	25									
	30									
	35									

CORNERSTONE EARTH GROUP - CORNERSTONE.GDT - 7/2/07 15:04 - C:\PROGRAM FILES\GINT\PROJECTS\149-1-1 16440 ALMADEN EXPRESSWAY.GPJ

BORING NUMBER B-2

CORNERSTONE EARTH GROUP

PROJECT NAME 16440 Almaden Expressway
PROJECT NUMBER 149-1-1
PROJECT LOCATION San Jose
GROUND ELEVATION
BORING DEPTH 16 ft.
LATITUDE
LONGITUDE
GROUND WATER LEVELS:
AT TIME OF DRILLING 11.5 ft.
AT END OF DRILLING 11.5 ft.

DATE STARTED 6/25/07 DATE COMPLETED 6/25/07
DRILLING CONTRACTOR RSI
DRILLING METHOD Direct Push Technology
LOGGED BY K. Soenen
NOTES

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-VALUE (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT, PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX, %	PERCENT PASSING NO. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf (○ HAND PENETROMETER, △ TORVANE, ● UNCONFINED COMPRESSION, ▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL) 1.0 2.0 3.0 4.0 5.0
	0		**Gravelly Fill** loose, dry, coarse and fine sand, no odor							
			Silty Clay (CL) medium stiff, damp to moist, brown, no odor							
	5		scattered coarse and fine gravel							
			Sandy Clay with Gravel (CL) soft, moist, brown, no odor							
	10		**Clayey Sand with Gravel (SC)** loose, wet, brown, fine and coarse gravel, poorly sorted sand, no odor							
	15		increasing gravel content							
			Bottom of Boring at 16.0 feet.							
	20									
	25									
	30									
	35									

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BORING NUMBER B-3

CORNERSTONE EARTH GROUP

PROJECT NAME 16440 Almaden Expressway
PROJECT NUMBER 149-1-1
PROJECT LOCATION San Jose
GROUND ELEVATION
BORING DEPTH 12 ft.
LATITUDE
LONGITUDE
GROUND WATER LEVELS:
AT TIME OF DRILLING 11.5 ft.
AT END OF DRILLING 11.5 ft.

DATE STARTED 6/25/07 DATE COMPLETED 6/25/07
DRILLING CONTRACTOR RSI
DRILLING METHOD Direct Push Technology
LOGGED BY K. Soenen
NOTES

This log is a part of a report by Cornerstone Earth Group, and should not be used as a stand-alone document. This description applies only to the location of the exploration at the time of drilling. Subsurface conditions may differ at other locations and may change at this location with time. The description presented is a simplification of actual conditions encountered. Transitions between soil types may be gradual.

ELEVATION (ft)	DEPTH (ft)	SYMBOL	DESCRIPTION	N-VALUE (uncorrected) blows per foot	SAMPLES TYPE AND NUMBER	DRY UNIT WEIGHT, PCF	NATURAL MOISTURE CONTENT, %	PLASTICITY INDEX, %	PERCENT PASSING NO. 200 SIEVE	UNDRAINED SHEAR STRENGTH, ksf (○ HAND PENETROMETER, △ TORVANE, ● UNCONFINED COMPRESSION, ▲ UNCONSOLIDATED-UNDRAINED TRIAXIAL) 1.0 2.0 3.0 4.0 5.0
	0		**Gravelly Fill** loose, dry, coarse and fine sand, no odor							
			no recovery							
			Silty Clay (CL) medium stiff, moist, brown, no odor							
	5		scattered fine and coarse gravel							
	10		**Clayey Sand with Gravel (SC)** loose, wet, brown, no odor							
			Bottom of Boring at 12.0 feet.							
	15									
	20									
	25									
	30									
	35									

CORNERSTONE EARTH GROUP - CORNERSTONE.GDT - 7/2/07 15:04 - C:\PROGRAM FILES\GINT\PROJECTS\149-1-1 16440 ALMADEN EXPRESSWAY.GPJ

CORNERSTONE
EARTH GROUP

APPENDIX B – LABORATORY ANALYTICAL REPORTS

TORRENT LABORATORY, INC.

483 Sinclair Frontage Rd. • Milpitas, CA 95035 • Ph: (408) 263-5258 • Fax: (408) 263-8293

www.torrentlab.com

July 03, 2007

Kurt Soenen
Cornerstone Earth Group
1259 Oakmead Parkway
Sunnyvale, CA 94035

TEL: (408) 245-4600
FAX

RE: P252

Order No.: 0706158

Dear Kurt Soenen:

Torrent Laboratory, Inc. received 17 (9 on hold) samples on 6/26/2007 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Torrent Laboratory, Inc, is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,

Laboratory Director

7/3/07
Date

TORRENT LABORATORY, INC.

483 Sinclair Frontage Road • Milpitas, CA • Phone: (408) 263-5258 • Fax: (408) 263-8293

Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: S-1 1/2-1
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 8:43:00 AM

Lab Sample ID: 0706158-001
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Arsenic	SW6010B	6/27/2007	1.7	1	1.7	3.2	mg/Kg	3563
Lead	SW6010B	6/27/2007	1	1	1.0	20	mg/Kg	3563
Mercury	SW7471A	6/28/2007	0.1	1	0.10	0.91	mg/Kg	3566
4,4´-DDD	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
4,4´-DDE	SW8081A	6/29/2007	2	4	8.00	25.4	µg/Kg	R13220
4,4´-DDT	SW8081A	6/29/2007	2	4	8.00	33.4	µg/Kg	R13220
Aldrin	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
alpha-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
alpha-Chlordane	SW8081A	6/29/2007	2	4	8.00	13.1	µg/Kg	R13220
beta-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Chlordane	SW8081A	6/29/2007	20	4	80.0	ND	µg/Kg	R13220
delta-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Dieldrin	SW8081A	6/29/2007	2	4	8.00	8.12	µg/Kg	R13220
Endosulfan I	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endosulfan II	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endosulfan sulfate	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin aldehyde	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin ketone	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
gamma-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
gamma-Chlordane	SW8081A	6/29/2007	2	4	8.00	11.6	µg/Kg	R13220
Heptachlor	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Heptachlor epoxide	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Methoxychlor	SW8081A	6/29/2007	5	4	20.0	ND	µg/Kg	R13220
Toxaphene	SW8081A	6/29/2007	100	4	400	ND	µg/Kg	R13220
Surr: Decachlorobiphenyl	SW8081A	6/29/2007	0	4	54.6-127	138	%REC	R13220
Surr: Tetrachloro-m-xylene	SW8081A	6/29/2007	0	4	54-122	103	%REC	R13220

Note: Surrogate recovery of DCBP is bias high; recovery of second surrogate supports data quality. Reporting limits increased due to the nature of the sample matrix (dark color extract).

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: S-2 1-1 1/2
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 8:49:00 AM

Lab Sample ID: 0706158-003
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Arsenic	SW6010B	6/27/2007	1.7	1	1.7	4.2	mg/Kg	3563
Lead	SW6010B	6/27/2007	1	1	1.0	15	mg/Kg	3563
Mercury	SW7471A	6/28/2007	0.1	2	0.20	2.6	mg/Kg	3566
4,4´-DDD	SW8081A	6/29/2007	2	1	2.00	2.87	µg/Kg	R13220
4,4´-DDE	SW8081A	6/29/2007	2	2	4.00	64.0	µg/Kg	R13220
4,4´-DDT	SW8081A	6/29/2007	2	1	2.00	58.4	µg/Kg	R13220
Aldrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
alpha-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
alpha-Chlordane	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
beta-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Chlordane	SW8081A	6/29/2007	20	1	20.0	ND	µg/Kg	R13220
delta-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Dieldrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan I	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan II	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan sulfate	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin aldehyde	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin ketone	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
gamma-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
gamma-Chlordane	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Heptachlor	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Heptachlor epoxide	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Methoxychlor	SW8081A	6/29/2007	5	1	5.00	ND	µg/Kg	R13220
Toxaphene	SW8081A	6/29/2007	100	1	100	ND	µg/Kg	R13220
Surr: Decachlorobiphenyl	SW8081A	6/29/2007	0	1	54.6-127	83.6	%REC	R13220
Surr: Tetrachloro-m-xylene	SW8081A	6/29/2007	0	1	54-122	72.3	%REC	R13220

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: S-3 1/2-1
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 8:52:00 AM

Lab Sample ID: 0706158-005
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Arsenic	SW6010B	6/27/2007	1.7	1	1.7	2.3	mg/Kg	3563
Lead	SW6010B	6/27/2007	1	1	1.0	13	mg/Kg	3563
Mercury	SW7471A	6/28/2007	0.1	2	0.20	3.1	mg/Kg	3566
4,4´-DDD	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
4,4´-DDE	SW8081A	6/29/2007	2	4	8.00	83.2	µg/Kg	R13220
4,4´-DDT	SW8081A	6/29/2007	2	4	8.00	86.4	µg/Kg	R13220
Aldrin	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
alpha-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
alpha-Chlordane	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
beta-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Chlordane	SW8081A	6/29/2007	20	4	80.0	ND	µg/Kg	R13220
delta-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Dieldrin	SW8081A	6/29/2007	2	4	8.00	77.9	µg/Kg	R13220
Endosulfan I	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endosulfan II	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endosulfan sulfate	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin aldehyde	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Endrin ketone	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
gamma-BHC	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
gamma-Chlordane	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Heptachlor	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Heptachlor epoxide	SW8081A	6/29/2007	2	4	8.00	ND	µg/Kg	R13220
Methoxychlor	SW8081A	6/29/2007	5	4	20.0	ND	µg/Kg	R13220
Toxaphene	SW8081A	6/29/2007	100	4	400	ND	µg/Kg	R13220
Surr: Decachlorobiphenyl	SW8081A	6/29/2007	0	4	54.6-127	129	%REC	R13220
Surr: Tetrachloro-m-xylene	SW8081A	6/29/2007	0	4	54-122	96.0	%REC	R13220

Note: Surrogate recovery of DCBP is bias high; recovery of second surrogate supports data quality.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: S-4 2-2 1/2
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 9:10:00 AM

Lab Sample ID: 0706158-007
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Arsenic	SW6010B	6/27/2007	1.7	1	1.7	ND	mg/Kg	3563
Lead	SW6010B	6/27/2007	1	1	1.0	7.0	mg/Kg	3563
Mercury	SW7471A	6/28/2007	0.1	1	0.10	1.8	mg/Kg	3566
4,4´-DDD	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
4,4´-DDE	SW8081A	6/29/2007	2	2	4.00	67.6	µg/Kg	R13220
4,4´-DDT	SW8081A	6/29/2007	2	1	2.00	31.0	µg/Kg	R13220
Aldrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
alpha-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
alpha-Chlordane	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
beta-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Chlordane	SW8081A	6/29/2007	20	1	20.0	ND	µg/Kg	R13220
delta-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Dieldrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan I	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan II	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endosulfan sulfate	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin aldehyde	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Endrin ketone	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
gamma-BHC	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
gamma-Chlordane	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Heptachlor	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Heptachlor epoxide	SW8081A	6/29/2007	2	1	2.00	ND	µg/Kg	R13220
Methoxychlor	SW8081A	6/29/2007	5	1	5.00	ND	µg/Kg	R13220
Toxaphene	SW8081A	6/29/2007	100	1	100	ND	µg/Kg	R13220
Surr: Decachlorobiphenyl	SW8081A	6/29/2007	0	1	54.6-127	70.4	%REC	R13220
Surr: Tetrachloro-m-xylene	SW8081A	6/29/2007	0	1	54-122	80.0	%REC	R13220

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-1 11-11 1/2
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 9:30:00 AM

Lab Sample ID: 0706158-010
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	6/27/2007	2	1	2.00	ND	mg/Kg	R13183
Surr: Pentacosane	SW8015B	6/27/2007	0	1	28-125	80.6	%REC	R13183
Benzene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Ethylbenzene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Methyl tert-butyl ether (MTBE)	SW8260B	6/26/2007	10	1	10	ND	µg/Kg	R13190
Toluene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Xylenes, Total	SW8260B	6/26/2007	15	1	15	ND	µg/Kg	R13190
Surr: 4-Bromofluorobenzene	SW8260B	6/26/2007	0	1	55.8-141	103	%REC	R13190
Surr: Dibromofluoromethane	SW8260B	6/26/2007	0	1	59.8-148	102	%REC	R13190
Surr: Toluene-d8	SW8260B	6/26/2007	0	1	55.2-133	86.6	%REC	R13190
TPH (Gasoline)	SW8260B(TPH)	6/26/2007	100	1	100	ND	µg/Kg	G13190
Surr: 4-Bromoflurobenzene	SW8260B(TPH)	6/26/2007	0	1	57-122	92.0	%REC	G13190

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-1
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 9:40:00 AM

Lab Sample ID: 0706158-011
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	6/28/2007	0.077	1	0.0916	ND	mg/L	R13213
Surr: Pentacosane	SW8015B	6/28/2007	0	1	40-120	75.0	%REC	R13213

Note: Reporting limits increased due to limited sample available.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-1
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 9:40:00 AM

Lab Sample ID: 0706158-011
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1,1,2-Tetrachloroethane	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
1,1,1-Trichloroethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,1,2,2-Tetrachloroethane	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
1,1,2-Trichloroethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,1-Dichloroethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,1-Dichloroethene	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
1,1-Dichloropropene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2,3-Trichlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2,3-Trichloropropane	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
1,2,4-Trichlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2,4-Trimethylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2-Dibromo-3-chloropropane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2-Dibromoethane (EDB)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2-Dichloroethane (EDC)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,2-Dichloropropane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,3,5-Trimethylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,3-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,4-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
1,4-Dioxane	SW8260B	6/27/2007	5	1.1	5.50	ND	µg/L	R13182
2,2-Dichloropropane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
2-Chloroethyl vinyl ether	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
2-Chlorotoluene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
4-Chlorotoluene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
4-Isopropyltoluene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Acetone	SW8260B	6/27/2007	20	1.1	22.0	ND	µg/L	R13182
Benzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Bromobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Bromochloromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Bromodichloromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Bromoform	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
Bromomethane	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
Carbon tetrachloride	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Chlorobenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Chloroform	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
Chloromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
cis-1,2-Dichloroethene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
cis-1,3-Dichloropropene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Dibromochloromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Dibromomethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Dichlorodifluoromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Ethyl tert-butyl ether (ETBE)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Ethylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-1
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 9:40:00 AM

Lab Sample ID: 0706158-011
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Freon-113	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
Hexachlorobutadiene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Isopropyl ether (DIPE)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Isopropylbenzene	SW8260B	6/27/2007	1	1.1	1.10	ND	µg/L	R13182
Methyl tert-butyl ether (MTBE)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Methylene chloride	SW8260B	6/27/2007	5	1.1	5.50	ND	µg/L	R13182
Naphthalene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
n-Butylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
n-Propylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
sec-Butylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Styrene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
t-Butyl alcohol (t-Butanol)	SW8260B	6/27/2007	5	1.1	5.50	ND	µg/L	R13182
tert-Amyl methyl ether (TAME)	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
tert-Butylbenzene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Tetrachloroethene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Toluene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
trans-1,2-Dichloroethene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
trans-1,3-Dichloropropene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Trichloroethene	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Trichlorofluoromethane	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Vinyl chloride	SW8260B	6/27/2007	0.5	1.1	0.55	ND	µg/L	R13182
Xylenes, Total	SW8260B	6/27/2007	1.5	1.1	1.65	ND	µg/L	R13182
Surr: Dibromofluoromethane	SW8260B	6/27/2007	0	1.1	61.2-131	89.7	%REC	R13182
Surr: 4-Bromofluorobenzene	SW8260B	6/27/2007	0	1.1	64.1-120	95.6	%REC	R13182
Surr: Toluene-d8	SW8260B	6/27/2007	0	1.1	75.1-127	101	%REC	R13182

Note: Sample diluted prior to the analysis due to of sediment in all VOAs.

TPH (Gasoline)	SW8260B(TPH)	6/27/2007	50	1.1	55	ND	µg/L	G13182
Surr: 4-Bromoflurobenzene	SW8260B(TPH)	6/27/2007	0	1.1	58.4-133	73.3	%REC	G13182

Note: See comment for 8260B analysis.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-2
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 10:30:00 AM

Lab Sample ID: 0706158-012
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	6/28/2007	0.077	1	0.109	ND	mg/L	R13213
Surr: Pentacosane	SW8015B	6/28/2007	0	1	40-120	77.0	%REC	R13213

Note: Reporting limits increased due to limited sample available.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-2
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 10:30:00 AM

Lab Sample ID: 0706158-012
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
1,1,1,2-Tetrachloroethane	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
1,1,1-Trichloroethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,1,2,2-Tetrachloroethane	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
1,1,2-Trichloroethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,1-Dichloroethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,1-Dichloroethene	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
1,1-Dichloropropene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2,3-Trichlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2,3-Trichloropropane	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
1,2,4-Trichlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2,4-Trimethylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2-Dibromo-3-chloropropane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2-Dibromoethane (EDB)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2-Dichloroethane (EDC)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,2-Dichloropropane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,3,5-Trimethylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,3-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,4-Dichlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
1,4-Dioxane	SW8260B	6/27/2007	5	1.16	5.80	ND	µg/L	R13182
2,2-Dichloropropane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
2-Chloroethyl vinyl ether	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
2-Chlorotoluene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
4-Chlorotoluene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
4-Isopropyltoluene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Acetone	SW8260B	6/27/2007	20	1.16	23.2	ND	µg/L	R13182
Benzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Bromobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Bromochloromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Bromodichloromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Bromoform	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
Bromomethane	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
Carbon tetrachloride	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Chlorobenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Chloroform	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
Chloromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
cis-1,2-Dichloroethene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
cis-1,3-Dichloropropene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Dibromochloromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Dibromomethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Dichlorodifluoromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Ethyl tert-butyl ether (ETBE)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Ethylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-2
Sample Location: 16440 Almaden Expressway
Sample Matrix: WATER
Date/Time Sampled 6/25/2007 10:30:00 AM

Lab Sample ID: 0706158-012
Date Prepared: 6/27/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Freon-113	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
Hexachlorobutadiene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Isopropyl ether (DIPE)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Isopropylbenzene	SW8260B	6/27/2007	1	1.16	1.16	ND	µg/L	R13182
Methyl tert-butyl ether (MTBE)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Methylene chloride	SW8260B	6/27/2007	5	1.16	5.80	ND	µg/L	R13182
Naphthalene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
n-Butylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
n-Propylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
sec-Butylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Styrene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
t-Butyl alcohol (t-Butanol)	SW8260B	6/27/2007	5	1.16	5.80	ND	µg/L	R13182
tert-Amyl methyl ether (TAME)	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
tert-Butylbenzene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Tetrachloroethene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Toluene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
trans-1,2-Dichloroethene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
trans-1,3-Dichloropropene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Trichloroethene	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Trichlorofluoromethane	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Vinyl chloride	SW8260B	6/27/2007	0.5	1.16	0.58	ND	µg/L	R13182
Xylenes, Total	SW8260B	6/27/2007	1.5	1.16	1.74	ND	µg/L	R13182
Surr: Dibromofluoromethane	SW8260B	6/27/2007	0	1.16	61.2-131	111	%REC	R13182
Surr: 4-Bromofluorobenzene	SW8260B	6/27/2007	0	1.16	64.1-120	102	%REC	R13182
Surr: Toluene-d8	SW8260B	6/27/2007	0	1.16	75.1-127	107	%REC	R13182

Note: Sample diluted prior to the analysis due to of sediment in all VOAs.

TPH (Gasoline)	SW8260B(TPH)	6/27/2007	50	1.16	58	ND	µg/L	G13182
Surr: 4-Bromoflurobenzene	SW8260B(TPH)	6/27/2007	0	1.16	58.4-133	75.0	%REC	G13182

Note: See comment for 8260B analysis.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 6/26/2007
Date Reported: 7/3/2007

Client Sample ID: B-3 11-11 1/2
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 11:30:00 AM

Lab Sample ID: 0706158-013
Date Prepared: 6/26/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
TPH (Diesel)	SW8015B	6/27/2007	2	1	2.00	ND	mg/Kg	R13183
Surr: Pentacosane	SW8015B	6/27/2007	0	1	28-125	91.0	%REC	R13183
Benzene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Ethylbenzene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Methyl tert-butyl ether (MTBE)	SW8260B	6/26/2007	10	1	10	ND	µg/Kg	R13190
Toluene	SW8260B	6/26/2007	5	1	5.0	ND	µg/Kg	R13190
Xylenes, Total	SW8260B	6/26/2007	15	1	15	ND	µg/Kg	R13190
Surr: 4-Bromofluorobenzene	SW8260B	6/26/2007	0	1	55.8-141	108	%REC	R13190
Surr: Dibromofluoromethane	SW8260B	6/26/2007	0	1	59.8-148	112	%REC	R13190
Surr: Toluene-d8	SW8260B	6/26/2007	0	1	55.2-133	87.7	%REC	R13190
TPH (Gasoline)	SW8260B(TPH)	6/26/2007	100	1	100	ND	µg/Kg	G13190
Surr: 4-Bromoflurobenzene	SW8260B(TPH)	6/26/2007	0	1	57-122	84.0	%REC	G13190

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Torrent Laboratory, Inc.

Date: *03-Jul-07*

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: 3563

Sample ID: **MB-3563** SampType: **MBLK** TestCode: **6010B_S** Units: **mg/Kg** Prep Date: **6/27/2007** RunNo: **13185**
Client ID: **ZZZZZ** Batch ID: **3563** TestNo: **SW6010B** **(SW3050B)** Analysis Date: **6/27/2007** SeqNo: **192367**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	ND	1.7									
Lead	ND	1.0									

Sample ID: **LCS-3563** SampType: **LCS** TestCode: **6010B_S** Units: **mg/Kg** Prep Date: **6/27/2007** RunNo: **13185**
Client ID: **ZZZZZ** Batch ID: **3563** TestNo: **SW6010B** **(SW3050B)** Analysis Date: **6/27/2007** SeqNo: **192365**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	50.65	1.7	50	0	101	73.9	135				
Lead	50.35	1.0	50	0	101	67.9	118				

Sample ID: **LCSD-3563** SampType: **LCSD** TestCode: **6010B_S** Units: **mg/Kg** Prep Date: **6/27/2007** RunNo: **13185**
Client ID: **ZZZZZ** Batch ID: **3563** TestNo: **SW6010B** **(SW3050B)** Analysis Date: **6/27/2007** SeqNo: **192366**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Arsenic	51.15	1.7	50	0	102	73.9	135	50.65	0.982	30	
Lead	51.15	1.0	50	0	102	67.9	118	50.35	1.58	30	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: 3566

Sample ID: MB-3566	SampType: MBLK	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 6/27/2007	RunNo: 13186
Client ID: ZZZZZ	Batch ID: 3566	TestNo: SW7471A	(SW7471APR	Analysis Date: 6/28/2007	SeqNo: 192394

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	ND	0.10									

Sample ID: LCS-3566	SampType: LCS	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 6/27/2007	RunNo: 13186
Client ID: ZZZZZ	Batch ID: 3566	TestNo: SW7471A	(SW7471APR	Analysis Date: 6/28/2007	SeqNo: 192392

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	1.242	0.10	1.25	0.01667	98.0	80.5	133				

Sample ID: LCSD-3566	SampType: LCSD	TestCode: HG_CTS	Units: mg/Kg	Prep Date: 6/27/2007	RunNo: 13186
Client ID: ZZZZZ	Batch ID: 3566	TestNo: SW7471A	(SW7471APR	Analysis Date: 6/28/2007	SeqNo: 192393

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Mercury	1.267	0.10	1.25	0.01667	100	80.5	133	1.242	1.99	30	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: G13182

Sample ID: **MB-G** SampType: **MBLK** TestCode: **TPH_GAS_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **G13182** TestNo: **SW8260B(TP** Analysis Date: **6/27/2007** SeqNo: **192324**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	50									
Surr: 4-Bromoflurobenzene	8.600	0	11.36	0	75.7	58.4	133				

Sample ID: **LCS-G** SampType: **LCS** TestCode: **TPH_GAS_W** Units: **µg/L** Prep Date: **6/26/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **G13182** TestNo: **SW8260B(TP** Analysis Date: **6/26/2007** SeqNo: **192326**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	206.8	50	227	31.6	77.2	52.4	127				
Surr: 4-Bromoflurobenzene	8.400	0	11.36	0	73.9	58.4	133				

Sample ID: **LCSD-G** SampType: **LCSD** TestCode: **TPH_GAS_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **G13182** TestNo: **SW8260B(TP** Analysis Date: **6/27/2007** SeqNo: **192327**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	192.1	50	227	31.6	70.7	52.4	127	206.8	7.37	20	
Surr: 4-Bromoflurobenzene	9.000	0	11.36	0	79.2	58.4	133	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: G13190

Sample ID: **MB-G** SampType: **MBLK** TestCode: **TPH_GAS_S_** Units: **µg/Kg** Prep Date: **6/25/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **G13190** TestNo: **SW8260B(TP** Analysis Date: **6/25/2007** SeqNo: **192439**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	100									
Surr: 4-Bromofllurobenzene	49.00	0	50	0	98.0	57	122				

Sample ID: **LCS-G** SampType: **LCS** TestCode: **TPH_GAS_S_** Units: **µg/Kg** Prep Date: **6/25/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **G13190** TestNo: **SW8260B(TP** Analysis Date: **6/25/2007** SeqNo: **192441**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	1171	100	1000	45	113	48.2	132				
Surr: 4-Bromofllurobenzene	57.00	0	50	0	114	57	122				

Sample ID: **LCSG-G** SampType: **LCSD** TestCode: **TPH_GAS_S_** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **G13190** TestNo: **SW8260B(TP** Analysis Date: **6/26/2007** SeqNo: **192442**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	977.0	100	1000	45	93.2	48.2	132	1171	18.1	30	
Surr: 4-Bromofllurobenzene	49.00	0	50	0	98.0	57	122	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13182

Sample ID: **MB** SampType: **MBLK** TestCode: **8260B_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **R13182** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192318**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	1.00									
1,1,1-Trichloroethane	ND	0.500									
1,1,2,2-Tetrachloroethane	ND	1.00									
1,1,2-Trichloroethane	ND	0.500									
1,1-Dichloroethane	ND	0.500									
1,1-Dichloroethene	ND	1.00									
1,1-Dichloropropene	ND	0.500									
1,2,3-Trichlorobenzene	0.5000	0.500									
1,2,3-Trichloropropane	ND	1.00									
1,2,4-Trichlorobenzene	ND	0.500									
1,2,4-Trimethylbenzene	ND	0.500									
1,2-Dibromo-3-chloropropane	ND	0.500									
1,2-Dibromoethane (EDB)	ND	0.500									
1,2-Dichlorobenzene	ND	0.500									
1,2-Dichloroethane (EDC)	ND	0.500									
1,2-Dichloropropane	ND	0.500									
1,3,5-Trimethylbenzene	ND	0.500									
1,3-Dichlorobenzene	ND	0.500									
1,4-Dichlorobenzene	ND	0.500									
1,4-Dioxane	ND	5.00									
2,2-Dichloropropane	ND	0.500									
2-Chloroethyl vinyl ether	ND	1.00									
2-Chlorotoluene	ND	0.500									
4-Chlorotoluene	ND	0.500									
4-Isopropyltoluene	ND	0.500									
Acetone	ND	20.0									
Benzene	ND	0.500									
Bromobenzene	ND	0.500									
Bromochloromethane	ND	0.500									
Bromodichloromethane	ND	0.500									
Bromoform	ND	1.00									

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13182

Sample ID: MB	SampType: MBLK	TestCode: 8260B_W	Units: µg/L	Prep Date: 6/27/2007	RunNo: 13182
Client ID: ZZZZZ	Batch ID: R13182	TestNo: SW8260B		Analysis Date: 6/27/2007	SeqNo: 192318

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Bromomethane	ND	1.00									
Carbon tetrachloride	ND	0.500									
Chlorobenzene	ND	0.500									
Chloroform	ND	1.00									
Chloromethane	ND	0.500									
cis-1,2-Dichloroethene	ND	0.500									
cis-1,3-Dichloropropene	ND	0.500									
Dibromochloromethane	ND	0.500									
Dibromomethane	ND	0.500									
Dichlorodifluoromethane	ND	0.500									
Ethyl tert-butyl ether (ETBE)	ND	0.500									
Ethylbenzene	ND	0.500									
Freon-113	ND	1.00									
Hexachlorobutadiene	ND	0.500									
Isopropyl ether (DIPE)	ND	0.500									
Isopropylbenzene	ND	1.00									
Methyl tert-butyl ether (MTBE)	ND	0.500									
Methylene chloride	ND	5.00									
Naphthalene	ND	0.500									
n-Butylbenzene	ND	0.500									
n-Propylbenzene	ND	0.500									
sec-Butylbenzene	ND	0.500									
Styrene	ND	0.500									
t-Butyl alcohol (t-Butanol)	ND	5.00									
tert-Amyl methyl ether (TAME)	ND	0.500									
tert-Butylbenzene	ND	0.500									
Tetrachloroethene	ND	0.500									
Toluene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.500									
trans-1,3-Dichloropropene	ND	0.500									
Trichloroethene	ND	0.500									

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13182

Sample ID: **MB** SampType: **MBLK** TestCode: **8260B_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **R13182** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192318**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Trichlorofluoromethane	ND	0.500									
Vinyl chloride	ND	0.500									
Xylenes, Total	ND	1.50									
Surr: Dibromofluoromethane	11.06	0	11.36	0	97.4	61.2	131				
Surr: 4-Bromofluorobenzene	11.47	0	11.36	0	101	64.1	120				
Surr: Toluene-d8	11.53	0	11.36	0	101	75.1	127				

Sample ID: **LCS** SampType: **LCS** TestCode: **8260B_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **R13182** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192319**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	17.13	1.00	17.04	0	101	61.4	129				
Benzene	18.42	0.500	17.04	0	108	66.9	140				
Chlorobenzene	17.06	0.500	17.04	0	100	73.9	137				
Toluene	16.94	0.500	17.04	0	99.4	76.6	123				
Trichloroethene	17.93	0.500	17.04	0	105	69.3	144				
Surr: Dibromofluoromethane	11.07	0	11.36	0	97.4	61.2	131				
Surr: 4-Bromofluorobenzene	11.30	0	11.36	0	99.5	64.1	120				
Surr: Toluene-d8	11.12	0	11.36	0	97.9	75.1	127				

Sample ID: **LCSD** SampType: **LCSD** TestCode: **8260B_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **R13182** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192320**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	20.81	1.00	17.04	0	122	61.4	129	17.13	19.4	20	
Benzene	15.31	0.500	17.04	0	89.8	66.9	140	18.42	18.4	20	
Chlorobenzene	17.19	0.500	17.04	0	101	73.9	137	17.06	0.759	20	
Toluene	16.30	0.500	17.04	0	95.7	76.6	123	16.94	3.85	20	
Trichloroethene	15.03	0.500	17.04	0	88.2	69.3	144	17.93	17.6	20	
Surr: Dibromofluoromethane	12.04	0	11.36	0	106	61.2	131	0	0	0	
Surr: 4-Bromofluorobenzene	10.36	0	11.36	0	91.2	64.1	120	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13182

Sample ID: **LCSD** SampType: **LCSD** TestCode: **8260B_W** Units: **µg/L** Prep Date: **6/27/2007** RunNo: **13182**
Client ID: **ZZZZZ** Batch ID: **R13182** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192320**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Surr: Toluene-d8	12.85	0	11.36	0	113	75.1	127	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13183

Sample ID: **SDSG070626A-MB** SampType: **MBLK** TestCode: **TPHDSG_S** Units: **mg/Kg** Prep Date: **6/26/2007** RunNo: **13183**
Client ID: **ZZZZZ** Batch ID: **R13183** TestNo: **SW8015B** Analysis Date: **6/26/2007** SeqNo: **192330**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	ND	2.00									
Surr: Pentacosane	3.540	0	3.3	0	107	28	125				

Sample ID: **SDSG070626A-LCS** SampType: **LCS** TestCode: **TPHDSG_S** Units: **mg/Kg** Prep Date: **6/26/2007** RunNo: **13183**
Client ID: **ZZZZZ** Batch ID: **R13183** TestNo: **SW8015B** Analysis Date: **6/26/2007** SeqNo: **192331**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	31.19	2.00	33.33	0	93.6	26.6	128				
Surr: Pentacosane	3.582	0	3.3	0	109	28	125				

Sample ID: **SDSG070626A-LCS** SampType: **LCSD** TestCode: **TPHDSG_S** Units: **mg/Kg** Prep Date: **6/26/2007** RunNo: **13183**
Client ID: **ZZZZZ** Batch ID: **R13183** TestNo: **SW8015B** Analysis Date: **6/26/2007** SeqNo: **192332**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	29.93	2.00	33.33	0	89.8	26.6	128	31.19	4.13	30	
Surr: Pentacosane	3.266	0	3.3	0	99.0	28	125	0	0	0	

Sample ID: **0706158-013A ms** SampType: **MS** TestCode: **TPHDSG_S** Units: **mg/Kg** Prep Date: **6/26/2007** RunNo: **13183**
Client ID: **B-3 11-11 1/2** Batch ID: **R13183** TestNo: **SW8015B** Analysis Date: **6/27/2007** SeqNo: **192336**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	28.24	2.00	33.33	0	84.7	26.6	128				
Surr: Pentacosane	3.036	0	3.3	0	92.0	28	125				

Sample ID: **0706158-013A msd** SampType: **MSD** TestCode: **TPHDSG_S** Units: **mg/Kg** Prep Date: **6/26/2007** RunNo: **13183**
Client ID: **B-3 11-11 1/2** Batch ID: **R13183** TestNo: **SW8015B** Analysis Date: **6/27/2007** SeqNo: **192337**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	24.67	2.00	33.33	0	74.0	26.6	128	28.24	13.5	30	
Surr: Pentacosane	2.517	0	3.3	0	76.3	28	125	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13190

Sample ID: **MB** SampType: **MBLK** TestCode: **8260B_S_PE** Units: **µg/Kg** Prep Date: **6/25/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **R13190** TestNo: **SW8260B** Analysis Date: **6/25/2007** SeqNo: **192429**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	ND	5.0									
Ethylbenzene	ND	5.0									
Methyl tert-butyl ether (MTBE)	ND	10									
Toluene	ND	5.0									
Xylenes, Total	ND	15									
Surr: 4-Bromofluorobenzene	48.91	0	50	0	97.8	55.8	141				
Surr: Dibromofluoromethane	47.22	0	50	0	94.4	59.8	148				
Surr: Toluene-d8	42.80	0	50	0	85.6	55.2	133				

Sample ID: **LCS** SampType: **LCS** TestCode: **8260B_S_PE** Units: **µg/Kg** Prep Date: **6/25/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **R13190** TestNo: **SW8260B** Analysis Date: **6/25/2007** SeqNo: **192430**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	46.76	5.0	50	0	93.5	66.5	135				
Toluene	47.77	5.0	50	0	95.5	56.8	134				
Surr: 4-Bromofluorobenzene	51.46	0	50	0	103	55.8	141				
Surr: Dibromofluoromethane	42.45	0	50	0	84.9	59.8	148				
Surr: Toluene-d8	42.49	0	50	0	85.0	55.2	133				

Sample ID: **LCSD** SampType: **LCSD** TestCode: **8260B_S_PE** Units: **µg/Kg** Prep Date: **6/25/2007** RunNo: **13190**
Client ID: **ZZZZZ** Batch ID: **R13190** TestNo: **SW8260B** Analysis Date: **6/25/2007** SeqNo: **192431**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	43.86	5.0	50	0	87.7	66.5	135	46.76	6.40	30	
Toluene	40.30	5.0	50	0	80.6	56.8	134	47.77	17.0	30	
Surr: 4-Bromofluorobenzene	51.23	0	50	0	102	55.8	141	0	0	0	
Surr: Dibromofluoromethane	47.66	0	50	0	95.3	59.8	148	0	0	0	
Surr: Toluene-d8	42.50	0	50	0	85.0	55.2	133	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13190

Sample ID: **0706158-010A ms** SampType: **MS** TestCode: **8260B_S_PE** Units: **µg/Kg** Prep Date: **6/27/2007** RunNo: **13190**
Client ID: **B-1 11-11 1/2** Batch ID: **R13190** TestNo: **SW8260B** Analysis Date: **6/27/2007** SeqNo: **192436**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	45.73	5.0	50	0	91.5	66.5	135				
Toluene	53.96	5.0	50	0	108	56.8	134				
Surr: 4-Bromofluorobenzene	59.90	0	50	0	120	55.8	141				
Surr: Dibromofluoromethane	44.91	0	50	0	89.8	59.8	148				
Surr: Toluene-d8	46.27	0	50	0	92.5	55.2	133				

Sample ID: **0706158-010A msd** SampType: **MSD** TestCode: **8260B_S_PE** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13190**
Client ID: **B-1 11-11 1/2** Batch ID: **R13190** TestNo: **SW8260B** Analysis Date: **6/26/2007** SeqNo: **192437**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Benzene	54.28	5.0	50	0	109	66.5	135	45.73	17.1	30	
Toluene	49.16	5.0	50	0	98.3	56.8	134	53.96	9.31	30	
Surr: 4-Bromofluorobenzene	53.42	0	50	0	107	55.8	141	0	0	0	
Surr: Dibromofluoromethane	50.70	0	50	0	101	59.8	148	0	0	0	
Surr: Toluene-d8	43.23	0	50	0	86.5	55.2	133	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13213

Sample ID: **WDSG070628A-MB** SampType: **MBLK** TestCode: **TPHDSG_W** Units: **mg/L** Prep Date: **6/28/2007** RunNo: **13213**
Client ID: **ZZZZZ** Batch ID: **R13213** TestNo: **SW8015B** Analysis Date: **6/28/2007** SeqNo: **192657**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	ND	0.0770									
Surr: Pentacosane	0.07300	0	0.1	0	73.0	53.3	124				

Sample ID: **WDSG070628A-LCS** SampType: **LCS** TestCode: **TPHDSG_W** Units: **mg/L** Prep Date: **6/28/2007** RunNo: **13213**
Client ID: **ZZZZZ** Batch ID: **R13213** TestNo: **SW8015B** Analysis Date: **6/28/2007** SeqNo: **192658**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	0.5310	0.0770	1	0	53.1	30	68.5				
Surr: Pentacosane	0.07300	0	0.1	0	73.0	46.8	104				

Sample ID: **WDSG070628A-LCS** SampType: **LCSD** TestCode: **TPHDSG_W** Units: **mg/L** Prep Date: **6/28/2007** RunNo: **13213**
Client ID: **ZZZZZ** Batch ID: **R13213** TestNo: **SW8015B** Analysis Date: **6/28/2007** SeqNo: **192659**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel)	0.5230	0.0770	1	0	52.3	30	68.5	0.531	1.52	30	
Surr: Pentacosane	0.08100	0	0.1	0	81.0	46.8	104	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13220

Sample ID: **SP070626A-MB** SampType: **MBLK** TestCode: **8081S** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13220**
Client ID: **ZZZZZ** Batch ID: **R13220** TestNo: **SW8081A** Analysis Date: **6/29/2007** SeqNo: **192748**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4'-DDD	ND	2.00									
4,4'-DDE	ND	2.00									
4,4'-DDT	ND	2.00									
Aldrin	ND	2.00									
alpha-BHC	ND	2.00									
alpha-Chlordane	ND	2.00									
beta-BHC	ND	2.00									
Chlordane	ND	20.0									
delta-BHC	ND	2.00									
Dieldrin	ND	2.00									
Endosulfan I	ND	2.00									
Endosulfan II	ND	2.00									
Endosulfan sulfate	ND	2.00									
Endrin	ND	2.00									
Endrin aldehyde	ND	2.00									
Endrin ketone	ND	2.00									
gamma-BHC	ND	2.00									
gamma-Chlordane	ND	2.00									
Heptachlor	ND	2.00									
Heptachlor epoxide	ND	2.00									
Methoxychlor	ND	5.00									
Toxaphene	ND	100									
Surr: Decachlorobiphenyl	53.42	0	50	0	107	57	126				
Surr: Tetrachloro-m-xylene	46.57	0	50	0	93.1	55.7	122				

Sample ID: **SP070626A-LCS** SampType: **LCS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13220**
Client ID: **ZZZZZ** Batch ID: **R13220** TestNo: **SW8081A** Analysis Date: **6/29/2007** SeqNo: **192749**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4'-DDT	22.82	2.00	20	0	114	53.6	136				
Aldrin	22.36	2.00	20	0	112	52.8	128				

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0706158
Project: P252

ANALYTICAL QC SUMMARY REPORT

BatchID: R13220

Sample ID: **SP070626A-LCS** SampType: **LCS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13220**
Client ID: **ZZZZZ** Batch ID: **R13220** TestNo: **SW8081A** Analysis Date: **6/29/2007** SeqNo: **192749**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Dieldrin	22.87	2.00	20	0	114	56.8	134				
Endrin	22.30	2.00	20	0	112	54.2	131				
gamma-BHC	23.69	2.00	20	0	118	49.8	131				
Heptachlor	21.44	2.00	20	0	107	50.9	130				
Surr: Decachlorobiphenyl	69.09	0	70	0	98.7	57	126				
Surr: Tetrachloro-m-xylene	61.50	0	70	0	87.9	55.7	122				

Sample ID: **SP070626A-LCSD** SampType: **LCSD** TestCode: **8081S** Units: **µg/Kg** Prep Date: **6/26/2007** RunNo: **13220**
Client ID: **ZZZZZ** Batch ID: **R13220** TestNo: **SW8081A** Analysis Date: **6/29/2007** SeqNo: **192750**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4´-DDT	23.83	2.00	20	0	119	53.6	136	22.82	4.32	30	
Aldrin	23.14	2.00	20	0	116	52.8	128	22.36	3.45	30	
Dieldrin	23.51	2.00	20	0	118	56.8	134	22.87	2.76	30	
Endrin	22.80	2.00	20	0	114	54.2	131	22.3	2.19	30	
gamma-BHC	24.38	2.00	20	0	122	49.8	131	23.69	2.89	30	
Heptachlor	21.74	2.00	20	0	109	50.9	130	21.44	1.38	30	
Surr: Decachlorobiphenyl	70.49	0	70	0	101	57	126	0	0	0	
Surr: Tetrachloro-m-xylene	64.07	0	70	0	91.5	55.7	122	0	0	0	

Qualifiers:
3 Recovery of the MS and/or MSD was out of control due t
4 The MS/MSD RPD was out of control due to matrix inter
Q Spike recovery and RPD control limits do not apply result
R RPD outside accepted recovery limits
S Spike Recovery outside accepted recovery limits

CORNERSTONE EARTH GROUP

Chain of Custody Record

0706154

Cornerstone Earth Group, Inc.	Project Manager: K Sueyen	Site Contact:	Date:	COC No:
1259 Oaklmead Parkway	Tel/Fax:	Lab Contact:	Carrier:	1 of 2 COCs
Sunnyvale, California 94549	Analysis Turnaround Time			Laboratory's Job No.
(408) 245-4600 Phone	TAT if different from Below _____			
(408) 245-4620 FAX	☒ 1 week			
Project Name: 16440 Almaden	☐ 3 days			
Site: Expressway	☐ 2 days			
Project Number: P252	☐ 1 day			

Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont.	Filtered Sample	Pesticides + As, Pb, Hg	TPHs, BTEX, TPHd, MTBE *	VOCs					Laboratory's Sample Specific Notes:
S-1 1/2-1		0843		S	1		X			02	1	A		
S-1 2 1/2-3		0845		↓	↓					0	2	A		H
S-2 1-1 1/2		0849		↓	↓		X			0	3	A		
S-2 3-3 1/2		0850		↓	↓					0	4	A		H
S-3 1/2-1		0852		↓	↓		X			0	5	A		
S-3 2 1/2-3		0855		↓	↓					0	6	A		H
S-4 2-2 1/2		0910		↓	↓		X			0	7	A		
S-4 3 1/2-4		912		↓	↓					0	8	A		H
B-1 5-5 1/2		0920		↓	↓			X		0	9	A		H
B-1 11-11 1/2		0930		↓	↓			X		0	10	A		
B-1		0940		W	6			X	X	0	11	A		
B-2		1030		W	6			X	X	0	12	A		

Preservation Used: 1= Ice, 2= HCl; 3= H2SO4; 4=HNO3; 5=NaOH; 6= Other _____

Possible Hazard Identification
☐ *Non-Hazard* ☐ *Flammable* ☐ *Skin Irritant* ☐ *Poison B* ☐ *Unknown*

Sample Disposal
☐ *Return To Client* ☒ *Disposal By Lab* ☐ *Archive For* _____ *Months*

Special Instructions/QC Requirements & Comments:

H = HOLD * silica gel cleanup

Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:
Kent Sa[illegible]	Cornerstone	6/26 0770	[illegible]	Torrent Lab	6.26.07 10:56

CORNERSTONE EARTH GROUP

Chain of Custody Record

0706158

Cornerstone Earth Group, Inc.	Project Manager: L Soenen	Site Contact:	Date:
1259 Oakmead Parkway	Tel/Fax:	Lab Contact:	Carrier:
Sunnyvale, California 94549	Analysis Turnaround Time		COC No: 2 of 2 COCs
(408) 245-4600 Phone	TAT if different from Below ______		Laboratory's Job No.
(408) 245-4620 FAX	☒ 1 week		
Project Name: 6490 Alameda Gateway	☐ 3 days		
Site:	☐ 2 days		
Project Number: P252	☐ 1 day		

Analyses: TPHg, BTEX, MTBE; TPHd w/ silica gel

Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont.	Filtered Sample	TPHg, BTEX, MTBE	TPHd w/ silica gel		Laboratory's Sample Specific Notes:
B-3 11-11½	6/25/07	1130		S	1		X	X	013A	
S-1 0-½	↓	1140		↓	↓				014A	H
S-2 0-½	↓	1150		↓	↓				015A	H
S-3 0-½	↓	1200		↓	↓				016A	H
S-4 0-½	↓	1215		↓	↓				017A	H

Preservation Used: 1= Ice, 2= HCl; 3= H2SO4; 4=HNO3; 5=NaOH; 6= Other ______

Possible Hazard Identification

☐ *Non-Hazard* ☐ *Flammable* ☐ *Skin Irritant* ☐ *Poison B* ☐ *Unknown*

Sample Disposal

☐ Return To Client ☒ Disposal By Lab ☐ Archive For ______ Months

Special Instructions/QC Requirements & Comments:

Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:
[signature]	Cornerstone	6/26 0700	[signature]	Torrent Lab	6-26-06 10:56
Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:
Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:

TORRENT LABORATORY, INC.

483 Sinclair Frontage Rd. • Milpitas, CA 95035 • Ph: (408) 263-5258 • Fax: (408) 263-8293

www.torrentlab.com

July 16, 2007

Kurt Soenen
Cornerstone Earth Group
1259 Oakmead Parkway
Sunnyvale, CA 94035

TEL: (408) 245-4600
FAX

RE:

Order No.: 0707034

Dear Kurt Soenen:

Torrent Laboratory, Inc. received 1 sample on 7/9/2007 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Torrent Laboratory, Inc, is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,

Laboratory Director

07/16/07
Date

Nutan Kabir
PM

TORRENT LABORATORY, INC.

483 Sinclair Frontage Road • Milpitas, CA • Phone: (408) 263-5258 • Fax: (408) 263-8293
Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 7/9/2007
Date Reported:

Client Sample ID: S-3 2 1/2 - 3
Sample Location: 16440 Almaden Expressway
Sample Matrix: SOIL
Date/Time Sampled 6/25/2007 8:55:00 AM

Lab Sample ID: 0707034-001
Date Prepared: 7/11/2007

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
4,4'-DDE	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
4,4'-DDT	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Aldrin	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
alpha-BHC	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
alpha-Chlordane	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
beta-BHC	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Chlordane	SW8081A	7/11/2007	20	1	20.0	ND	µg/Kg	R13310
delta-BHC	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Dieldrin	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endosulfan I	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endosulfan II	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endosulfan sulfate	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endrin	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endrin aldehyde	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Endrin ketone	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
gamma-BHC	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
gamma-Chlordane	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Heptachlor	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Heptachlor epoxide	SW8081A	7/11/2007	2	1	2.00	ND	µg/Kg	R13310
Methoxychlor	SW8081A	7/11/2007	5	1	5.00	ND	µg/Kg	R13310
Toxaphene	SW8081A	7/11/2007	100	1	100	ND	µg/Kg	R13310
Surr: Decachlorobiphenyl	SW8081A	7/11/2007	0	1	54.6-127	68.7	%REC	R13310
Surr: Tetrachloro-m-xylene	SW8081A	7/11/2007	0	1	54-122	64.5	%REC	R13310

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Torrent Laboratory, Inc.

Date: *12-Jul-07*

CLIENT: Cornerstone Earth Group
Work Order: 0707034
Project:

ANALYTICAL QC SUMMARY REPORT

BatchID: R13310

Sample ID: **SP070711A-MB** SampType: **MBLK** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **ZZZZZ** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193819**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4´-DDD	ND	2.00									
4,4´-DDE	ND	2.00									
4,4´-DDT	ND	2.00									
Aldrin	ND	2.00									
alpha-BHC	ND	2.00									
alpha-Chlordane	ND	2.00									
beta-BHC	ND	2.00									
Chlordane	ND	20.0									
delta-BHC	ND	2.00									
Dieldrin	ND	2.00									
Endosulfan I	ND	2.00									
Endosulfan II	ND	2.00									
Endosulfan sulfate	ND	2.00									
Endrin	ND	2.00									
Endrin aldehyde	ND	2.00									
Endrin ketone	ND	2.00									
gamma-BHC	ND	2.00									
gamma-Chlordane	ND	2.00									
Heptachlor	ND	2.00									
Heptachlor epoxide	ND	2.00									
Methoxychlor	ND	5.00									
Toxaphene	ND	100									
Surr: Decachlorobiphenyl	49.97	0	50	0	99.9	57	126				
Surr: Tetrachloro-m-xylene	42.39	0	50	0	84.8	55.7	122				

Sample ID: **SP070711A-LCS** SampType: **LCS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **ZZZZZ** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193820**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0707034
Project:

ANALYTICAL QC SUMMARY REPORT

BatchID: R13310

Sample ID: **SP070711A-LCS** SampType: **LCS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **ZZZZZ** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193820**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4´-DDT	19.63	2.00	20	0	98.2	53.6	136				
Aldrin	22.57	2.00	20	0	113	52.8	128				
Dieldrin	21.42	2.00	20	0	107	56.8	134				
Endrin	20.87	2.00	20	0	104	54.2	131				
gamma-BHC	21.72	2.00	20	0	109	49.8	131				
Heptachlor	20.15	2.00	20	0	101	50.9	130				
Surr: Decachlorobiphenyl	67.78	0	70	0	96.8	57	126				
Surr: Tetrachloro-m-xylene	59.46	0	70	0	84.9	55.7	122				

Sample ID: **SP070711A-LCSD** SampType: **LCSD** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **ZZZZZ** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193821**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4´-DDT	19.10	2.00	20	0	95.5	53.6	136	19.63	2.77	30	
Aldrin	23.30	2.00	20	0	116	52.8	128	22.57	3.17	30	
Dieldrin	21.18	2.00	20	0	106	56.8	134	21.42	1.15	30	
Endrin	20.74	2.00	20	0	104	54.2	131	20.87	0.611	30	
gamma-BHC	23.02	2.00	20	0	115	49.8	131	21.72	5.84	30	
Heptachlor	20.01	2.00	20	0	100	50.9	130	20.15	0.704	30	
Surr: Decachlorobiphenyl	68.87	0	70	0	98.4	57	126	0	0	0	
Surr: Tetrachloro-m-xylene	61.35	0	70	0	87.6	55.7	122	0	0	0	

Sample ID: **0707034-001A MS** SampType: **MS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **S-3 2 1/2 - 3** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193824**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4´-DDT	23.05	2.00	20	0	115	55.9	137				
Aldrin	21.15	2.00	20	0	106	45.7	123				
Dieldrin	21.32	2.00	20	0	107	52	130				
Endrin	22.35	2.00	20	0	112	51.6	136				
gamma-BHC	23.11	2.00	20	0	116	49.6	127				

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0707034
Project:

ANALYTICAL QC SUMMARY REPORT

BatchID: R13310

Sample ID: **0707034-001A MS** SampType: **MS** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **S-3 2 1/2 - 3** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193824**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Heptachlor	21.99	2.00	20	0	110	50.6	127				
Surr: Decachlorobiphenyl	61.60	0	70	0	88.0	45.5	130				
Surr: Tetrachloro-m-xylene	61.49	0	70	0	87.8	48.2	117				

Sample ID: **0707034-001A MSD** SampType: **MSD** TestCode: **8081S** Units: **µg/Kg** Prep Date: **7/11/2007** RunNo: **13310**
Client ID: **S-3 2 1/2 - 3** Batch ID: **R13310** TestNo: **SW8081A** Analysis Date: **7/11/2007** SeqNo: **193825**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
4,4'-DDT	24.28	2.00	20	0	121	55.9	137	23.05	5.18	30	
Aldrin	21.54	2.00	20	0	108	45.7	123	21.15	1.82	30	
Dieldrin	21.55	2.00	20	0	108	52	130	21.32	1.06	30	
Endrin	23.12	2.00	20	0	116	51.6	136	22.35	3.41	30	
gamma-BHC	23.73	2.00	20	0	119	49.6	127	23.11	2.62	30	
Heptachlor	22.55	2.00	20	0	113	50.6	127	21.99	2.47	30	
Surr: Decachlorobiphenyl	67.53	0	70	0	96.5	45.5	130	0	0	0	
Surr: Tetrachloro-m-xylene	64.28	0	70	0	91.8	48.2	117	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

Torrent LABORATORY, INC.
483 Sinclair Frontage Road
Milpitas, CA 95035
Phone: 408.263.5258
FAX: 408.263.8293
www.torrentlab.com

CHAIN OF CUSTODY

• NOTE: SHADED AREAS ARE FOR TORRENT LAB USE ONLY •

LAB WORK ORDER NO: 0707034

Company Name: Cornerstone Earth
Address: 1259 Oakmead Parkway
City: Sunnyvale State: CA Zip Code:
Telephone: 408-245-4600 FAX:
REPORT TO: Kurt Seenen SAMPLER:

Location of Sampling: 16440 Almaden Expressway
Purpose:
Special Instructions / Comments: Add'l analysis Sample OFF-Hold from original WO# 0706158
P.O. #: EMAIL:

TURNAROUND TIME:
- [ ] 10 Work Days
- [ ] 3 Work Days
- [ ] Noon - Nxt Day
- [ ] 7 Work Days
- [ ] 2 Work Days
- [ ] 2 - 8 Hours
- [x] 5 Work Days
- [ ] 1 Work Day
- [ ] Other

SAMPLE TYPE:
- [ ] Storm Water
- [ ] Air
- [ ] Waste Water
- [ ] Other
- [ ] Ground Water
- [ ] Soil

REPORT FORMAT:
- [ ] QC Level IV
- [ ] EDF
- [ ] Excel / EDD

ANALYSIS REQUESTED

LAB ID	CLIENT'S SAMPLE I.D.	DATE / TIME SAMPLED	MATRIX	# OF CONT	CONT TYPE	Pest (8081)			Original WO#						REMARKS
	S-3 2'/2-3	6/25 8:55	S	1	Brass Sleeve	X			0706158-006A						

	Relinquished By:	Print:	Date:	Time:	Received By:	Print:	Date:	Time:
1	Kurt (e-mail)		7/9/07	10:17 am	Heather		7/9/07	10:17 am
2								

Were Samples Received in Good Condition? [ ] Yes [ ] NO Samples on Ice? [ ] Yes [ ] NO Method of Shipment _____ Sample seals intact? [ ] Yes [ ] NO [ ] N/A

NOTE: Samples are discarded by the laboratory 30 days from date of receipt unless other arrangements are made.

Page ____ of ____

Please analyze the following sample that is on hold for the subject job:

S-3 2 1/2-3 for organochlorine pesticides on 5-day TAT

Sincerely,

Kurt M. Soenen, P.E.
Associate, Senior Project Engineer

1259 Oakmead Parkway
Sunnyvale, California 94085
p 408-245-4600 x110
f 408-245-4620
c 408-605-3037
www.cornerstoneearth.com

Schaaf & Wheeler
Consulting Civil Engineers

100 N. Winchester Blvd., Suite 200
Santa Clara, CA 95050
(408) 246-4848
FAX (408) 246-5624
chardy@swsv.com

DRAFT TECHNICAL MEMO

TO:	Vince Rivero, VER-Consultants	DATE:	June 17, 2010
FROM:	Charles Hardy, PE	JOB #:	HIEX.01.10
SUBJECT:	Hudson Homes (Almaden Expy.) – Floodplain Analysis		

DRAFT

Introduction

FEMA floodplain regulations require an analysis of effects of any planned floodplain development to show that potential water surface elevations (WSELs) would not increase by more than one (1.0) foot due to the development. The California Environmental Quality Act (CEQA) also requires a floodplain analysis if a proposed project may have a significant floodplain impact.

The Hudson Homes residential development (the "Project") is planned along Almaden Expressway west of Fleetwood Drive in San Jose, within a FEMA-mapped 100-year floodplain for Alamitos Creek (see Figure 2).

This memo details an analysis of the Project-specific impacts on the local flood conditions. Schaaf & Wheeler has recently prepared a cumulative analysis of the Fleetwood Area for the City of San Jose, which is discussed in a separate March 8, 2010 draft memo to the City.

Methodology

Figure 1 indicates the study area, the study cross sections, and other geographic features relevant to the hydraulic analysis. The effective (i.e., established) FEMA floodplain model for the area around Fleetwood Drive between Alamitos Creek and Almaden Expressway is a HEC-2 model named "AW4OB5RV.dat". This model was used by FEMA in preparing the FEMA 100-year Floodplain Map (Figure 2). A separate HEC-2 model "AW4OB6RV.dat" represents the area

west of Almaden Expressway and east of Golf Creek, also shown in Figure 2. The area west of Almaden Expressway receives overflows from the current study area wherever cross section WSELs exceed the crown of Almaden Expressway.

A "duplicate effective" model was created in the HEC-RAS format from the effective HEC-2 model for ease of analysis, since HEC-RAS has a graphical interface and other features that facilitate more accurate analyses. However, since HEC-RAS and HEC-2 can produce slightly different results even with similar cross section data, it was necessary first to verify that the results of the RAS model sufficiently matched the results of the previous analysis and published FEMA floodplain data for the area. The duplicate effective model created in RAS gives WSELs within 0.07 feet of those in the HEC-2 model. The average difference in WSELs between the models is 0.02 feet. The flow rates produced in the duplicate effective RAS model are on average within 18 cubic feet per second (cfs), or 3%, of those calculated with the HEC-2 model. The duplicate effective RAS model is thus considered an adequate copy of the HEC-2 model.

Using the duplicate effective RAS model as a base, a "revised effective" model was created that incorporates blockage of the existing buildings in the Project Area. Hydraulic model cross sections typically include blocked areas to represent buildings or other significant structures that can block stormwater flows. The blocked areas reduce the allowable flow area. In lieu of inserting blocked areas to represent every house along the cross sections, the previous analyses of this area have estimated floodplain blockage via a combination roughness value that accounts for the base roughness and the blockage. In general, roughness, also referred to as Manning's n-value, is an adjustable parameter in Manning's open-channel flow equation and is used to represent the relative resistance of a cross section to passing stormwater flows.

For the current analysis, since the Project Site only changes the blockage at a few cross sections, it is more precise than using a combination n-value to represent the actual blockage at the relevant cross sections (5403, 5503, and 5612). The models for the current analysis include combination n-values for the cross sections outside of the Project Site but have actual blockage inserted into the cross sections bracketing the Project Site. Existing blockage (houses) in the Project Area is shown in Figure 1 by the blue polygons.

The base n-value for the Existing Conditions Model was calibrated to be 0.075 from the Duplicate Effective Model. The Existing Conditions model was calibrated by running it with various base n-values until the results were substantially similar to the results of the Duplicate Effective Model.

A project conditions RAS model was created from the Existing Conditions Model with changes to the blockage at the Project cross sections based on the Project plans. Planned blockage is shown by the red polygons in Figure 2. It is assumed that the only new substantial blockage

would be by the building structures. The current analysis does not allow for increased blockage due to raised driveways/roadways.

The hydraulic models require both an upstream boundary condition – the starting flow rate, and a downstream boundary condition related to the starting downstream WSEL. FEMA maps the 100-year floodplain, so the starting flow rate is the 100-year overflow rate from Alamitos Creek. This value, 1983.0 cfs, is unchanged from the effective model. The HEC-2 model uses critical depth (212.16 feet) as the downstream boundary condition, reasonable given that the flood flows go into Golf Creek just downstream of the study area. However, the RAS models were found to be unstable with this boundary condition, so the WSEL was hard coded in. The resulting WSEL of 212.17 feet is only 0.01 feet (0.1 inch) higher than the calculated critical depth and should not significantly affect the results.

The previous analyses of the study area indicated 100-year WSELs higher than Almaden Expressway to the west starting at the most upstream cross section and including the Project Area cross sections. The 100-year WSELs are also higher than the Alamitos Creek west bank elevations to the east for the Project Area cross sections and the rest of the downstream cross sections. Thus, flood waters from the study area spill over to the west upstream of the Project Area and spill back into the creek downstream of the Project Area. At the Project cross sections, flood waters can spill in both directions. The effective HEC-2 model uses a series of lateral weirs to estimate the amount of water spilled out of the study area. HEC-RAS has similar functionality, so the HEC-RAS models include essentially identical lateral weirs. The operation of these weirs is a critical issue in the modeling of the floodplain, as a substantial amount (98%) of the starting flow rate is seen to flow out of the study area by the downstream most cross section.

One last relevant point is that just south of the planned development is an existing sound wall. In Figure 1 the sound wall is about parallel with the label for Cross Section 5403. The sound wall may serve to divert stormwater flows around the Project Area. However, it has been ignored in the current analysis for both the existing and project conditions models, to conservatively represent the 100-year stormwater flows.

Results

Table 1 compares the 100-year WSELs in feet for the effective HEC-2 model, the existing conditions (revised effective) HEC-RAS model, and the project conditions HEC-RAS model. Since the weir flows are a function of WSEL and may change the flows along the reach, Table 2 compares the 100-year flows (Q) and spills in cfs for these models. Values are given by cross section, with 6200 being the most upstream cross section.

Existing Conditions RAS vs. Effective HEC-2

Comparing the WSELs in the existing conditions RAS model to the effective HEC-2 model indicates substantial agreement between the 100-year WSEL values. A maximum difference of 0.07 feet is seen at Cross Section 4900 downstream of the Project Site, with all other WSELs within 0.06 feet and an average difference of 0.02 feet. The flow rates along the reach are seen to be within 10% (average 3%). The RAS model shows about the same flow at the most downstream cross section but with more flow exiting upstream of the Project Area and less flow exiting downstream of the Project Area. The differences in values are small, and the current analysis is looking more at a relative change for the project conditions from the existing conditions. For these reasons, the existing conditions RAS model is considered an adequate copy of the effective HEC-2 model.

Change Due to Project Conditions (Project Conditions RAS vs. Existing Conditions RAS)

The tables also compare the project conditions and existing conditions RAS models. The Project is seen to have a maximum WSEL increase of 0.08 feet (~ 1 inch) at Cross Section 5612 just upstream of the Project Site. The WSELs for the Project conditions were not anticipated to increase substantially since any increases would then serve to force more water over the lateral weirs. Table 2 does indicate some larger spills, particularly at the Project cross sections and upstream. However, some of the cross sections have less water spill. The total water spilled is 0.39 cfs greater for the project conditions model than for the existing conditions model. However, the small total difference is due to a roughly equivalent increase over Almaden and decrease back to Alamitos Creek. The increase over Almaden is about 50 cfs, mostly occurring upstream of the Project due to slightly higher WSELs than under existing conditions. Adding these flows to the area west of Almaden Expressway should not significantly affect 100-year WSELs for that area, since the total 100-year flow for that area is a minimum of 345 cfs. Also, the cumulative analysis done for the City indicates that a total of 190 cfs of additional flow over Almaden would cause a significant increase in 100-year WSELs.

Conclusion

The estimated Project increase in the 100-year water surface elevation of 0.08 feet is considered a less than significant impact on local flooding conditions. This increase is well below the FEMA 1-foot level of significance and is comparable to the accuracy of the hydraulic models. Furthermore, the analysis of cumulative effects in the area, detailed in the March 8, 2010 memo to the City of San Jose, also indicates insignificant WSEL increases with development in the area that includes the project. Finally, any increased flows over Alamaden Expressway are not considered to have a significant effect on WSELs in the area west of Almaden Expressway. Overall, the Project is considered to have a less-than-significant impact on relevant floodplain water surface elevations.

Table 1 - Comparison of 100-Year WSELs

Cross Section	HEC-2 Existing WSEL (ft)	RAS Existing WSEL (ft)	RAS Existing Change over HEC-2 (ft)	RAS Project WSEL (ft)	RAS Project Change over RAS Existing (ft)
6200	220.15	220.15	-0.01	220.15	0.00
5985	219.74	219.75	0.00	219.76	0.01
5787	219.39	219.41	0.00	219.43	0.02
5612	218.78	218.81	0.00	218.89	0.08
5503	218.30	218.33	0.01	218.37	0.04
5403	217.93	217.92	0.03	217.88	-0.04
5267	217.77	217.75	0.02	217.71	-0.04
5157	217.60	217.58	0.02	217.54	-0.04
5020	217.03	217.03	0.06	216.99	-0.04
4900	216.77	216.82	0.07	216.79	-0.03
4805	215.79	215.76	-0.05	215.75	-0.01
4629	214.71	214.70	-0.03	214.69	-0.01
4464	214.34	214.33	-0.02	214.33	0.00
4243	213.68	213.68	-0.01	213.67	-0.01
4225	212.16	212.17	0.01	212.17	0.00

Table 2 - Comparison of 100-Year Flows (Q)

Cross Section	HEC-2 Existing Q (cfs)	HEC-2 Existing Spill (cfs)	RAS Existing Q (cfs)	RAS Existing Spill (cfs)	RAS/HEC-2 Existing Spill Increase	RAS Project Q (cfs)	RAS Project Spill (cfs)	Project Spill Increase (cfs)
6200	1983.00	N/A	1983.00	N/A	N/A	1983.00	N/A	N/A
5985	1638.02	344.98	1632.86	350.14	5.16	1629.23	353.77	3.63
5787	1397.33	240.69	1384.64	248.22	7.53	1374.28	254.95	6.73
5612	1106.26	291.07	1074.59	310.05	18.98	1037.47	336.81	26.76
5503	1039.46	66.80	991.41	83.18	16.38	948.76	88.71	5.53
5403	1023.65	15.81	967.01	24.40	8.59	930.67	18.09	-6.31
5267	954.49	69.16	898.83	68.18	-0.98	871.40	59.27	-8.91
5157	789.50	164.99	751.30	147.53	-17.46	730.03	141.37	-6.16
5020	632.97	156.53	620.46	130.84	-25.69	597.60	132.43	1.59
4900	632.87	0.10	620.46	0.00	-0.10	597.60	0.00	0.00
4805	580.26	52.61	570.65	49.81	-2.80	549.23	48.37	-1.44
4629	276.11	304.15	271.81	298.84	-5.31	262.02	287.21	-11.63
4464	64.54	211.57	63.56	208.25	-3.32	61.37	200.65	-7.60
4243	37.15	27.39	37.22	26.34	-1.05	36.83	24.54	-1.80
4225	37.15	0.00	37.22	0.00	0.00	36.83	0.00	0.00
SUM		1945.85		1945.78	-0.07		1946.17	0.39

Figure 1 - Plan View of Project Area with Hydraulic Features

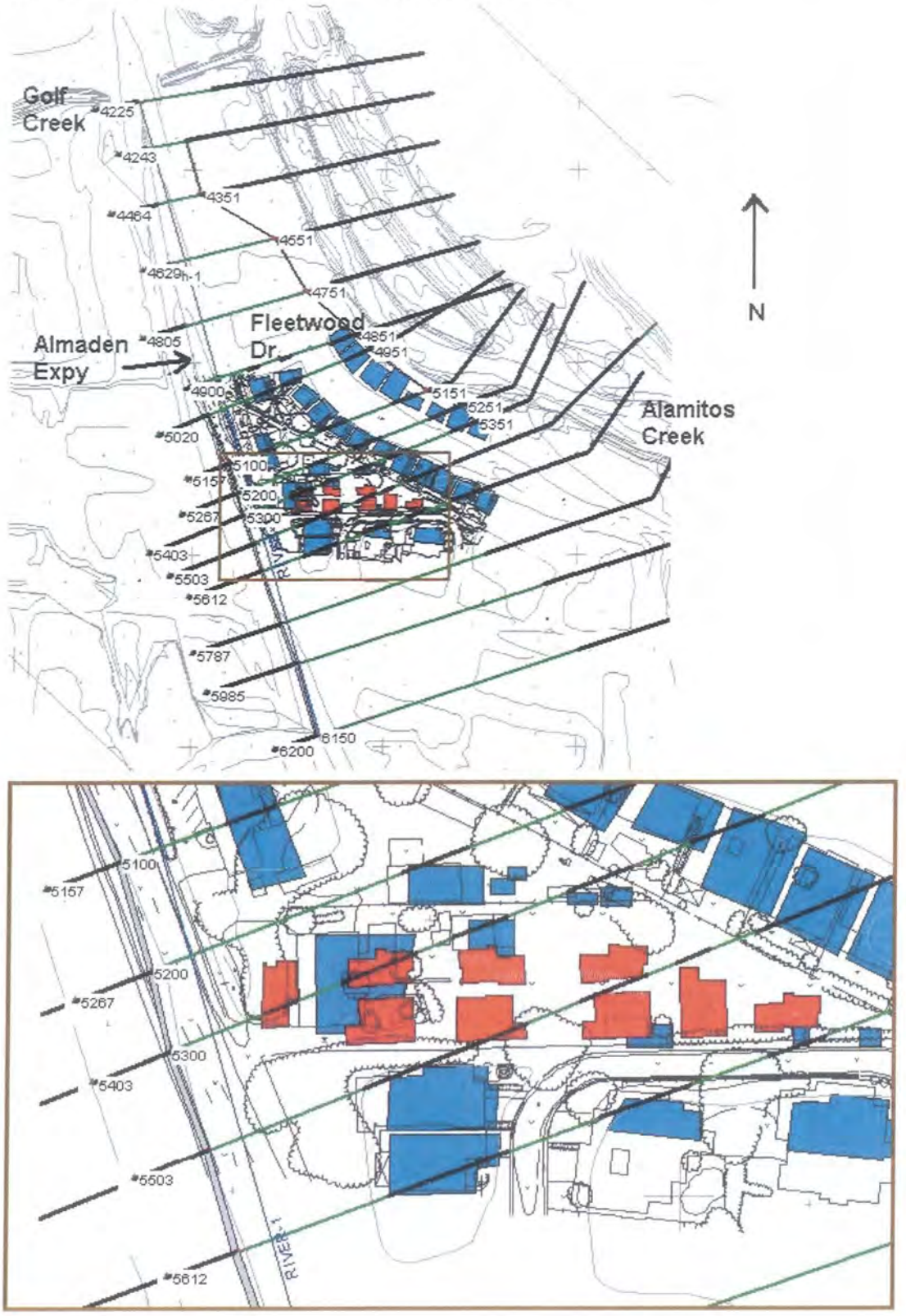
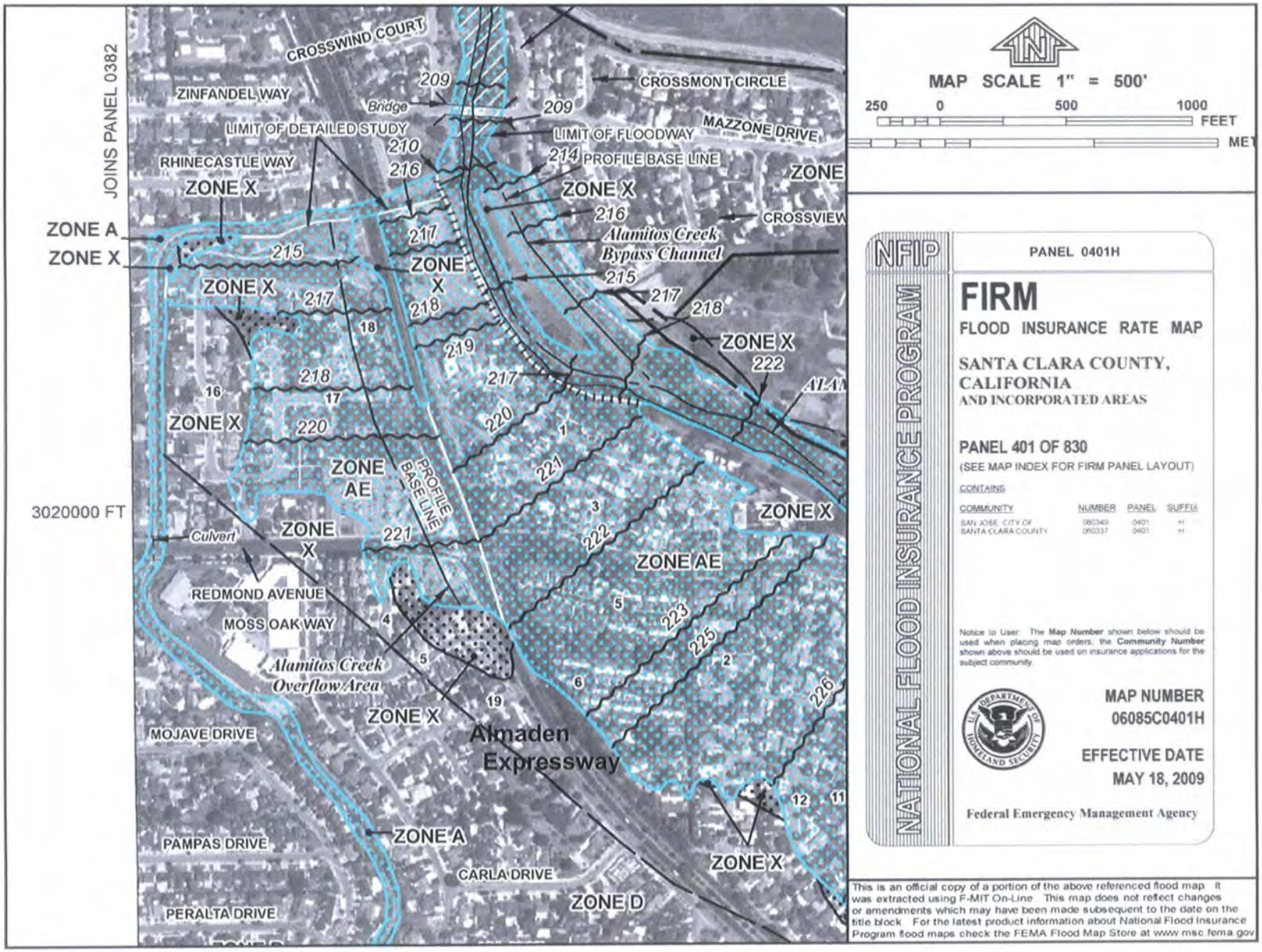


Figure 2 - FEMA Effective 100-Year Flood Map (Note: Elevations on vertical datum of NAVD88, about 3 feet higher than study datum NGVD29)



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June 15, 2010
Project No. 42-020

Mr. Michael B. Hudson
Hudson Industrial Equities, Inc.
483 Horning Street
San Jose, CA 95112

Subject: Traffic Noise Assessment Study for the Planned Single-Family Subdivision, 16440 Almaden Expressway, San Jose

Dear Mr. Hudson:

This report presents the results of a traffic noise assessment study for the planned single-family development along Almaden Expressway in San Jose, as shown on the Site Plan, Ref. (a). The noise exposures at the site were evaluated against the standards of the City of San Jose Noise Element, Ref. (b). The sound level measurement data used for this study were acquired from a recent noise assessment study for a nearby residential project, Ref. (c). The noise measurement data indicate that the existing noise environment at the site is due primarily to vehicular traffic sources on Almaden Expressway. The results of the study reveal that exterior and interior noise exposure excesses will occur and mitigation measures will be required.

Sections I and II of this report contain a summary of our findings and recommendations, respectively. Subsequent sections contain the site, traffic and project descriptions, analyses and evaluations. Attached hereto are Appendices A, B and C which contain the list of references, descriptions of the applicable standards, definitions of the terminology, descriptions of the acoustical instrumentation used for the field survey, ventilation requirements, general building shell controls and the Almaden Expressway traffic noise measurement data and calculation tables.

I. Summary of Findings

The noise assessment results presented in the findings were evaluated against the standards of the City of San Jose Noise Element, which utilizes the Day-Night Level (DNL) descriptor. The Noise Element standards specify an exterior limit of 60 decibels (dB) DNL for residential land use impacted by transportation related noise sources. A limit of 45 dB DNL is specified for interior living spaces. The City of San Jose Noise Element also states that some development sites in the Downtown Core Area, in the vicinity of San Jose International Airport and along major roadways are exposed to noise levels that may not be able to meet the noise standards in the time frame of the General Plan. Conversations with the City of San Jose Planning Department staff also indicate that the City does not wish to have noise barriers higher than 9 ft. along Almaden Expressway.

A. Exterior Noise Exposures

The noise exposures shown below are without the application of mitigation measures, and represent the noise environment under existing site and project conditions.

- The existing exterior noise exposure at the most impacted planned rear yard along Almaden Expressway (49 ft. from the centerline) is 75 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 76 dB DNL. Thus, the noise exposures will be up to 16 dB in excess of the City of San Jose Noise Element standards.

- The exterior noise exposure at the most impacted planned building setback from Almaden Expressway (55 ft. from the centerline) is 74 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 75 dB DNL.

- The existing exterior noise exposure at the most impacted planned rear yard of the homes along the **southerly border** of the site (89 ft. to 440 ft. from the Almaden Expressway centerline) range from 71 to 57 dB DNL. Under future traffic conditions, the noise exposures are expected to increase to 72 to 58 dB DNL. Thus, the noise exposures will be up to 12 dB in excess of the City of San Jose Noise Element standards.

- The existing exterior noise exposure at the most impacted planned rear yard of the homes along the **northerly border** of the site (220 ft. to 350 ft. from the Almaden Expressway centerline) range from 62 to 56 dB DNL. Under future traffic conditions, the noise exposures are expected to increase to 63 to 57 dB DNL. Thus, the noise exposures will be up to 3 dB in excess of the City of San Jose Noise Element standards.

B. <u>Interior Noise Exposures</u>

- The interior noise exposure in the most impacted living spaces of the home closest to Almaden Expressway will be 59 and 60 dB DNL under existing and future traffic conditions, respectively. Thus, the noise exposures will be up to 15 dB in excess of the City of San Jose Noise Element standards.

As shown above, the exterior and interior noise exposures will exceed the limits of the City of San Jose Noise Element standards and mitigation measures will be required. The recommended measures are described in Section II, below.

II. Recommendations

To achieve compliance with the 60 dB DNL standard of the City of San Jose Noise Element for the rear yards, the following control barriers will be required:

- Construct a 13 ft. high acoustically-effective barrier around the rear yard of the home closest to Almaden Expressway (Lot 1). Turn the barrier to connect air-tight to the side of the house along the north end of the yard. The barrier segment along the south property line shall extend for a distance of 16 ft. from the Almaden Expressway property line. Continue the barrier along the south property line at 12 ft. high for 51 ft. (lot line).

- To control flanking noise, continue the main barrier along the south property line (Lot 3) at 11 ft. high for a distance of 16 ft., at 10 ft high for 16 ft., at 9 ft. high for 16 ft., at 8 ft. high for 16 ft., at 7 ft. high for 20 ft. (lot line).

- Continue the south property line barrier at 6 ft. high for 64 ft. to terminate at the east end of the third house from Almaden Expressway (Lot 5).

- Construct a 6 ft. high acoustically-effective barrier between the two homes in the second row from Almaden Expressway (Lots 2 and 3)

- Construct a 6 ft. high acoustically-effective barrier between the second and third homes from Almaden Expressway along the north property boundary (Lots 2 and 4).

- The barrier heights are in reference to the nearest building pad elevation.

Please see Figure 1 for the locations and heights of the recommended noise control barriers.

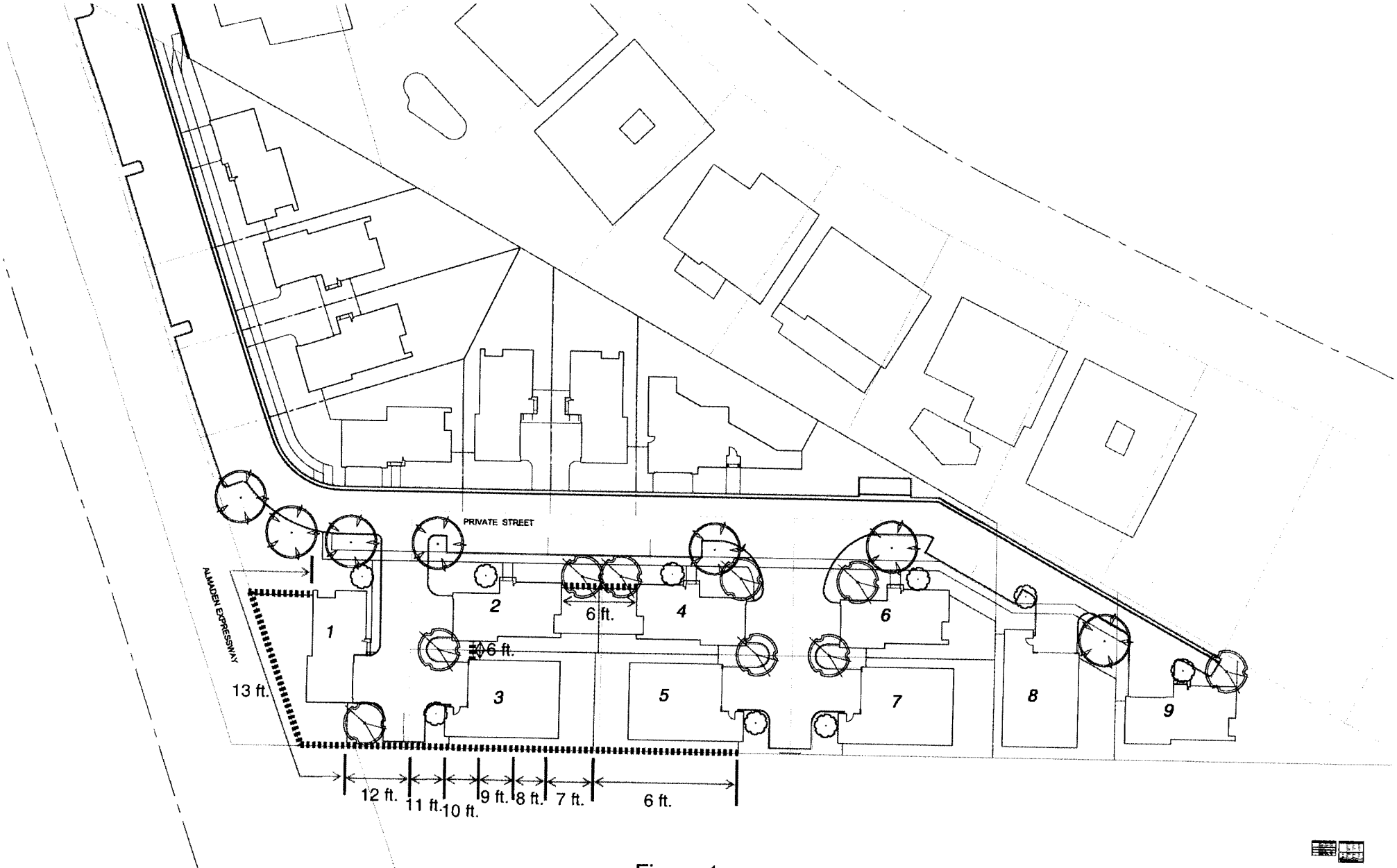

Figure 1
60 dB DNL Barriers
Locations of the recommended noise control barriers. The barrier heights are in reference to the nearest building pad elevation.

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The implementation of the above recommended measures will reduce Almaden Expressway traffic noise to 60 dB DNL or lower in the exterior living areas of the project.

City of San Jose Noise Barrier Height Limitation

If the noise barrier along Almaden Expressway is restricted to 9 ft. high, implement the following noise controls:

- Construct the barriers as shown above to conform to the 60 dB DNL limit of the Noise Element with the exception of those that are greater than 9 ft. high. Replace the barriers that are greater than 9 ft. high with 9 ft. high barriers. All other provisions and requirements remain in effect.

- Please see Figure 2 for the locations and heights of the recommended noise control barriers.

The barrier height limitation will result in exterior noise exposures ranging from 60 to 63 dB DNL under existing traffic conditions and from 61 to 64 dB DNL under future traffic conditions for those areas previously behind the taller barriers recommended above.

To achieve an acoustically-effective barrier it must be constructed air-tight, i.e., without cracks, gaps or other openings, and must provide for long term durability. The barriers can be constructed of masonry, wood, concrete, stucco, metal or a combination thereof, and must have a minimum surface weight of 4.0 lbs. per sq. ft. for barriers higher than 10 ft. and 2.5 lbs. per sq. ft. for barrier 10 ft. high and lower. If wood fencing is used, homogeneous sheet materials are preferable to conventional wood fencing as the latter has a tendency to warp and form openings with age. However, high quality air-tight tongue-and-groove, board and batten or shiplap construction can be used provided that the construction is air-tight and the minimum surface weight is met. All connections with posts, pilasters and the building shell must be sealed air-tight. No openings are permitted between the upper barrier components and the ground.

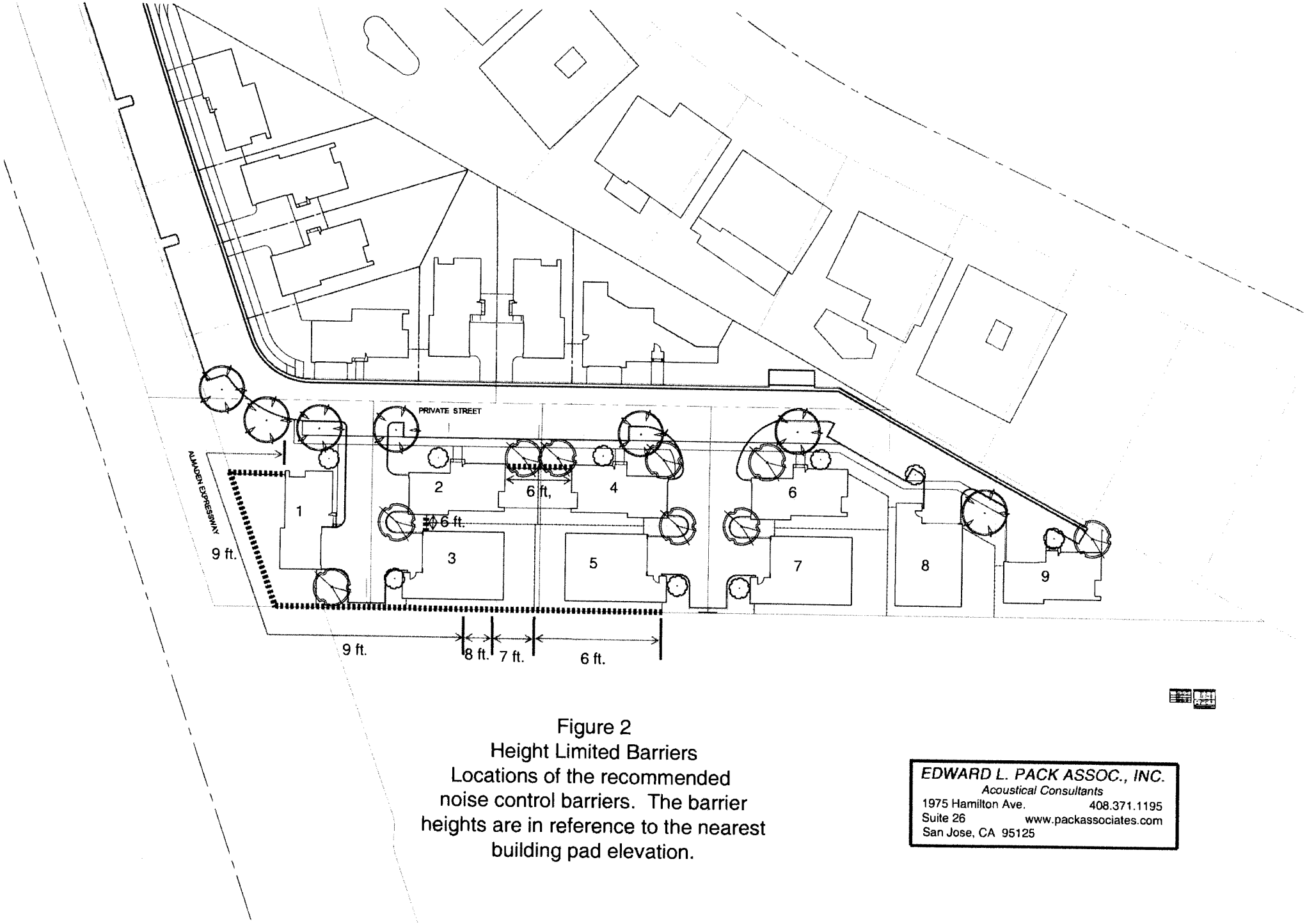

Figure 2
Height Limited Barriers
Locations of the recommended noise control barriers. The barrier heights are in reference to the nearest building pad elevation.

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B. Interior Noise Controls

To achieve interior noise exposures for compliance with the 45 dB DNL standard of the City of San Jose Noise Element, control windows will be required. In addition, general construction measures affecting the building shell are also recommended, as described in Appendix B.

With the 60 dB DNL noise control barriers:

- Maintain closed at all times all second floor and unshielded (view to road not blocked by a noise barrier or building structure) first floor windows and doors of living spaces within 270 ft. of the centerline of Almaden Expressway and with a north, south or west orientation.

- Install windows and doors rated minimum STC 34 at the home closest to Almaden Expressway (Lot 1). These windows shall have at least one pane comprised of minimum 7/32" (1/4" nom.) laminated glass.

- Install windows and doors rated minimum STC 31 at the two homes of the second row from Almaden Expressway (Lots 2 and 3).

- Install windows and doors rated minimum STC 28 at the two homes in the third row from Almaden Expressway (Lots 4 and 5).

- Maintain closed at all times all windows and doors of living spaces on the east façade of the home closest to Almaden Expressway (Lot 1). Install windows and doors rated minimum Sound Transmission Class (STC) 28.

With the 9 ft. high noise control barrier restriction:

- Maintain closed at all times all windows and doors of living spaces within 125 ft. of the centerline of Almaden Expressway and with a north, south or west orientation.

- Maintain closed at all times all second floor and unshielded first floor windows and doors of living spaces between 125 ft. and 270 ft. of the centerline of Almaden Expressway and with a north, south or west orientation.

- Install windows and doors rated minimum STC 34 at the second floor and unshielded first floor living spaces of the home closest to Almaden Expressway (Lot 1). These windows shall have at least one pane comprised of minimum 7/32" (1/4" nom.) laminated glass. Install windows and doors rated minimum STC 28 at shielded first floor living spaces of Lot 1.

- Install windows and doors rated minimum STC 28 at the shielded first floor living spaces within 125 ft. of the centerline of Almaden Expressway of the home of the second row from Almaden Expressway along the southerly boundary (Lot 3).

- Install windows and doors rated minimum STC 31 at second floor and unshielded first floor living spaces of the two homes of the second row from Almaden Expressway (Lots 2 and 3).

- Install windows and doors rated minimum STC 28 at the second floor and unshielded first floor living spaces of the two homes in the third row from Almaden Expressway (Lots 4 and 5).

- Maintain closed at all times all windows and doors of living spaces on the east façade of the home closest to Almaden Expressway (Lot 1). Install windows and doors rated minimum Sound Transmission Class (STC) 28.

- Provide some type of mechanical ventilation for all living spaces with a closed window condition.

All remaining windows of the project, including bathroom windows, may be fitted with any type of glass and may be kept open as desired, with the exception of bathroom windows that are in integral part of a noise impacted living space and not separated be a closable door.

All windows must be of good quality and provide tight seals to prevent sound infiltration. To achieve an acoustically-effective window construction, the operable window panels must form an air-tight seal when in the closed position. In addition, the window and door frames must be caulked to the wall opening around their entire perimeter with a non-hardening caulking compound or acoustical sealant.

When windows are maintained closed for noise control, they are to be operable, as the requirement does not imply a "fixed" condition. Also, under the closed window requirement some type of mechanical ventilation should be provided to assure a habitable environment, as specified by the Uniform Building Code (UBC) and described in Appendix B. In addition, the ventilation methods or equipment shall not compromise the acoustical integrity of the building shell.

Please be aware that many dual-pane window and glass door assemblies have inherent noise reduction problems in the traffic noise frequency spectrum due to resonance that occurs within the air space between the window lites, and the noise reduction capabilities vary from manufacturer to manufacturer. Therefore, the acoustical test report of all sound rated windows and doors should be reviewed by a qualified acoustician to ensure that the chosen windows and doors will adequately reduce traffic noise to acceptable levels.

The implementation of the above recommended measures will reduce excess noise exposures to achieve compliance with the 45 dB DNL interior standard of the City of San Jose Noise Element.

III. Site, Traffic and Project Descriptions

The proposed development site is located along Almaden Expressway in the Almaden Valley area of San Jose. The site presently contains one single-family home and several out buildings. The site is relatively flat and at-grade with Almaden Expressway. Surrounding land uses include single-family residential adjacent to the north, east and south. Commercial uses are across Almaden Expressway to the west.

The primary source of noise at the site is Almaden Expressway traffic, which carries an existing Average Daily Traffic (ADT) volume of 40,000 vehicles, as reported by the City of San Jose, Ref. (d).

The planned project includes the subdivision of the existing parcel into nine lots and the construction of nine new single-family homes. Ingress and egress to the site will be by way of an extension of Fleetwood Drive.

IV. Analysis of the Noise Levels

A. Existing Noise Levels

To determine the existing noise environment at the site, continuous recordings of the sound levels were made at two locations on the planned development site for the Mazzone brothers residential project approximately 760 ft. to the north. Location 1 was at the property line contiguous with Almaden Expressway 67 ft. from the centerline. Location 2 was at 92 ft. from the centerline of Almaden Expressway. The measurements were made on August 12-13, 2008 for a continuous period of 24 hours. The noise level data were acquired using a Larson-Davis Model 812 Precision Integrating Sound Level Meter, which yields, by direct read-out, a series of descriptors of the sound levels versus time, as described in Appendix B.

The measured descriptors include the L_1, L_{10}, L_{50}, and L_{90}, i.e., those levels exceeded for 1%, 10%, 50%, and 90% of the time. Also measured were the maximum and minimum levels and the continuous equivalent-energy levels (L_{eq}), which are used to calculate the DNL. The noise measurement data and calculation tables are provided in Appendix C.

The results of the field survey revealed that the L_{eq}'s at measurement Location 1 67 ft. from the centerline of Almaden Expressway ranged from 67.8 to 72.6 dBA during the daytime and from 57.4 to 70.2 dBA at night. At measurement Location 2, 92 ft. from the centerline of the road, the L_{eq}'s ranged from 63.5 to 68.0 dBA during the daytime and from 53.1 to 65.8 dBA at night.

Traffic noise dissipates at the rate of 3 to 6 dB for each doubling of the distance from the source (centerline of the roadway) to the receiver. Thus, locations on the site at greater distances from Almaden Expressway will have lower noise levels. Additional noise shielding will be provided by interposed buildings of the project.

Vehicular traffic noise contains a wide spectrum of frequency components (from 100 to 10,000 Hertz), which are associated with engine, tire, drive-train, exhaust and other sources. The frequency components are centered primarily in the 250 and 500 Hz octave bands and were used in determining the noise control measures recommended for this project.

B. Future Noise Levels

The future traffic volume for Almaden Expressway is expected to increase from the existing 40,000 vehicles ADT to 48,750 vehicles ADT for future year 2020, as reported by the City of San Jose, Ref. (d). This increase in traffic volume yields a 1 dB increase in the traffic noise levels.

V. Evaluation of the Noise Exposures

A. Exterior Noise Exposures

The DNL's for the survey locations were calculated by decibel averaging of the L_{eq}'s as they apply to the daily time periods of the DNL index. The DNL is a 24-hour noise descriptor that uses the measured L_{eq} values to calculate a 24-hour time-weighted average noise exposure. The formula used to calculate the DNL is described in Appendix B.

As the subject project site is in close proximity to the site on which the noise measurements were made, it can be reasonably assumed that the noise levels at a given distance from the centerline of the road will be similar for both sites.

The results of the calculations indicate that the exterior noise exposure at measurement Location 1 at 67 ft. from the centerline of Almaden Expressway is 73 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 74 dB DNL.

At measurement Location 2 at 92 ft. from the centerline of Almaden Expressway the noise exposure is 68 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 69 dB DNL.

Adjustments were made to the measured noise levels to account for the differences in setback locations from the measurement locations to the subject project site property line and setbacks using methods established by the Highway Research Board, Ref. (e).

At the most impacted property line and rear yard closest to Almaden Expressway (49 ft. from the centerline), the noise exposure was calculated to be 75 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 76 dB DNL. Thus, the noise exposures are up to 16 dB in excess of the City of San Jose Noise Element standards.

At the most impacted planned building setback of 55 ft. from the centerline of Almaden Expressway, the noise exposure was calculated to be 74 dB DNL. Under future traffic conditions, the noise exposure is expected to increase to 75 dB DNL.

B. Interior Noise Exposures

To evaluate the interior noise exposures in project living spaces, a 15 dB reduction was applied to the exterior noise exposure at the building setbacks to represent the attenuation provided by the building shell under *annual-average* conditions. The *annual-average* condition assumes that windows have single-strength (3/32") glass and are kept open up to 50 % of the time for ventilation.

The interior noise exposures in the most impacted living spaces of homes closest to Almaden Expressway will be 59 and 60 dB DNL under existing and future traffic conditions, respectively. The interior noise exposures will be up to 15 dB in excess of the City of San Jose Noise Element standards.

As shown by the above evaluations, exterior and interior noise exposure excesses will occur and mitigation measures will be required. The recommended mitigation measures are described in Section II of this report.

This report presents the results of a noise assessment study for the planned single-family subdivision along Almaden Expressway in San Jose. The study findings and recommendations for present conditions are based on field measurements and other data and are correct to the best of our knowledge. Future noise level predictions were based upon information reported by the City of San Jose. Significant changes in future traffic volumes, or changes in speed limits, motor vehicle technology, noise regulations, or other changes beyond our control may produce long-range noise results different from our estimates.

If you need any additional information or would like an elaboration on this report, please call me.

Sincerely,

EDWARD L. PACK ASSOC., INC.

Jeffrey K. Pack
President

Attachments: Appendices A and B

APPENDIX A

References

(a) Site Plan, VER Consultants, undated

(b) San Jose 2020 General Plan, Focus on the Future, City of San Jose, Department of City Planning and Building, August 16, 1994

(c) "Traffic Noise Assessment Study for the Planned Single-Family Subdivision, Almaden Expressway, San Jose", by Edward L. Pack Associates, Inc., Project No. 40-040, August 15, 2008

(d) Information on Existing and Future Almaden Expressway Traffic Volumes Provided by Mr. Casey Hirasaki, City of San Jose Transportation Planning Department, by email to Edward L. Pack Associates, Inc., August 13, 2008

(e) Highway Research Board, "Highway Noise - A Design Guide for Highway Engineers", Report 117, 1971

APPENDIX B

Noise Standards, Terminology, Instrumentation Ventilation Requirements and Building Shell Controls

1. Noise Standards

A. City of San Jose "Noise Element" Standards

The noise section of the San Jose 2020 General Plan, Focus on the Future, adopted August 16, 1994 identifies an exterior limit of 60 dB Day-Night Level (DNL) at outdoor living or recreation areas of residential developments. This standard applies at the property line of residential areas impacted by transportation related noise sources. For off-site noise sources, such as commercial and industrial operations, an exterior limit of 55 dB DNL for residential areas is specified. A long-term goal of 55 dB DNL from transportation sources anticipates future reductions in transportation noise due to improvements in design, such as quieter engines and improved muffler systems.

At interior living spaces of residential areas, the standards established an interior limit of 45 dB DNL for noise levels due to exterior sources.

2. Terminology

A. Statistical Noise Levels

Due to the fluctuating character of urban traffic noise, statistical procedures are needed to provide an adequate description of the environment. A series of statistical descriptors have been developed which represent the noise levels exceeded a given percentage of the time. These descriptors are obtained by direct readout of the Community Noise Analyzer. Some of the statistical levels used to describe community noise are defined as follows:

L_1 - A noise level exceeded for 1% of the time.

L_{10} - A noise level exceeded for 10% of the time, considered to be an "intrusive" level.

L_{50} - The noise level exceeded 50% of the time representing an "average" sound level.

L_{90} - The noise level exceeded 90 % of the time, designated as a "background" noise level.

L_{eq} - The continuous equivalent-energy level is that level of a steady-state noise having the same sound energy as a given time-varying noise. The L_{eq} represents the decibel level of the time-averaged value of sound energy or sound pressure squared and is used to calculate the DNL and CNEL.

B. Day-Night Level (DNL)

Noise levels utilized in the standards are described in terms of the Day-Night Level (DNL). The DNL rating is determined by the cumulative noise exposures occurring over a 24-hour day in terms of A-Weighted sound energy. The 24-hour day is divided into two subperiods for the DNL index, i.e., the daytime period from 7:00 a.m. to 10:00 p.m., and the nighttime period from 10:00 p.m. to 7:00 a.m. A 10 dB weighting factor is applied (added) to the noise levels occurring during the nighttime period to account for the greater sensitivity of people to noise during these hours. The DNL is calculated from the measured L_{eq} in accordance with the following mathematical formula:

$$DNL = [(L_d+10\log_{10}15) \,\&\, (L_n+10+10\log_{10}9)] - 10\log_{10}24$$

Where:

L_d = L_{eq} for the daytime (7:00 a.m. to 10:00 p.m.)

L_n = L_{eq} for the nighttime (10:00 p.m. to 7:00 a.m.)

24 - indicates the 24-hour period

& - denotes decibel addition.

C. A-Weighted Sound Level

The decibel measure of the sound level utilizing the "A" weighted network of a sound level meter is referred to as "dBA". The "A" weighting is the accepted standard weighting system used when noise is measured and recorded for the purpose of determining total noise levels and conducting statistical analyses of the environment so that the output correlates well with the response of the human ear.

3. Instrumentation

The on-site field measurement data were acquired by the use of one or more of the precision acoustical instruments shown below. The acoustical instrumentation provides a direct readout of the L exceedance statistical levels including the equivalent-energy level (L_{eq}). Input to the meters was provided by a microphone extended to a height of 5 ft. above the ground. The meter conforms to ANSI S1.4 for Type 1 instruments. The "A" weighting network and the "Fast" response setting of the meter were used in conformance with the applicable ISO and IEC standards. All instrumentation was acoustically calibrated before and after field tests to assure accuracy.

Bruel & Kjaer 2231 Precision Integrating Sound Level Meter
Larson Davis LDL 812 Precision Integrating Sound Level Meter
Larson Davis 2900 Real Time Analyzer

4. Ventilation Requirements

Ventilation requirements to be applied when windows are maintained closed for noise control are specified in the Uniform Building Code (UBC), 2001 edition, Section 12.03.3 as follows:

> "In lieu of required exterior openings for natural ventilation, a mechanical ventilating system may be provided. Such system shall be capable of providing two air changes per hour in guest rooms, dormitories, habitable rooms, and in public corridors with a minimum of 15 cubic feet per minute (7L/s) of outside air per occupant during such time as the building is occupied."

Based on our previous experience, a "summer switch" on the furnace fan is normally considered acceptable as a ventilation system by FHA and other agencies. Air-conditioning is also an acceptable system.

5. Building Shell Controls

The following additional precautionary measures are required to assure the greatest potential for exterior-to-interior noise attenuation by the recommended mitigation measures. These measures apply at those units where closed windows are required:

- Unshielded entry doors having a direct or side orientation toward the primary noise source must be 1-5/8" or 1-3/4" thick, insulated metal or solid-core wood construction with effective weather seals around the full perimeter. Mail slots should not be used in these doors or in the wall of a living space, as a significant noise leakage can occur through them.

- If any penetrations in the building shell are required for vents, piping, conduit, etc., sound leakage around these penetrations can be controlled by sealing all cracks and clearance spaces with a non-hardening caulking compound.

- Fireplaces should be provided with tight-fitting dampers.

APPENDIX C

Noise Measurement Data and Calculation Tables

DNL CALCULATIONS

CLIENT: THE HUDSON COMPANIES
FILE: 42-020
PROJECT: 9-LOT SUBDIVISION
DATE: 6/3/2010
SOURCE: ALMADEN EXPRESSWAY
DATA FROM 40-040 - TECHNICAL ANALYSIS & DESIGN/MAZZONE PROPERY 8/12-13/2008

LOCATION 1 Almaden Expressway
Dist. To Source 67 ft.

TIME	Leq	10^Leq/10		
7:00 AM	72.5	17782794.1		
8:00 AM	72.6	18197008.6		
9:00 AM	71.9	15488166.2		
10:00 AM	71.2	13182567.4		
11:00 AM	71.4	13803842.6		
12:00 PM	70.7	11748975.5		
1:00 PM	70.8	12022644.3		
2:00 PM	70.5	11220184.5		
3:00 PM	70.4	10990058.4		
4:00 PM	70.8	12022644.3		
5:00 PM	70.9	12302687.7		
6:00 PM	70.2	10471285.5		
7:00 PM	69.4	8709635.9		
8:00 PM	68.4	6918309.7		
9:00 PM	67.8	6025595.9	SUM=	180886401
10:00 PM	65.7	3715352.3	Ld=	70.8
11:00 PM	64.1	2570395.8		
12:00 AM	61.5	1412537.5		
1:00 AM	59.8	954992.6		
2:00 AM	57.4	549540.9		
3:00 AM	59.1	812830.5		
4:00 AM	62.0	1584893.2		
5:00 AM	66.5	4466835.9		
6:00 AM	70.2	10471285.5	SUM=	26538664
		1.0	Ld=	64.7
		1.0		
	Daytime Level=	82.6		
	Nighttime Level=	84.2		
	DNL=	**73**		
	24-Hour Leq=	69.4		

LOCATION 2 Almaden Expressway
Dist. To Source 92 ft.

TIME	Leq	10^Leq/10		
7:00 AM	67.9	6165950.0		
8:00 AM	68.0	6309573.4		
9:00 AM	67.2	5248074.6		
10:00 AM	66.3	4265795.2		
11:00 AM	65.9	3890451.4		
12:00 PM	65.5	3548133.9		
1:00 PM	65.5	3548133.9		
2:00 PM	65.2	3311311.2		
3:00 PM	65.1	3235936.6		
4:00 PM	65.2	3311311.2		
5:00 PM	65.4	3467368.5		
6:00 PM	65.2	3311311.2		
7:00 PM	64.4	2754228.7		
8:00 PM	63.7	2344228.8		
9:00 PM	63.5	2238721.1	SUM=	56950530
10:00 PM	61.3	1348962.9	Ld=	65.8
11:00 PM	59.5	891250.9		
12:00 AM	57.5	562341.3		
1:00 AM	55.3	338844.2		
2:00 AM	53.1	204173.8		
3:00 AM	54.5	281838.3		
4:00 AM	57.1	512861.4		
5:00 AM	61.7	1479108.4		
6:00 AM	65.8	3801894.0	SUM=	9421275
		1.0	Ld=	60.2
	Daytime Level=	77.6		
	Nighttime Level=	79.7		
	DNL=	**68**		
	24-Hour Leq=	64.4		