

APPENDIX I
HAZARDOUS MATERIALS REPORT

HAZARDOUS MATERIALS

The purpose of this section is to assess environmental impacts associated with the potential presence of hazardous materials¹ within the project area. Hazardous materials are currently used by numerous businesses within the project area. In addition, hazardous materials may be present in surface and subsurface soils and groundwater at sites within the project area as a result of current or past land uses. The discovery of hazardous materials during site redevelopment activities could possibly expose construction workers or the general public to various health risks.

This section describes the potential for hazardous materials to be present at sites within the project area based on information provided by regulatory agency databases. Numerous laws and regulations impose requirements on the management of hazardous materials; these requirements are enforced by Federal, State, and local agencies. The regulatory framework pertaining to management of hazardous materials and health and safety of construction workers is provided below.

SETTING

REGULATORY FRAMEWORK

Hazardous Materials

The use, storage, and disposal of hazardous materials, including management of contaminated soils and groundwater, are regulated by Federal, State, and local laws and regulations. The U.S. Environmental Protection Agency (EPA) is the Federal administering agency for hazardous waste regulations. State agencies include the California Environmental Protection Agency (Cal EPA) Department of Toxic Substances Control (DTSC), the San Francisco Bay Regional Water Quality Control Board (RWQCB), the Air Resources Board (ARB), and the Bay Area Air Quality Management District (BAAQMD). Local regulatory agencies include the City of San Jose Fire Department (SJFD), Santa Clara Valley Water District (SCVWD), and Santa Clara County Department of Environmental Health, Hazardous Materials Compliance Division (SCCDEH). A description of agency jurisdiction is summarized below:

EPA

The EPA is responsible for enforcement and implementation of Federal laws and regulations pertaining to hazardous materials. The Federal regulations are primarily codified in Title 40 of the Federal Code of Regulations (40 CFR). The legislation is outlined in the Resource Conservation and

¹The California Health and Safety Code defines a hazardous material as, "...any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety, or to the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, radioactive materials, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment." (Health and Safety Code § 25501)

Recovery Act of 1976 (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), and the Superfund Amendments and Reauthorization Act (SARA). The Federal Hazardous Waste Act regulates the transportation of hazardous materials. These laws and associated regulations include specific requirements for facilities that generate, use, store, treat, and/or dispose of hazardous materials. The EPA provides oversight and supervision for Federal Superfund investigation/remediation projects, evaluates remediation technologies, and develops hazardous materials disposal restrictions and treatment standards.

DTSC

In California, DTSC is authorized by EPA to enforce and implement federal hazardous materials laws and regulations. California regulations pertaining to hazardous waste equal or exceed Federal regulations. Most State hazardous materials regulations are contained in Title 22 of the California Code of Regulations (CCR). DTSC acts as the lead agency for some soil and groundwater cleanup projects. DTSC provides cleanup and action levels for subsurface contamination; these levels are equal to, or more restrictive than, Federal levels. DTSC has developed land disposal restrictions and treatment standards for hazardous waste disposal in California.

RWQCB

The project is located within the jurisdiction of the San Francisco Bay RWQCB. The RWQCB is authorized by the Porter-Cologne Waste Quality Act of 1969 to protect the waters of the State. The RWQCB provides oversight for sites where the quality of groundwater or surface waters are threatened. Extraction and disposal of contaminated groundwater due to investigation/remediation activities or due to dewatering during construction would require a permit from the RWQCB if the water were discharged to storm drains, surface water, or land. A permit from the local sanitary treatment facility would be required if water were discharged to the sanitary sewer.

ARB

The California Toxic "Hot Spots" Information and Assessment Act of 1987 requires that industry provide information to the public on emissions of toxic air contaminants and their impact on public health. The Act requires the ARB and local air quality districts to inventory sources of over 200 toxic air contaminants, to identify high priority emission sources, and to prepare a health risk assessment for each of these priority sources.

BAAQMD

The project area is under the jurisdiction of the Bay Area Air Quality Management District. The BAAQMD is the local enforcement agency for ARB regulations. The BAAQMD also administers air quality regulations for asbestos abatement activities (BAAQMD Regulation 11, Rule 2).

SCVWD

The SCVWD manages groundwater throughout the Santa Clara Valley and works in conjunction with the RWQCB to oversee and provide guidelines for investigating and remediating sites affected by the release of petroleum hydrocarbon fuels from underground tanks.

SCCDEH

The SCCDEH enforces State and local regulations pertaining to hazardous waste generators and risk management prevention programs. In addition, the SCCDEH is responsible for enforcing programs managed by the SJFD for Federal, State, and County properties and facilities.

SJFD

The San Jose Fire Department is responsible for administration of the City's Hazardous Materials Program. The Hazardous Materials Division of the Fire Department performs annual inspections at established facilities to verify that hazardous materials are properly stored and handle, the types and quantities of materials reported in the Hazardous Materials Management Plan (Business Plan) are accurate, and provides guidance on hazardous materials regulations to City businesses. The Hazardous Materials Division issues permits for the operation and removal of underground and aboveground storage tanks, and conducts annual inspections to ensure compliance with hazardous materials management and underground storage tank operation regulations within the City of San Jose.

Worker Health and Safety

Worker health and safety is protected by Federal and State regulations. The Occupational Health and Safety Administration (OSHA) is the Federal administering agency for worker health and safety regulations. The California Department of Industrial Relations, Division of Occupational Health (DOSH) has jurisdiction over State regulations. A description of agency jurisdiction is summarized below:

OSHA

The Occupational Safety and Health Administration (OSHA) is responsible for enforcement and implementation of Federal laws and regulations pertaining to worker health and safety. Under its jurisdiction, the Hazardous Waste Operations and Emergency Response (HAZWOPER) regulations, in 29 CFR 1210.120, require training and medical supervision for workers at hazardous waste sites. Additional regulations have been developed for construction workers regarding exposure to lead (29 CFR 1926.62) and asbestos (29 CFR 1926.1101) during construction activities.

DOSH

At the State level, the California Department of Industrial Relations, Division of Occupational Safety and Health, is charged with enforcement of State regulations and supervision of workplaces in California that are not under direct Federal jurisdiction. State worker health and safety regulations applicable to construction workers include training requirements for hazardous waste operations and emergency response (8 CCR 5192) and lead (8 CCR 1532.1) and asbestos (8 CCR 1529) regulations, which equal or exceed their Federal counterparts.

Relevant Local Regulations and Policies

City of San Jose Ordinances and Fire Code

The City of San Jose adopted the Hazardous Materials Storage Ordinance (HMSO) (San Jose Municipal Code, Chapter 17.68) in May 1983. The Ordinance established controls for the storage of solid and liquid hazardous materials, including storage of hazardous materials in underground tanks. The Ordinance requires that businesses obtain permits to store hazardous materials, file Business Plans, and separate incompatible wastes. It established an underground storage tanks program which required monitoring for all tanks, secondary containment for new tanks, and established tank closure procedures.

The City of San Jose adopted the Toxic Gas Ordinance (TGO) (San Jose Municipal Code 17.78) in April 1990. The purpose of the TGO was to protect the public from exposure to accidental releases of toxic gases and to supplement the HMSO by identifying and requiring safety controls for toxic gases.

The HMSO and TGO were amended in 1996 to coordinate similar requirements within the California Fire Code. The City of San Jose has adopted the 1995 California Fire Code with amendments (San Jose Municipal Code, Chapter 17.12) which include the HMSO and TGO requirements and controls.

San Jose General Plan

The following policies for the management of hazardous materials are included in the San Jose General Plan to protect City residents from the risks inherent in the transport, distribution, use, and storage of hazardous materials:

- The City should require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal. (Hazardous Materials, Policy 1)
- The City should support State and Federal legislation which strengthens safety requirements for the transportation of hazardous materials. (Hazardous Materials, Policy 2)

- The City should incorporate soil and groundwater contamination analysis within the environmental review process for development proposals. When contamination is present on a site, the City should report this information to the appropriate agencies that regulate the cleanup of toxic contamination. (Hazardous Materials, Policy 3)
- Development located within areas containing naturally occurring asbestos should be required to mitigate any potential impacts associated with grading or other subsurface excavation. (Hazardous Materials, Policy 4)

CURRENT LAND USES AT VACANT AND REDEVELOPABLE PARCELS WITHIN THE PROJECT AREA

Current land uses in the project area was determined by a drive-by reconnaissance of vacant and redevelopable parcels. Land uses identified during the reconnaissance are presented in Table 1. Land uses associated with hazardous materials use in the project area include: agricultural use; automobile and truck rental, service, and repair; electronics and other manufacturing operations; gasoline stations; and pest control services. Hazardous materials potentially associated with these land uses include pesticides, petroleum hydrocarbons, heavy metals, solvents, and acids. Vacant and redevelopable parcels with current land uses associated with hazardous materials are plotted on Figure 1. In addition, vacant parcels could be affected by hazardous materials if they had been used for illegal dumping. A review of individual site history, a thorough site reconnaissance, and/or soil and/or groundwater sampling may be required to determine if current land uses have affected subsurface conditions at the vacant and redevelopable parcels within the project area.

SENSITIVE RECEPTORS IN AND ADJACENT TO THE PROJECT AREA

Sensitive receptors are populations that are especially susceptible to the effects of hazardous materials. Sensitive receptors include children, the elderly, and the infirm. Areas where sensitive receptors would be expected to be located include residential areas, hospitals, day care facilities, nursing homes, and schools. Several areas currently expected to have sensitive receptors are located in or adjacent to the project area, as well as vacant areas that are designated by General Plans for residential use (Figure 2). If hazardous materials were released at parcels near sensitive receptors, the health effects of the release to the public could be magnified.

POTENTIAL FOR HAZARDOUS MATERIALS TO BE PRESENT WITHIN THE PROJECT AREA

Available regulatory agency databases were reviewed to determine regulatory agency actions regarding hazardous materials in the project area. A listing of the databases searched, and the dates the databases were released to the public, is included in Table 2. Only those databases that include sites in the project area are discussed below.

Hazardous Materials Use, Storage, and Disposal at Vacant and Redevelopable Parcels in the Project Area

Several regulatory agency databases provide information on hazardous material use, storage, and disposal. Sixteen vacant or redevelopable parcels within the project area were listed on regulatory databases as using, storing, or disposing of hazardous materials (Table 3). If improper practices were employed, the storage, use, or disposal of hazardous materials at a site could result in contamination of soil and/or groundwater; a thorough site reconnaissance, further review of site history, and/or soil and groundwater sampling could be required to determine if use, storage, or disposal of hazardous materials have affected subsurface conditions at a particular site.

USTs and ASTs

The State Water Resources Control Board (SWRCB) maintains databases of registered aboveground and underground storage tanks. Six vacant or redevelopable parcels in the project area have registered underground storage tanks (USTs) and two have aboveground storage tanks (ASTs) (Table 3). Based on regulatory database information, the tanks contain gasoline, diesel, spent solvents, and/or waste oil. If storage tanks were present on parcels to be redeveloped, it is likely that the tanks would need to be removed in accordance with State and local regulations during site redevelopment. In addition, releases of hazardous materials may have occurred during tank operations, even though those releases may not have been detected or reported to regulatory agencies.

Hazardous Waste Generators

Seven redevelopable parcels in the project area are listed as RCRA-registered generators of hazardous wastes. Four additional parcels are listed on the California Hazardous Waste Information System (HWIS) as being hazardous waste generators (Table 3). Wastes generated at redevelopable parcels include ignitable and corrosive wastes, solvents and other volatile and semi-volatile organic compounds, and metals. No record of RCRA violations or corrective actions were identified at any of the parcels.

Wastewater Discharge

One redevelopable parcel in the project area was listed on the SWRCB Waste Discharge System (WDS), indicating that the parcel had been issued wastewater discharge requirements for an unspecified hazardous material or materials (Table 3). The parcel was reported to discharge up to 14,400 gallons per day of contaminated groundwater.

Known Hazardous Materials Releases in the Project Area

Hazardous materials releases have been reported at numerous sites within the project area. Contaminants released include petroleum hydrocarbons, such as gasoline, diesel, and oils; metals; acids; solvents; and other organic compounds. Sites with known or suspected releases of hazardous

materials are listed in Tables 4 and 5 and shown on Figure 3. Among vacant and redevelopable parcels, 17 were identified as having had releases of hazardous materials (Table 4). An additional 140 sites with known or suspected hazardous materials releases were identified in the project area (Table 4). Most investigations or remediation activities in the project area are performed under the oversight of the SCVWD. The SCCDEH oversees activities on County, State or Federal properties. The RWQCB oversees activities on select sites and those referred by the SCVWD.

The status of site investigations and remedial activities was not determined as part of this EIR preparation. Individual review and assessment of each site investigation would be required to determine the extent to which releases, reported at a site, might affect future development at that site or at nearby parcels. Vacant and redevelopable parcels in the project area which have had documented releases have the potential to contain soil and/or groundwater affected by hazardous materials. Other sites within the project area with hazardous materials releases have the potential to affect vacant and redevelopable parcels if the hazardous materials releases have migrated through the groundwater or from dust carried through the air.

CERCLIS

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential hazardous waste sites that have been reported to the US EPA 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 be on or are on the NPL and sites which are in the screening and assessment phase for possible inclusion on the NPL. One redevelopable parcel in the project area is listed on CERCLIS due to solvent contamination (Table 4). Twelve additional sites within the project area (but not on redevelopable parcels) are listed on CERCLIS (Table 5).

ERNS and CHMIRS

The US EPA Emergency Response Notification System (ERNS) and the State Office of Emergency Systems California Hazardous Material Incident System (CHMIRS) contain information on spills of hazardous materials which have been reported to State or Federal authorities. One redevelopable parcel in the project area appears on both databases for a release of gallium arsenide (Table 4); three additional sites within the project area (but not redevelopable sites) are on the ERNS database and sixteen sites are on the CHMIRS database (Table 5).

Cal-Sites

The Cal-Sites database, maintained by DTSC, is a database of properties having land uses that could be associated with hazardous waste. Properties were placed on this database as a result of neighborhood drive-by surveys by DTSC. If no evidence was available to indicate that a release of hazardous materials had occurred, no further investigation was deemed necessary by DTSC. Sites that were identified on the Cal-Sites database indicate a potential for hazardous materials to be present at the sites due to the type of facility in operation at the time of DTSC's survey. No vacant

or redevelopable parcels in the project area were identified on the Cal-Sites database, but twelve other sites in the project area were listed on the Cal-Sites database (Table 5).

LUST

The State Water Resources Control Board maintains a record of reported leaking underground storage tanks (LUST). All sites on this database have reported an unauthorized release of hazardous materials from a UST. Fourteen vacant or redevelopable sites are on the LUST database (Table 4); 84 additional sites within the project area are also on the database (Table 5).

SLIC

The State Water Resources Control Board maintains a Spills, Leaks, Investigations, and Cleanup (SLIC) database of sites with known or suspected groundwater pollution that is not related to releases from underground storage tanks. Four vacant or redevelopable sites are in the SLIC database (Table 4); 36 additional sites within the project area are also in the database (Table 5).

TRIS

The US EPA Toxic Chemical Release Inventory System (TRIS) identifies facilities which release toxic chemicals to the air, water, and land in reportable quantities. One redevelopable site appears in this database (Table 4) as well as 13 other sites within the project area (Table 5).

Cortese

The Cal EPA Cortese database of identified hazardous waste and substance sites identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release, and all solid waste disposal facilities from which there is known migration of hazardous materials. There is considerable overlap between the Cortese database and other regulatory databases; for example, most of the sites on the LUST database also appear on the Cortese database. Ten vacant or redevelopable sites appear on the Cortese database (Table 4); 67 other sites within the project area also appear on the database (Table 5).

IMPACTS AND MITIGATION

SIGNIFICANCE CRITERIA

According to CEQA guidelines, the use, production, or disposal of materials which pose a hazard to people, animal, or plant populations is considered a significant environmental impact. Unless otherwise noted, all mitigation measures provided in this section would reduce impacts to less-than-significant levels.

IMPACT 1: Development of redevelopable or vacant parcels within the project area could expose construction workers and/or the public to hazardous materials during and/or following redevelopment. Sensitive receptors located near redevelopable parcels could be affected by releases of hazardous materials.

Although vacant and redevelopable lands within the project area have been identified, specific plans for redevelopment within the project area have not been developed at the present time. It is likely that redevelopment activities would include demolition or renovation of existing structures, if present, and excavation and grading of soils for construction of foundations. If buildings with underground facilities were proposed, dewatering of groundwater may be required. Contaminated soil and groundwater, if present, could expose construction workers and/or the public to hazardous materials. In addition, if future land uses on the redeveloped parcels included the use, storage, or disposal of hazardous materials, releases of those materials could affect future workers or the public.

Potential for Exposure to Hazardous Materials During Redevelopment

The presence of hazardous materials at existing vacant and redevelopable parcels could result in the potential for exposure to construction workers during redevelopment, and possible contaminated airborne dust migrating off-site to affect adjacent land users. Sources of hazardous materials during redevelopment could include contaminated soils and groundwater, asbestos-containing materials and lead-based paints, and hazardous material use, and transport.

Contaminated Soils and Groundwater

Soils throughout the project area could be disturbed during site redevelopment. The soils may contain a variety of chemical compounds associated with fuels, oils, solvents, metals, pesticides, or other hazardous substances originating from historical and/or current land uses. Soils containing naturally-occurring asbestos may also be encountered during site development. Contaminated soils encountered during site redevelopment activities, such as excavation and grading, could result in potential health risks to construction workers and/or the public.

Known releases of hazardous materials to the subsurface may also have impacted groundwater quality within the project area. Releases of hazardous materials at vacant and redevelopable parcels could have affected groundwater beneath those parcels. In addition, chemical compounds present in groundwater may have migrated from their original source area and affected groundwater quality at surrounding properties, including vacant and redevelopable parcels within the project area. Contaminated groundwater may be encountered during site redevelopment activities which could result in potential health risks to construction workers and/or the public. If excavations were to extend to the groundwater table, dewatering could be required. Extracted contaminated groundwater would require on-site management and/or treatment.

The use, storage, generation, and release of hazardous materials has occurred at numerous sites throughout the project area. Sixteen of the vacant and redevelopable parcels within the project area have used, stored, or disposed of hazardous materials (Table 3). Hazardous materials releases have

been identified by regulatory agencies at 17 vacant or redevelopable parcels and 140 other sites within the project area (Tables 4 and 5). Hazardous materials present in the subsurface at these locations may have affected subsurface conditions on surrounding properties as well. In addition, undetected releases may have occurred at facilities that have managed or are currently managing hazardous materials.

Asbestos-Containing Materials and Lead-Based Paint

The potential presence of asbestos-containing materials and lead-based paint in existing buildings within the project area was not evaluated as part of this EIR. Asbestos was commonly used in construction materials until 1981, when the manufacture of asbestos-containing construction materials was prohibited. If asbestos were present in structures planned for demolition or renovation, persons exposed to airborne asbestos fibers be adversely affected. Materials containing more than one percent asbestos must be abated prior to renovation or demolition activities; materials containing between 0.1 and one percent asbestos may be treated as normal construction debris so long as worker notification and health and safety measures are followed.

Lead oxide and lead chromate were commonly used in paints until 1978, when regulations limited the allowable lead content in paint. If structures on parcels to be redeveloped were constructed prior to 1978, it is possible that interior and/or exterior painted surfaces at the parcels contain lead-based paint. Loose and peeling lead-based paints are classified as a hazardous waste and require removal prior to renovation/demolition activities. Paints that are adhering to their surfaces do not require abatement and can be disposed of as regular construction debris regardless of their lead content.

If lead-based paint were present at project site structures, and the structures were extensively renovated or demolished, construction workers could be exposed to lead-based paint dust. State regulations require that air monitoring be performed during and following renovation or demolition activities at sites containing lead-based paint. Appropriate modifications to renovation/demolition activities would be required if airborne lead levels exceed the current federal OSHA action level of 30 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$) (calculated as an eight-hour, time-weighted average).

Hazardous Materials Use, Transport, and Disposal

Site redevelopment activities may involve use and transport of hazardous materials. These materials could include contaminated soil and/or groundwater, building demolition debris containing lead and asbestos, and fuels, oils, and other chemicals used during development of vacant and redevelopable parcels. Removal/relocation and transportation of hazardous materials at sites during future redevelopment activities could result in accidental releases or spills, potentially posing health risks to workers, the public, and environment. Similarly, removal or replacement of underground storage tanks during site redevelopment could result in the discovery of contaminated materials, posing a health risk to workers and the public, and in accidental releases of hazardous materials during transportation off-site.

Potential Exposure to Hazardous Materials Following Redevelopment

Specific construction activities, associated with the proposed redevelopment, are not known at this time. It is possible that future development would involve the use, handling, and storage of hazardous materials. Fuels, paints, solvents, cleaning solutions, and other potentially hazardous materials could be brought in and stored on-site during construction activities. Fertilizers, pesticides, and herbicides used for landscaping in the future may also be used and possibly stored in the project area. Other potentially hazardous materials associated with new industrial or commercial uses may be introduced to the project area after redevelopment; such materials could be stored and transported in the project area. Hazardous material use, storage, or transport following redevelopment could affect future site users and/or the environment.

MITIGATION MEASURE 1: The following mitigation measures would reduce potential exposures to hazardous materials to a less-than-significant level:

- (a) Prior to development or redevelopment of a parcel within the project area, a Phase I site assessment should be conducted by a qualified professional (e.g., a California-registered environmental assessor) to identify current or historical land uses that have or may have included the storage or generation of hazardous materials and the potential for releases of hazardous materials to have occurred that might impact the site. The assessments should be performed in conformance with standards adopted by ASTM for Phase I site assessments. The Phase I site assessment should identify any limitations to development due to the presence of any sites associated with hazardous materials in the vicinity of the subject site, and present recommendations for further investigation of the site, if necessary.

An asbestos survey of any buildings that are proposed to be demolished or renovated should be conducted during the Phase I site assessment if the building were constructed prior to the early 1980s or asbestos-containing materials were suspected to be present based on site activities. If friable asbestos-containing materials were present, the materials should be abated by a certified asbestos abatement contractor in accordance with the regulations and notification requirements of the local air quality management district.

A lead-based paint survey of any buildings proposed to be demolished or renovated should be conducted during the Phase I site assessment if the building were constructed prior to 1978. If lead-based paint were identified, then Federal and State construction worker health and safety regulations should be followed during renovation or demolition activities. If loose or peeling lead-based paint were identified at the building, it should be removed by a qualified lead abatement contractor and disposed of in accordance with hazardous waste regulations.

- (b) If a Phase I site assessment were to indicate that a release of hazardous materials could have affected the site, additional soil and/or groundwater investigation should be conducted by a qualified environmental professional to assess the presence and extent of

contamination at the site. Soil and groundwater investigations should be conducted in conformance with State and local guidelines and regulations.

If the results of the subsurface investigation(s) indicated the presence of hazardous materials, site remediation may be required by the applicable State or local regulatory agencies. Depending on the nature of contamination, remediation may consist of soils removal, groundwater extraction/treatment, or modification to site planning and building design to minimize risks of exposure. Specific remedies would depend on the extent and magnitude of contamination and the requirements of the regulatory agencies.

- (c) For any site where contamination has been identified, construction should only occur in accordance with a site-specific health and safety plan prepared by a certified industrial hygienist. The plan should include provisions for monitoring exposure to construction workers and delineate procedures to be undertaken in the event that contamination is identified above action levels and identify emergency procedures and responsible personnel. If construction were to take place on sites adjacent to sensitive receptors, the health and safety plan should include air monitoring at the perimeter of the construction site. The health and safety plan should include performance standards identified to minimize the effects of airborne contaminants on sensitive receptors (for example, stopping work in dusty conditions, limiting excavation areas, or wetting down of surfaces). The presence of lead-based paint or asbestos-containing materials at the site may require additional site safety procedures. Construction workers at contaminated sites would be required to have received hazardous materials training in accordance with Federal and State regulations.
- (d) If future uses on redeveloped parcels were to involve the use, storage, or disposal of hazardous materials, the site operator would be required to comply with Federal, State, and local requirements for managing hazardous materials. Depending on the type and quantity of hazardous materials, these requirements could include the preparation of, implementation of, and training in the following plans, programs, and permits:
- **Hazardous Materials Business Plan (Business Plan).** Facilities that use, store, or handle hazardous materials in quantities greater than 500 pounds, 55 gallons, or 200 cubic feet are required to prepare a Business Plan. The Hazardous Materials Division of the SJFD administers the Business Plan program in the project area. The Business Plan should contain facility maps, up-to-date inventories of all hazardous materials for each shop/area, emergency response procedures, equipment, and employee training.
 - **Hazardous Waste Generator Requirements.** Facilities that generate more than 100 kilograms per month of hazardous waste, or more than 1 kilogram per month of acutely hazardous waste, must be registered by US EPA under RCRA. DTSC administers hazardous waste generator registration in California. Additional generator requirements may be required by the SJFD, Hazardous Materials Division.

- **Contingency Plan.** All facilities that generate hazardous waste must prepare a Contingency Plan. The Contingency Plan identifies the duties of the facility Emergency Coordinator, identification and location of emergency equipment, and also includes reporting procedures for the facility Emergency Coordinator to follow after an incident.
- **Risk Management and Prevention Program.** Facilities that use significant quantities of acutely hazardous materials must prepare a Risk Management and Prevention Program if there is a significant likelihood that this use may pose an accident risk. The Risk Management and Prevention Program must include a description of acutely hazardous material accidents occurring at the facility within the past three years, and a description of equipment, procedures, and training to reduce the risk of acutely hazardous materials accidents.
- **Injury and Illness Prevention Plan.** The California General Industry Safety Order requires that all employers in California shall prepare and implement an Injury and Illness Prevention Plan which should contain a code of safe practice for each job category, methods for informing workers of hazards, and procedures for correcting identified hazards.
- **Emergency Action Plan.** The California General Industry Safety Order requires that all employers in California prepare and implement an Emergency Action Plan. The Emergency Action Plan designates employee responsibilities, evacuation procedures and routes, alarm systems, and training procedures.
- **Fire Prevention Plan.** The California General Industry Safety Order requires that all employers in California prepare and implement a Fire Prevention Plan. The Fire Prevention Plan specifies areas of potential hazard, persons responsible for maintenance of fire prevention equipment or systems, fire prevention housekeeping procedures, and fire hazard training procedures.
- **Hazard Communication Plan.** Facilities involved in the use, storage, and handling of hazardous materials are required to prepare a Hazard Communication program. The purpose of the Hazard Communication program is to provide methods on safe handling practices for hazardous materials, ensure proper labeling of hazardous materials containers, and ensure employee access to Material Safety Data Sheets (MSDSs).
- **Aboveground and Underground Storage Tank Permits.** Facilities with aboveground or underground storage tanks must be permitted by SJFD. Other plans, such as a Spill Prevention Control and Countermeasures Program, may be required depending on the size, location, and contents of the tank.

TABLE 1: CURRENT LAND USES ON VACANT AND REDEVELOPABLE PARCELS IN THE PROJECT AREA
North San Jose Redevelopment Area

Parcel ID	Current Land Use	Hazardous Materials Generally Associated With Land Use
051 7E	Agricultural	Pesticides
S15, S16	Apartment Buildings	None Known
S5	Automobile Rental	Petroleum Hydrocarbons, Metals, Solvents
S25	Automobile Parts Store and Warehouse	Petroleum Hydrocarbons, Metals, Solvents
S26, S37	Automobile Service and Repair	Petroleum Hydrocarbons, Metals, Solvents
S24	Bowling Alley	None Known
RD4, RD6, RD7 RD8, RD9, RD12, RD13, RD14, S2, S18, S21, S33 S36, S39, S40, S46	Commercial offices	None Known
RD2	Corporate Training Center	None Known
RD5, RD11, S28, S43, S48	Electronics Manufacturing	Petroleum Hydrocarbons, Metals, Solvents, Acids
S4, V3	Gasoline Station	Petroleum Hydrocarbons, Metals, Solvents
S9, S12, S13, S14	Hotel/Motel	None Known
S38	Insurance Office	None Known
R77	Meat company and truck maintenance	Petroleum Hydrocarbons, Metals, Solvents
S5	Office Furniture Retail	None Known
S30	Pest Control Company	Pesticides
S6, S7, S17, S20, S34	Restaurant	None Known
S29	Rug Cleaning	Solvents
RD3, S1, S47	Santa Clara County offices	None Known
S35	Social Service Center	None Known
S8, S42	Television Studio Annex	None Known
RD3	Theater	None Known
S3	Title Company	None Known

Parcel ID	Current Land Use	Hazardous Materials Generally Associated With Land Use
S11	Truck Rental	Petroleum Hydrocarbons, Metals, Solvents
S22, S23, S31, S32, S44, S45	Trucking Company/ Truck Maintenance	Petroleum Hydrocarbons, Metals, Solvents
048 13E, 048 13F, RD10	Unknown (parcel under construction at time of reconnaissance)	None Known
S27	Union hall	None Known
044 3, 045 1F, 045 3A, 045 1J, 045 4, 045 5B, 046 3, 047 16A, 048 11I, 048 11J, 048 11K, 048 11L, 048 12D, 048 13F, 051 8C, 051 13C, 051 14D, 051 16, 052 4, 053 3B, 053 3C, 054 3, 055 16, 056 3, 057 1F, 057 2, 058 5, 476 7, 489 17, V1, V2	Vacant	Household Hazardous Wastes (dumping)
S2, RD1, S10	Warehouse	None Known

Source: Drive-by reconnaissance of vacant and redevelopable parcels, 12 March 1997.

Note: Multiple land uses were identified for some parcels.
See Figure __ for parcel locations.

**TABLE 2: HAZARDOUS MATERIAL DATABASES MAINTAINED BY REGULATORY AGENCIES
North San Jose Redevelopment Area**

Acronym	Database (Agency)	Current Agency Release Date
AST	Aboveground Petroleum Storage Tank Facilities (State Water Resources Control Board)	22 May 1996
BEP	Bond Expenditure Plan (California Department of Health Services)	1 January 1989
Cal-Sites (AWP)	Cal-Sites list of known hazardous waste sites targeted for cleanup (Cal EPA)	30 June 1995
Cal-Sites (ASPIS)	Cal-Sites list of known and potential hazardous waste sites (Cal EPA)	12 April 1996
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System (US EPA)	31 March 1996
CHMIRS	California Hazardous Material Incident Report System (Office of Emergency Services)	31 December 1994
CORRACTS	RCRA Corrective Action Report (US EPA)	27 September 1996
Cortese	Cortese index of identified hazardous waste and substance sites	31 December 1994
ERNS	Emergency Response Notification System (US EPA)	30 June 1996
FID	Facility Inventory Database (State Water Resources Control Board)	31 October 1994
FINDS	Facility Index System (US EPA)	30 September 1995
HAZMAT	Hazardous Materials Facilities (San Jose Fire Department)	18 July 1996
HAZNET (HWIS)	Hazardous Waste Information System (Cal EPA)	31 December 1995
HMIRS	Hazardous Materials Information Reporting System (Department of Transportation)	31 December 1995
LUST	Leaking Underground Storage Tank Information System (State Water Resources Control Board)	30 September 1996
MLTS	Material Licensing Tracking System (Nuclear Regulatory Commission)	13 February 1996
NOTIFY 65	Proposition 65 (State Water Resources Control Board)	21 October 1993
NPL	National Priority List (Superfund) (US EPA)	1 June 1996
NPL LIENS	Federal Superfund Liens (US EPA)	15 October 1991
PADS	PCB Activity Database System (US EPA)	26 August 1996
RAATS	RCRA Administrative Action Tracking System (US EPA)	17 April 1995
RCRIS	Resource Conservation and Recovery Information System (US EPA)	1 July 1996
ROD	NPL (Superfund) Records of Decision (US EPA)	31 March 1995
South Bay	South Bay Groundwater Pollution Cases (SF RWQCB)	
SWAT	Solid Waste Assessment Test Program (State Water Resources Control Board)	1 December 1996
SWF/LS (SWIS)	Solid Waste Information System (Integrated Waste Management Board)	15 November 1996

Acronym	Database (Agency)	Current Agency Release Date
Toxic Pits	Toxic Pits Cleanup Act Sites (State Water Resources Control Board)	1 July 1995
TRIS	Toxic Chemical Release Inventory System (US EPA)	31 December 1992
TSCA	Toxic Substances Control Act (US EPA)	31 January 1995
UST	Registered Underground Storage Tanks (State Water Resources Control Board)	15 October 1990
WDS	Waste Discharge System (State Water Resources Control Board)	1 December 1996

Source: EDR, 1997.

**TABLE 3: USE, STORAGE, OR DISPOSAL OF HAZARDOUS MATERIALS ON REDEVELOPABLE PARCELS
North San Jose Redevelopment Area**

Site ID	Parcel ID	Site Name and Address	Hazardous Material Used, Stored, or Disposed	Regulatory Agency Database				
				A S T	G E N E R A T O R	H W I S	U S T	W D S
11	RD2	Rolm Mil-Spec Computers 1 River Oaks Place	Not Reported	✓	✓			
13	RD1	Rofin-Sinar, Inc. 3333 North First Street #A	Waste and mixed oil			✓		
20	S17	Alcatel Network Systems 2584 Junction Avenue	Not Reported			✓		
22	054 3	PG&E 680 Dado Street	Gasoline				✓	
27	053 3B	Kraft 2275 Junction Avenue	Diesel				✓	
30	R77	Ferrara Meat Co. 225 East Trimble Road	Diesel, Gasoline				✓	
32	RD11	Kaiser Electronics 2701 Orchard Parkway	Ignitable waste, waste solvents, acetone, 2-butanone, methylbenzene, carbamic acid, dimethylbenzene		✓			
40	RD5	Hewlett Packard 350 West Trimble Road	Corrosive waste, arsenic, waste solvents, cyanide, thiophenol, aziridine, ethyleneimine, potassium bis(cyano- c)argentate, formaldehyde, mercury, phenols		✓	✓		
42	RD5	Watkins-Johnson Co. 2525 North First Street	Not Reported			✓		
52	056 3	Foxboro, ICT 1750 Junction Court	Ignitable, corrosive waste, waste solvents, 2-propanone, trichloroethene, dimethylbenzene		✓			
61	S43, S48	Schlumberger Technologies 1601 Technology Drive	Ignitable waste, waste solvents, lead, silver		✓	✓		

Site ID	Parcel ID	Site Name and Address	Hazardous Material Used, Stored, or Disposed	Regulatory Agency Database				
				AST	GENERATOR	HWIS	UST	WDS
64	S11	Penske Truck Leasing 1695 North Fourth Street	Not Reported	✓		✓		
64	S32	Coast Counties Truck & Equip 1740 North Fourth Street	Diesel, gasoline, unspecified organic liquids, waste oil		✓	✓	✓	
68	S14	Bob Lewis Volkswagon 1560 North First Street	Ignitable Liquid Waste, Waste Solvents		✓		✓	
70	V1, V2	NPD/Super 7 Service Station 1410 North First Street	Not Reported					✓
72	S37	Alamo Rent-a-car 1280 North Fourth Street	Gasoline				✓	

Source: EDR, 1997

Notes: Site locations are shown on Figure 3.

Parcel IDs are shown on Figure __.

AST = Sites with aboveground storage tanks.

GENERATOR = RCRA-registered hazardous waste generators.

HWIS = Hazardous waste generators and treatment, storage, and disposal facilities.

UST = Sites with underground storage tanks.

WDS = Sites with wastewater discharge requirements.

TABLE 4: REPORTED RELEASES OF HAZARDOUS MATERIALS AT REDEVELOPABLE PARCELS
North San Jose Redevelopment Area

Site ID	Parcel ID	Site Name and Address	Hazardous Material(s) Released	Regulatory Agency Database										
				A W P	C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	N P L	S L I C	T R I S	
11	RD2	Rolm Mil Spec Computers 1 River Oaks Place	Mercury										✓	
22	054 3	PG&E 680 Dado Street	Gasoline								✓			
27	053 3B	Kraft Food Service 2275 Junction Avenue	Diesel								✓			
30	R77	Ferrara Meat Co. 225 East Trimble Road	Diesel					✓			✓			
32	RD11	Kaiser Electronics 2701 Orchard Parkway	Not Reported					✓						
40	RD 5	Hewlett Packard 350 Trimble Road	Solvents, Gallium Arsenide			✓	✓			✓	✓		✓	✓
42	RD5	Watkins Johnson 2525 North First Street	Not Reported										✓	
61	S43, S48	Schlumberger Technologies 1601 Technology Drive	TCE, Lead					✓			✓		✓	
64	S11	Penske Truck Leasing 1695 North Fourth Street	Diesel					✓			✓			
64	S32	Cost Counties Truck 1740 North Fourth Street	Waste Oil					✓			✓			
65	S8, S42	Alma Properties/Monarch Rentals 1717 North First Street	Gasoline					✓			✓			
65	S5	George Nolte 1731 North First Street	Gasoline								✓			

Site ID	Parcel ID	Site Name and Address	Hazardous Material(s) Released	Regulatory Agency Database										
				AWP	CALSITES	CERCLIS	CHMIRS	CORTESE	ERNS	LUST	NPL	SLIC	TRIS	
65	S4	Chevron 1747 North First Street	Gasoline					✓		✓				
68	S12, S13	Pacific Car Rental 1510 North First Street	Gasoline							✓				
68	S14	Bob Lewis Volkswagon 1560 North First Street	Gasoline					✓		✓				
72	S37	Alamo 1280 North Fourth Street	Gasoline					✓		✓				
73	V3	Armored Transport 1305 North Fourth Street	Gasoline					✓		✓				

Source: EDR, 1997.

Notes: Site locations are shown on Figure 3.

Parcel IDs are shown on Figure ___.

AWP = DTSC Annual Work Plan, Priority Sites.

CALSITES = Cal-Sites Database of Known and Potential Hazardous Waste Sites.

CERCLIS = Comprehensive Environmental Response, Compensation and Liability Information System.

CHMIRS = California Hazardous Material Incident Reporting System.

CORTESE = Hazardous Waste and Substance Sites with Detectable Levels of Contamination.

ERNS = Emergency Response Notification System

LUST = Leaking Underground Storage Tank.

NPL = National Priorities List - Superfund Sites

SLIC = Spills, Leaks, Investigations, and Clean-Up Groundwater Pollution Database.

TRIS = Toxic Release Inventory System.

**TABLE 5: REPORTED RELEASES OF HAZARDOUS MATERIALS IN THE PROJECT AREA
(EXCLUDING REDEVELOPABLE PARCELS)
North San Jose Redevelopment Area**

Figure ID	Site Name and Address	Hazardous Material(s) Released								
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S
1	Santa Clara County DGS Purchasing 3990 Zanker Road	Diesel				✓		✓		
2	Trillium Test Systems 3990 North First Street	Bromine			✓					
3	Rose Orchard I 90 Rose Orchard Way	Misc. Fuels				✓		✓		
4	Paradigm Technology 71 Vista Montana	Not Reported							✓	
5	Oakmead Investors 3901 North First Street	Ethylene Dibromide	✓						✓	
6	Akashic Memoris Corp. 305 West Tasman Drive	Not Reported								✓
7	Foxboro/ICT Inc. 199 River Oaks Parkway	Solvents				✓		✓	✓	✓
8	Aromat Corporation 401 River Oaks Parkway	Not Reported								✓
9	3741 North First Street	Methyl Benzoate			✓					
10	Jones Chemical 985 Montague Expressway	Lead	✓			✓				✓
10	Fleming Foods 985 Montague Expressway	Gasoline						✓		
12	IT, San Jose 3010 Zanker Road	Not Reported	✓							
14	Ryder Truck Rental 2481 O'Toole Avenue	Diesel				✓		✓	✓	

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
15	Montague Center 2220 O'Toole Avenue	Pesticides	✓							✓	
15	Hoya Electronics Corp. 960 Rincon Circle	Not Reported									✓
16	Orchard Properties 58 Daggett Drive	Not Reported	✓								
17	HKN Partnership/Montague Seeley 691 Montague Expressway	Gasoline	✓			✓			✓		
17	Quebecor Printing/San Jose Graphics/Arcata Graphics 696 East Trimble Road	Solvents	✓	✓		✓			✓		✓
18	2371 Paragon Drive	Phosphoric Acid			✓						
18	2138 O'Toole Avenue	Not Reported					✓				
18	Sanmina Corporation 2101 O'Toole	Metal plating Wastes		✓						✓	
18	2132 O'Toole Avenue	Diesel			✓						
18	Conway Western Express 2171 O'Toole Avenue	Diesel, Gasoline, Hydrochloric Acid			✓		✓	✓			
18	A Tool Shed Rental 2144 O'Toole Avenue	Diesel				✓		✓			
18	Wilkinson Equipment 2150 O'Toole Avenue	Gasoline						✓			
18	O'Toole Business Center 2157 O'Toole Avenue	Gasoline, Diesel				✓		✓			
18	Shell Marketing Plant 2165 O'Toole Avenue	Gasoline, TCE	✓	✓	✓			✓			
19	JC Paper 650 Brennan Street	Gasoline				✓		✓			

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
21	675 Brennan Street	Polyol Blend Liquid			✓						
22	Southern Pacific Pipelines 2150 Kruse Drive	Gasoline, Diesel				✓		✓			
22	Unocal Transmix Station 2164 Kruse Avenue	Diesel				✓		✓			
23	International Microelectronics 2830 North First Street	Not Reported							✓	✓	
24	Univ-Air Equipment 42 Bonaventura Drive	Gasoline						✓			
24	Competition Parts Warehouse 81 Bonaventura Drive	Diesel, Gasoline				✓		✓			
24	San Jose Circuits 86 Bonaventura Drive	Chromic Acid			✓				✓		
24	Armored Transport 101 Bonaventura Drive	Diesel						✓			
24	Autek Systems 109 Bonaventura Drive	Copper, Lead, Nickel		✓						✓	
25	Pension Fund 1977 O'Toole Avenue	Misc. Fuels						✓	✓		
25	Allied Oil Recyclers	Waste Oil								✓	
25	Air & Auto 2020 O'Toole Avenue	Gasoline				✓		✓			
25	Maytronics Inc. 2023 O'Toole Avenue	Not Reported								✓	
25	Truck Express Hazardous Waste 2030 O'Toole Avenue	Not Reported		✓							
26	Schlage/Santa Clara Knob 2250 Paragon Drive	Not Reported								✓	✓

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
27	Pacific Bell 2211 Junction Avenue	Diesel							✓		
27	Van Waters & Rogers, Inc. 2256 Junction Avenue	Solvents	✓	✓		✓			✓		
27	Alum Rock Cheese 520 Brennan Street	Gasoline				✓			✓	✓	
27	Contract Office Group 2265 Junction Avenue	Gasoline				✓			✓	✓	
27	Ferrari Brothers Distributing 2291 Junction Avenue	Gasoline							✓		
28	2681 Zanker Road	Acid			✓						
29	Solid State Sources/Ultradisc 2178 Paragon Drive	Not Reported		✓						✓	
31	Schlage Lock Co/ADF 540 Dado Street	Not Reported									✓
33	North First Street/Trimble Road	Diesel			✓						
34	M. E. Fox and Company 128 Component Drive	Misc. Fuels				✓			✓		
34	San Jose Industrial Business 2450 Zanker Road	Diesel				✓			✓		
34	Lindsay's, Inc. 2460 Zanker Road	Pesticides				✓			✓		
35	California Highway Patrol 2020 Junction Avenue	Gasoline, Waste Oil				✓			✓		
35	568 Charcot Avenue	Sodium Hydrosulfite			✓						
35	PCB Engineering 572 Charcot Avenue	Not Reported									✓
35	United Metal Plating 2079 Hartog Drive	Not Reported								✓	

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
35	IT Corporation 3010 Zanker Road	Not Reported		✓						✓	
35	Woodmack 606 Charcot Avenue	Not Reported								✓	
35	622 Charcot Avenue	Paint Thinner			✓						
36	Comptronix Corporation 2630 Orchard Parkway	Not Reported								✓	
37	Vacant Residence 1765 Old Oakland Road	Waste Oil, Diesel				✓		✓			
38	Midwest Plate Glass 1990 Hartog Drive	Gasoline				✓		✓			
39	Leybolds Bacuum Products 1860 Hartog Drive	Not Reported								✓	
41	Stone Container Corp. 1901 Junction Avenue	Not Reported								✓	
43	Hills Brother Chemical 410 Charcot	Not Reported								✓	✓
44	Dupont Photomasks	Not Reported								✓	
45	Oyama Brothers	Gasoline						✓			
46	Kamper Kits 1781 Junction Avenue	Gasoline				✓		✓			
46	FMC Corporation 495 Brokaw Road	Solvents								✓	
46	Precision Roofing 510 Brokaw Road	Gasoline				✓		✓			
46	Phototron 524 East Brokaw Road	Gasoline				✓		✓			
46	Junction Oaks Property 1819 Junction Avenue	Chlorinated Solvents								✓	

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
47	San Jose Mercury News 750 Ridder Park Drive	Gasoline							✓	✓	
48	Esrey Supply Company 2578 Seaboard Avenue	Gasoline				✓			✓		
48	Union Oil 2591 Seaboard Avenue	Gasoline							✓		
49	Orchard Investigation Co. 2290 North First Street	Not Reported								✓	
49	PG&E/Kaitek Media Inc. 150 Charcot Avenue	Solvents, Freon				✓				✓	
50	Sanmina Corporation Plant 2068 Bering Drive	Solvents, Sulfuric Acid		✓	✓					✓	✓
51	Johnson's Catering 1670 Rogers Avenue	Diesel				✓			✓		
51	ANR Freight Systems 1675 Rogers Avenue	Gasoline							✓		
51	R. Watson Taylor 1680 Rogers Avenue	Gasoline							✓		
51	Parker Roofing Company 1685 Rogers Avenue	Gasoline							✓		
51	Scaffold Works 1697 Rogers Avenue	Gasoline				✓			✓		
51	Automatic Merchandising Co. 1698 Rogers Avenue	Gasoline				✓			✓		
51	Robles Brothers, Inc. 1700 Rogers Avenue	Gasoline				✓			✓		
51	Don Pearlman 1705 Rogers Avenue	Diesel				✓			✓		
51	Velcon Filters, Inc. 1750 Rogers Avenue	Not Reported								✓	

Figure ID	Site Name and Address	Hazardous Material(s) Released								
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S
51	Western Steel Cuttings 1788 Rogers Avenue	Gasoline				✓		✓		
51	Nestor Insulation 1792 Rogers Avenue	Gasoline				✓		✓		
52	CEPCO 1722 Junction Avenue	Chromium, Zinc, Nickel	✓	✓					✓	
52	Velcon Filters, Inc. 1761 Junction Avenue	Misc. Fuels						✓		
52	Advantage Tire Service 1765 Junction Avenue	Misc. Fuels, Hydraulic Fluid				✓		✓	✓	
53	328 Brokaw Road	Not Reported					✓			
54	Petaluma Union School 2860 De La Cruz	Not Reported				✓				
55	Unocal No. 5628 2101 North First Street	Waste Oil				✓		✓		
55	Avis Rent-A-Car Service Center 2103 North First Street	Waste Oil						✓		
55	Piercey Toyota 2108 North First Street	Gasoline				✓		✓		
55	G. R. Arthur 2116 North First Street	Gasoline				✓		✓		
56	Capital Towers 2010 North First Street	Diesel				✓		✓		
57	Altus Corporation 1610 Crane Street	Thionyl Chloride, Nickel			✓	✓		✓	✓	
58	Ultra-Chem 460 Reynolds Circle	Not Reported	✓	✓						
58	Haro's Metal Finishing 439 Reynolds Circle	Not Reported							✓	

Figure ID	Site Name and Address	Hazardous Material(s) Released									
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S	
58	Apogee Engineering 420 Reynolds Circle	Not Reported								✓	✓
58	Toothman Development 413 Reynolds Circle	Not Reported				✓					
58	Goble Property 1650 Zanker Road	Misc. Fuels				✓		✓			
58	Superior Tile Company 1625 Remuda Lane	Gasoline				✓		✓			
58	San Jose Dry Wall 1609 Regatta Lane	Not Reported						✓			
59	Roadway Express 1436 Terminal Avenue	Diesel, Gasoline						✓			
59	Kleen Quip 1441-A Terminal Avenue	Mineral Spirits				✓		✓			
59	Action Forklift 1441 Terminal Avenue	Gasoline				✓		✓			
59	Accurate Metal and Frame, Inc. 1460 Terminal Avenue	Gasoline				✓		✓			
59	All Brand Forklift 1481 Terminal Avenue	Gasoline				✓		✓			
59	1569 Terminal Avenue	Diesel			✓						
59	San Jose Plating Works, Inc. 1575 Terminal Avenue	Gasoline				✓		✓	✓		
59	S&W Iron Company 1607 Terminal Avenue	Gasoline				✓		✓			
59	Western Exterminator Co. 1611 Terminal Avenue	Gasoline				✓		✓			
59	Cascade Computer Coating 1615 Terminal Avenue	Gasoline				✓		✓	✓		

Figure ID	Site Name and Address	Hazardous Material(s) Released								
			C A L S I T E S	C E R C L I S	C H M I R S	C O R T E S E	E R N S	L U S T	S L I C	T R I S
59	Mayflower Moving & Storage 1605 Old Bayshore Highway	Gasoline				✓		✓		
59	B&C Produce 1650 Old Bayshore Highway	Gasoline						✓		
59	Mohawk Packing 1660 Old Bayshore Highway	Gasoline						✓		
59	Spec 5 Steel 451 Queens Lane	Gasoline				✓		✓		
59	Walkers Concrete 457-467 Queens Lane	Gasoline, Waste Oil						✓		
60	Mohawk Packing & Recycling 1720 Old Bayshore Highway	Not Reported				✓		✓		
60	Chevron 1736 Old Bayshore Highway	Gasoline				✓		✓		
62	Shell 225 Airport Parkway	Not Reported						✓		
63	Coca Cola 1555 Old Bayshore Highway	Gasoline, Diesel				✓		✓		
64	Garden State International Trucks 1505 North Fourth Street	Waste Oil				✓		✓		
65	SCC Office of Education 100 Skyport Drive	Diesel, Gasoline				✓		✓		
65	Billings Chevrolet 1730 North First Street	Diesel				✓		✓		
66	San Jose Airport 1801 Airport Boulevard	Not Reported				✓				
67	Koll Company 1420 Koll Circle	Gasoline				✓				

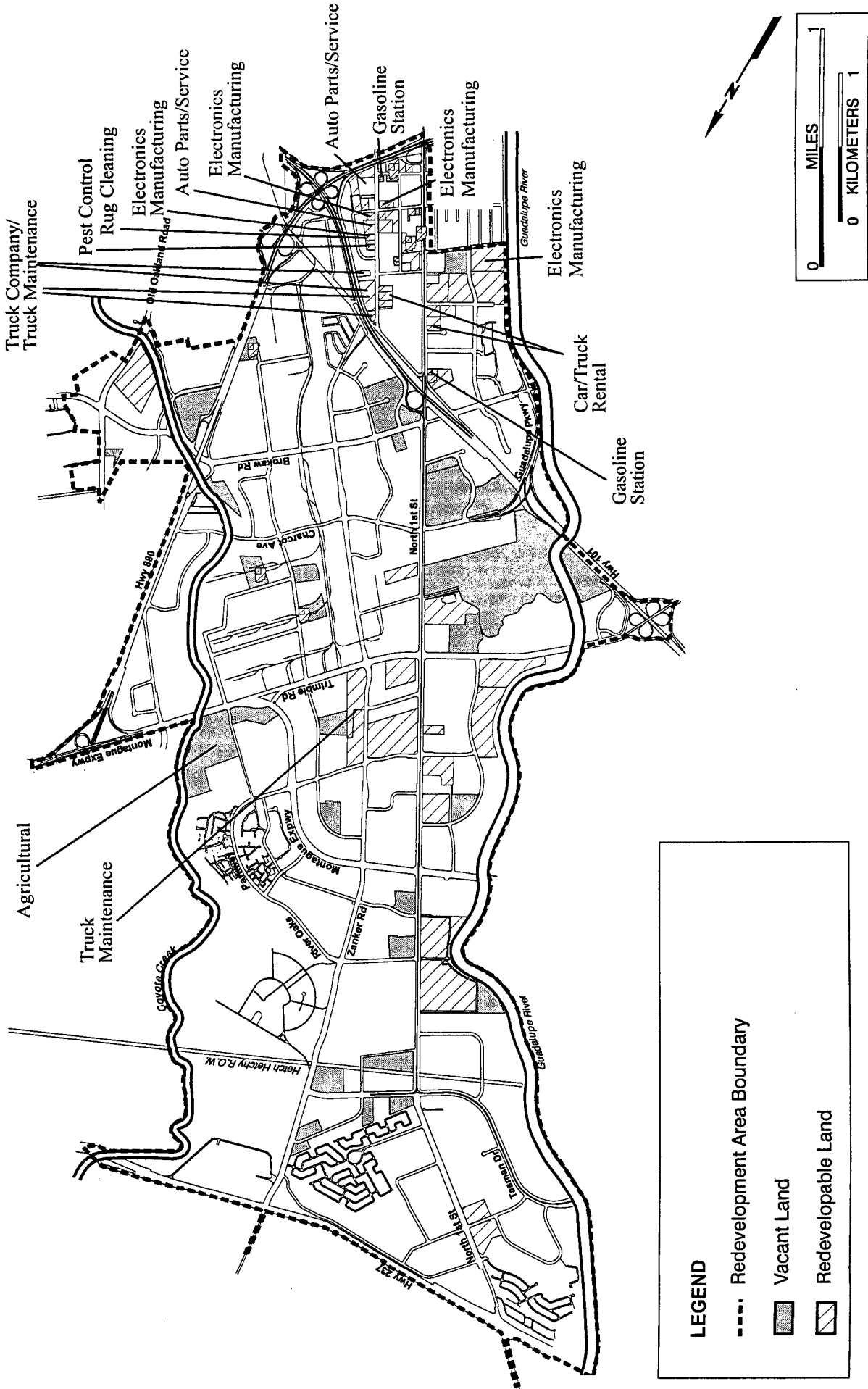
Figure ID	Site Name and Address	Hazardous Material(s) Released								
			CALSITES	CERCLIS	CHMIRS	CORTESE	ERNS	LUST	SLIC	TRIS
67	1445 Koll Circle #109	Technisium (Radioactive material)			✓					
69	Budget Rent-A-Car/National Car Rental/San Jose Airport Terminal 1661 Airport Boulevard	Gasoline, Waste Oil				✓		✓	✓	
71	Hertz Rent-A-Car 1617 Airport Boulevard	Waste Oil, Gasoline				✓		✓		
73	Mobil/BP Oil 1271 North First Street	Gasoline				✓		✓		
73	Murata Enterprises 1309 North First Street	Gasoline				✓		✓		

Source: EDR, 1997.

Notes: Site locations are shown on Figure 3.
 CALSITES = Cal-Sites Database of Known and Potential Hazardous Waste Sites.
 CERCLIS = Comprehensive Environmental Response, Compensation and Liability Information System.
 CHMIRS = California Hazardous Material Incident Reporting System.
 CORTESE = Hazardous Waste and Substance Sites with Detectable Levels of Contamination.
 ERNS = Emergency Response Notification System
 LUST = Leaking Underground Storage Tank.
 SLIC = Spills, Leaks, Investigations, and Clean-Up Groundwater Pollution Database.
 TRIS = Toxic Release Inventory System.

CURRENT LAND USES GENERALLY ASSOCIATED WITH HAZARDOUS MATERIALS AT VACANT AND REDEVELOPABLE PARCELS

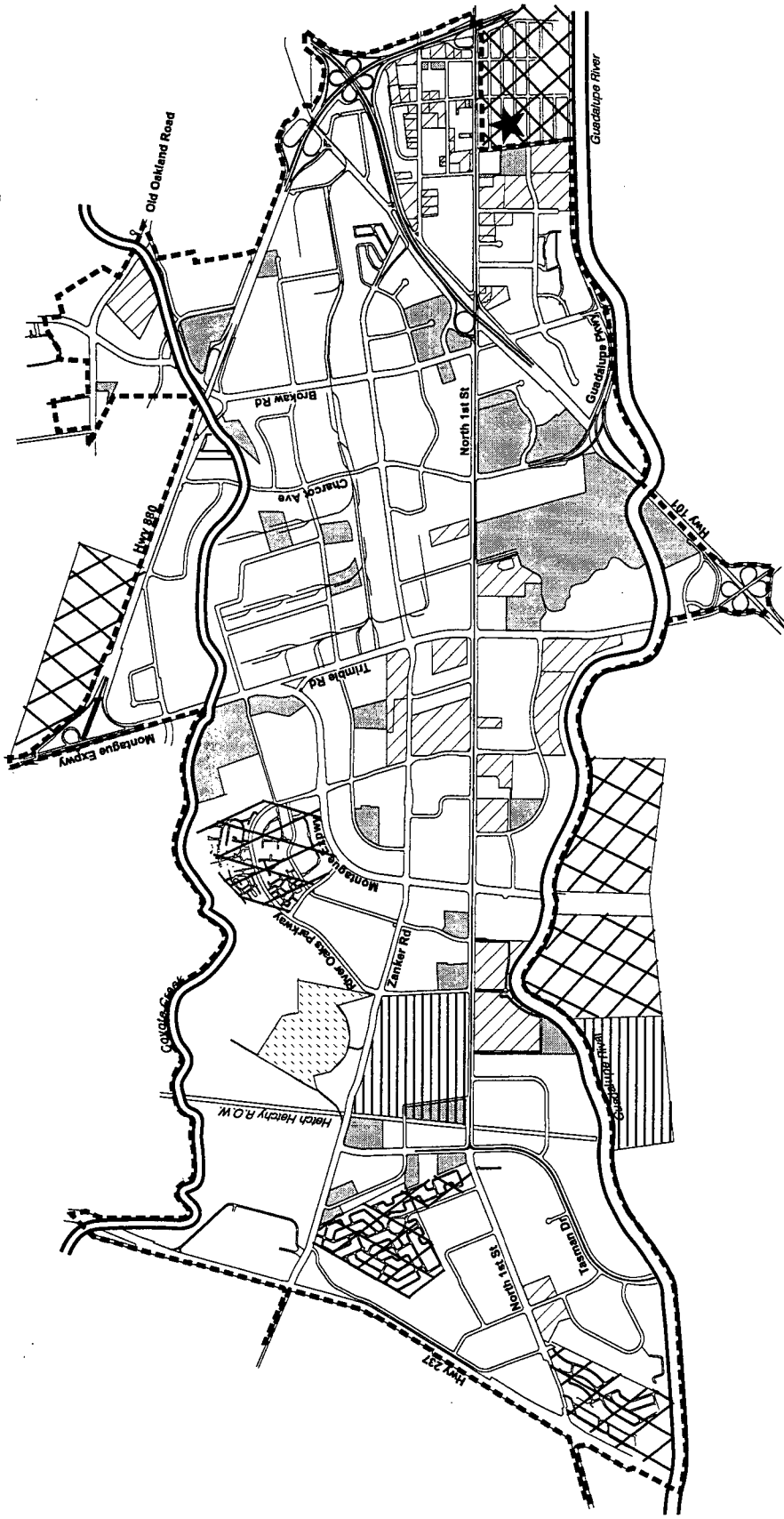
Figure 1



Source: Drive-by reconnaissance, 12 March 1997.
97271-00 5/14/97, D:\Miscdraw\97271b\Cdr 5

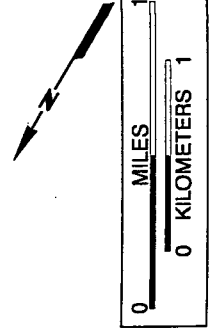
POTENTIAL SENSITIVE RECEPTORS LOCATED IN OR ADJACENT TO THE PROJECT AREA

Figure 2



LEGEND

- - - - Redevelopment Area Boundary
- ▨ Vacant Land
- ▧ Redevelopable Land
- ▣ Existing Residential Areas
- ★ Elementary School
- ▤ Potential Residential Areas (vacant land designated for residential use)
- ▦ Agnews Developmental Center East Campus

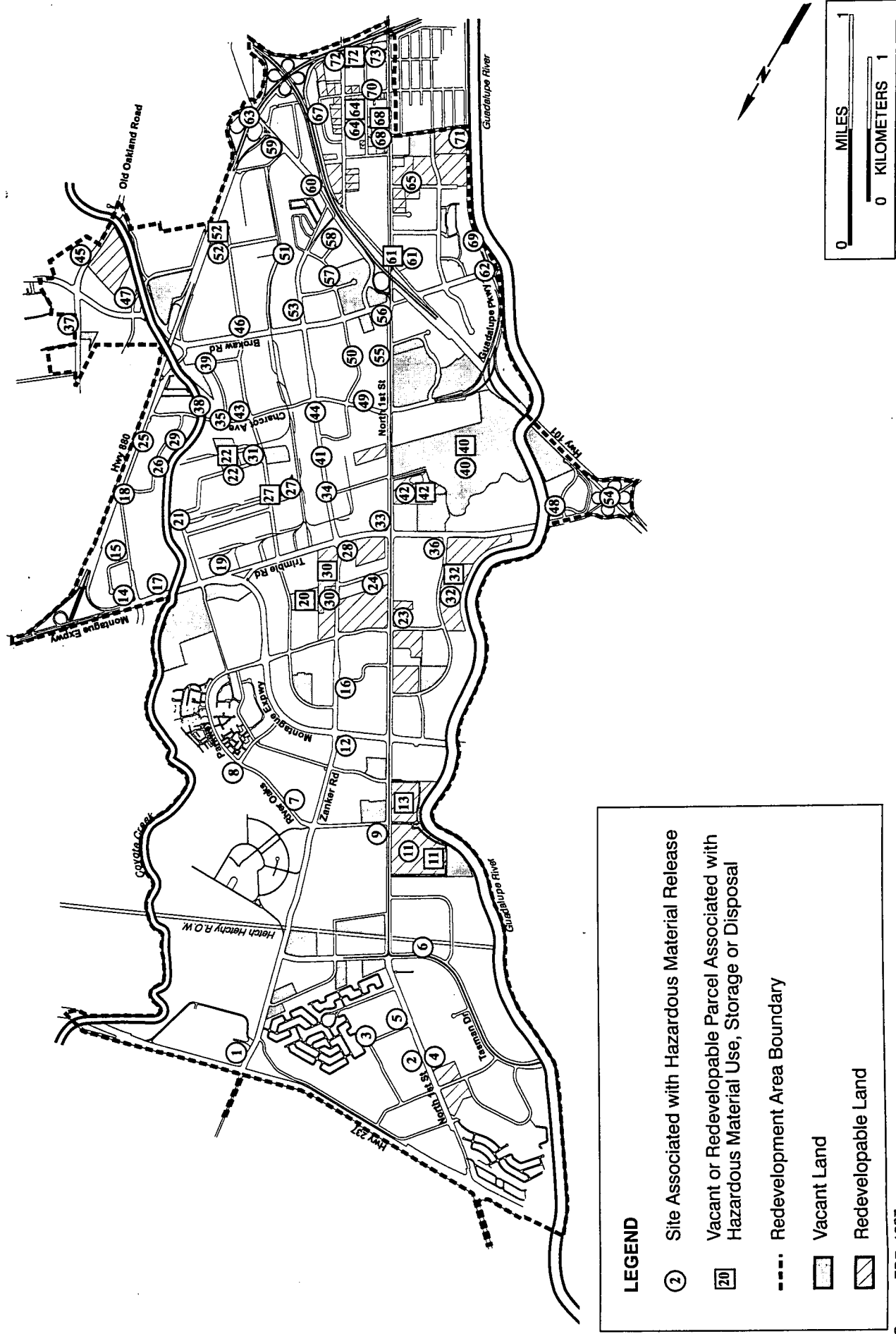


Source: Drive-by reconnaissance, 12 March 1997.

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**HAZARDOUS MATERIAL USE, STORAGE, DISPOSAL, AND
RELEASES IN THE PROJECT AREA**

Figure 3



LEGEND

- ② Site Associated with Hazardous Material Release
- 20 Vacant or Redevelopable Parcel Associated with Hazardous Material Use, Storage or Disposal
- - - - Redevelopment Area Boundary
- Vacant Land
- ▨ Redevelopable Land

Source: EDR, 1997
 Note: See Tables 3-5 for site names and addresses.
 97271-00 5/13/97, D:\Miscdraw\97271\ Cdr 5