City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: 195 W. Julian St

Permit/Project No.: GP03-0301 Issuance Date: 2-25-2004

Prepped By: NL Closed By: L Xavier RSN: 960933

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☒ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☒ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☒ (GT) Technical Reports ☐ (GR) Archaeological 2012
☐ (DR) Development Review (207)	☐ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

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APPENDIX F.1

REGULATORY AGENCY FRAMEWORK FOR HAZARDOUS MATERIALS

APPENDIX F-1
REGULATORY AGENCY FRAMEWORK FOR HAZARDOUS MATERIALS

As noted in Section V.J, Hazards, Hazards, Federal, State, regional, and local agencies are involved in the regulation of hazardous materials. A description of agency jurisdiction is summarized below. Because the regulatory framework for hazardous materials developed incrementally over time, some overlap exists in agency jurisdiction and responsibilities listed below.

ENVIRONMENTAL PROTECTION AGENCY (USEPA)

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

STATE AGENCIES

The roles of five state agencies are described below.

1. Department of Toxic Substances Control (DTSC)

In California, the California EPA (Cal EPA), Department of Toxic Substances Control (DTSC) is authorized by the USEPA to enforce and implement federal hazardous materials laws and regulations. Most State hazardous materials regulations are contained in Title 22 of the California Code of Regulations (CCR). DTSC provides cleanup and action levels for subsurface contamination; these levels are equal to or more restrictive than federal levels. DTSC acts as the lead agency for some soil and groundwater cleanup projects, although in San Jose most authority for contaminated sites has been ceded to local agencies. DTSC has also developed land disposal restrictions and treatment standards for hazardous waste disposal in California.

2. Air Resources Board (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 that the ARB and local air quality districts inventory sources of over 200 toxic air contaminants, identify high priority emission sources, and prepare a health risk assessment

for each of these priority sources. Industry-wide health risk assessments are in the process of being prepared for three common priority sources: auto body shops, dry cleaners, and gasoline service stations.

3. State Water Resources Control Board (SWRCB)

The SWRCB issues regulations on how to implement Underground Storage Tank (UST) programs. It also allocates monies to eligible parties who request reimbursement of funds to clean up soil and groundwater pollution from UST leaks.

4. California Department of Fish and Game

This agency responds to surface water pollution incidents on waters of the state.

5. California Office of Emergency Services (OES)

The OES State Warning Point compiles statistics on hazardous materials spills and releases, and acts as the Governor's 911 Dispatch Center, dispatching other regional, State, and federal agencies to the scene, if necessary, for spills and releases. The State Warning Point, under federal SARA Title III requirements must be notified as soon as possible after a spill or release.

REGIONAL AGENCIES

Two regional agencies oversee hazardous materials and are described below.

1. Regional Water Quality Control Board (RWQCB)

The City of San Jose is located within the jurisdiction of the San Francisco Bay RWQCB. The RWQCB is authorized by the Porter-Cologne Water Quality Act of 1969 to protect the waters of the State. Although the Santa Clara Valley Water District oversees most groundwater contamination cases in the City, the RWQCB can act as lead agency to provide oversight for sites where the quality of groundwater or surface waters are threatened and can approve site closure. The RWQCB also responds if, in an emergency, surface and groundwater is impacted.

2. Bay Area Air Quality Management District (BAAQMD)

The BAAQMD is the regional enforcement agency for ARB regulations. This regional agency regulates point source air pollutants, including businesses such as metal platers and auto body shops, as well as mobile sources (e.g., automobiles). BAAQMD staff also respond to odor and asbestos complaints from City staff or the general public.

LOCAL AGENCIES

Four local agencies play a role in planning for and regulating hazardous materials.

1. Santa Clara County Department of Environmental Health (SCCDEH)

As a CUPA, the Hazardous Materials Compliance Division of SCCDEH is responsible for enforcing most of the hazardous materials regulations within the City of San Jose. Through its Site

Remediation Program, SCCDEH also acts as an oversight agency for remediation of some sites, typically where contaminants have affected soil only, and not migrated to groundwater.

2. San Jose Fire Department (SJFD)

The SJFD is a Participating Agency under the CUPA program and administers several hazardous material programs within the City of San Jose under a written agreement with the SCCDEH. The SJFD also acts as first responder to hazardous materials incidents within the City.

3. Santa Clara Valley Water District (SCVWD)

The SCVWD is a flood control and water district empowered to manage and protect groundwater resources within Santa Clara County. The SCVWD, through its Leaking Underground Storage Tank Oversight Program, provides regulatory oversight of Leaking Underground Storage Tank (LUST) sites throughout the county.

4. City of San Jose Environmental Services Department

The City Environmental Services Department does not administer any hazardous material programs, but does serve as a source of information to City residents and businesses regarding several hazardous materials topics, such as household hazardous materials and water pollution prevention.

APPENDIX F.2

CLOSURE LETTER AND SITE SUMMARY FOR 345 NORTH SAN PEDRO STREET, MARCH 27, 2002

California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2415(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Transmittal of Closure Letter and Summary – Property Located at 345 North San Pedro Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

Please contact Michelle Rembaum-Fox of my staff at (510) 622-2387 or e-mail at mrf@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Stephen A. Hill
Toxics Cleanup Division Chief

For Loretta K. Barsamian
Executive Officer

Enclosures: Closure Letter
Site Closure Summary

cc: Michelle Martin
SCVWD
5750 Almaden Expwy
San Jose, Ca 95118-3614

Jeff Hennier
Azure Environmental
150 Fearing Street, Suite 6
Amherst, MA 01002

California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2415(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Closure Letter for Property Located at 345 North San Pedro Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

This letter confirms the completion of site investigations and remedial actions for the underground storage tank formerly located at the above-mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for Loretta K. Barsamian
Executive Officer

cc: State Board - Underground Tanks Program

California Environmental Protection Agency

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: March 26, 2002

Agency Name: S.F.B.R.W.Q.C.B.	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2387
Responsible Staff Person: Michelle Rembaum-Fox	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Brandenburg Properties		
Site Facility Address: 345 North San Pedro Street, San Jose, CA 95113		
RB/SMS Case No:	RB LUSTIS Case No: 43-2415	Priority:
URF Filing Date:	SWEEPS No:	

Responsible Parties (include addresses and phone numbers)

Brandenburg Family Associates 1

Attn: Ron Zraick

1122 Willow Street, Suite 200

San Jose, CA 95125

(408) 279-5200

Tank No.	Size in Gallons	Contents	Closed In□Place/Removed?	Date
1	1,000	Waste oil	Closed in place	3/9/2000
2	oil/water separator (1)	Oily water	Closed in place	3/9/2000

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:		
Site characterization complete? Yes	Date Approved By Oversight Agency:	
Monitoring wells installed? No	Number:	Proper screened interval?
Highest GW Depth Below Ground Surface: 15 feet	Lowest Depth: 16	Flow Direction: North
Most Sensitive Current Use: None Known		
Most Sensitive Potential Use and Probability of Use: None Anticipated		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name: Guadalupe River (not affected)	
Off-Site Beneficial Use Impacts (Addresses/Locations): None Known		
Report(s) on file? Yes	Where is report(s) filed? San Jose Fire Department	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 x 1,000 gal	Closed in place	3/9/2000
Piping	Approx. 20 feet	Closed in place	3/9/2000
Free Product	700 gallons of product and UST rinseate	Removed to Alviso Independent Oil, Alviso, CA	3/9/2000
Soil	None		
Groundwater	None		
Barrels	None		

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppm)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	1.9	1.9	<0.05	<0.05	Xylene	<0.0005	<0.005	<0.0005	<0.0005
TPH (Diesel)	110	110	<0.05	<0.05	Ethylbenzene	<0.0005	<0.005	<0.0005	<0.0005
Benzene	<0.005	<0.005	<0.0005	<0.0005	MTBE	<0.0005	<0.005	ND	ND
Toluene	<0.005	<0.005	<0.0005	<0.0005	Other: EPA 8260 Analytes	ND	ND	ND	ND
Other: lead	11	11			Other: TPHmo	110	110	<0.5	<0.5

Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and

Comments (Depth of Remediation, etc.): UST closed in place due to proximity to adjacent underground utilities; groundwater grab samples were non-detect for all compounds from 2 borings installed within 5 feet of UST; soil samples collected from borings at depths between 2- and 15-feet below grade. One oil/water separator (sump) closed in place outside site building; sump not connected to UST.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site Management Requirements: None		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken:		
List Enforcement Actions Rescinded:		

V. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Results of Phase II Soil and Groundwater Investigations	5/10/2000
City of San Jose Fire Department, Hazardous Materials Spill Report	5/26/2000

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC., AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES, ETC.)

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

Recycled Paper

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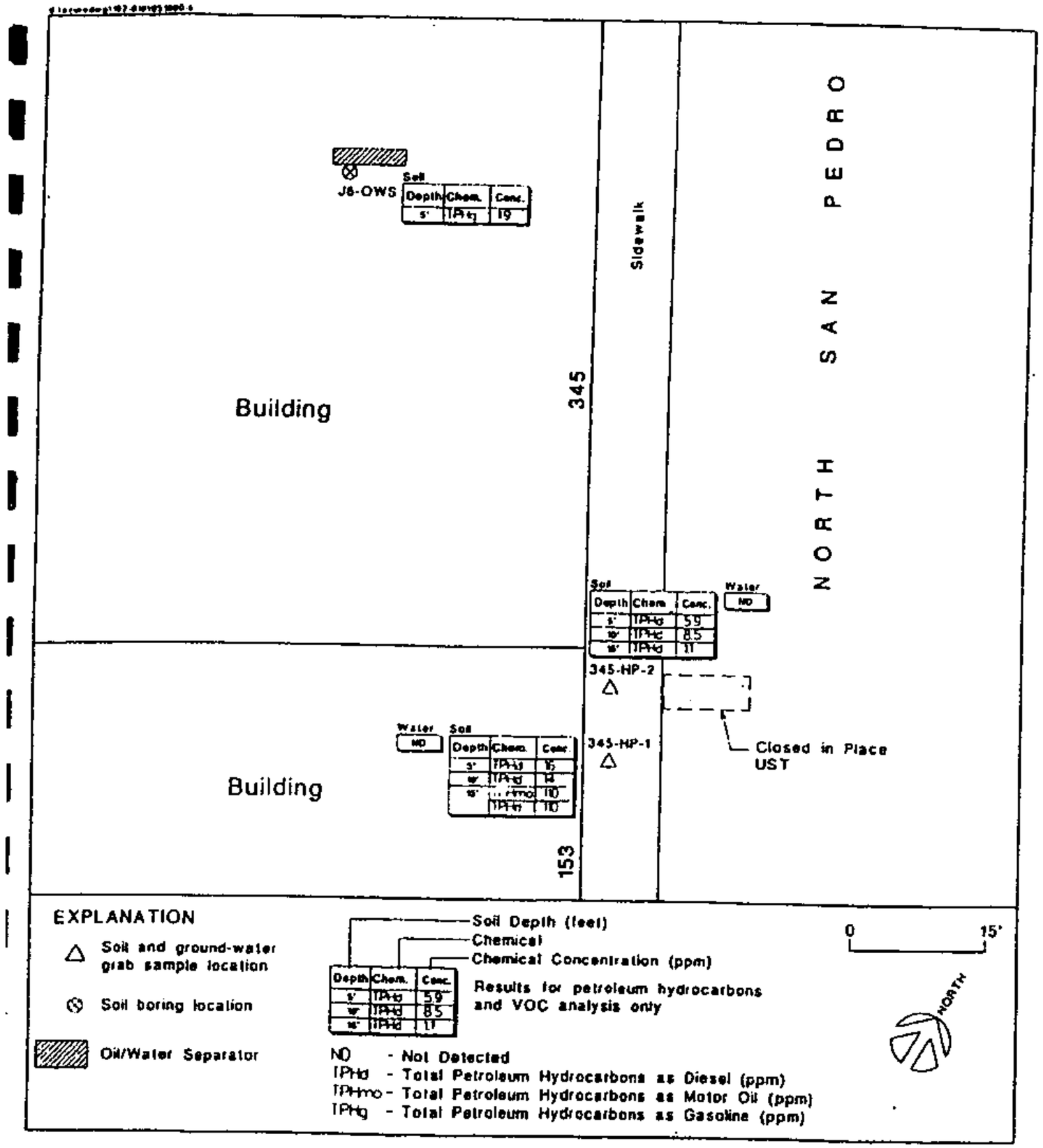

Figure 6: 345 North San Pedro Street UST - Phase II Investigation Results (ppm)

AZURE ENVIRONMENTAL

AZ102-018

APPENDIX F.3

CLOSURE LETTER AND SITE SUMMARY FOR 330 TERRAINE STREET, APRIL 30, 2002

California Re onal Water Quality C ntrol Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

April 30, 2002
RB File No. 43-2418(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Transmittal of Closure Letter and Summary – Property Located at 330 Terraine Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

Please contact Michelle Rembaum-Fox of my staff at (510) 622-2387 or e-mail at mrf@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Stephen A. Hill
Toxics Cleanup Division Chief

For Loretta K. Barsamian
Executive Officer

Enclosures: Closure Letter
Site Closure Summary

cc w/enc: Michelle Martin
SCVWD
5750 Almaden Expwy
San Jose, Ca 95118-3614

Jeff Hennier
Azure Environmental
150 Fearing Street, Suite 6
Amherst, MA 01002

California Re onal Water Quality C ntrol Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

April 30, 2002
RB File No. 43-2418(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Closure Letter for Property Located at 330 Terraine Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

This letter confirms the completion of site investigations and remedial actions for the underground storage tank formerly located at the above-mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for Loretta K. Barsamian
Executive Officer

cc: State Board - Underground Tanks Program

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: March 26, 2002

Agency Name: S.F.B.R.W.Q.C.B.	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2387
Responsible Staff Person: Michelle Rembaum-Fox	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Brandenburg Properties		
Site Facility Address: 330 Terraine Street, San Jose, CA 95113		
RB/SMS Case No:	RB LUSTIS Case No: 43-2418	Priority:
URF Filing Date: -	SWEEPS No:	

Responsible Parties (include addresses and phone numbers)

Brandenburg Family Associates I

Attn: Ron Zraick

1122 Willow Street, Suite 200

San Jose, CA 95125

(408) 279-5200

Tank No.	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	oil/water separators (3)	Oily Water	In-Place Closure	3/2000
2	1000	gasoline	Removed	1985
3	3,000	diesel	Removed	1985

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:		
Site characterization complete? Yes	Date Approved By Oversight Agency:	
Monitoring wells installed? No	Number:	Proper screened interval?
Highest GW Depth Below Ground Surface: 15 feet	Lowest Depth: 16	Flow Direction: North
Most Sensitive Current Use: None Known		
Most Sensitive Potential Use and Probability of Use: None Anticipated		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name: Guadalupe River (not affected)	
Off-Site Beneficial Use Impacts (Addresses/Locations): None Known		
Report(s) on file? Yes	Where is report(s) filed? San Jose Fire Department	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 x 1,000 gal. 1 x 3,000 gal.	Disposed of at unknown off-site disposal facility	7/11/85
Piping			
Free Product			
Soil			
Groundwater			
Barrels			

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppm)		POLLUTANT	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	<2	<1	NA	<0.05	Xylene	NA	<0.005	NA	<0.0005
TPH (Diesel)	<1	12	NA	0.32	Ethylbenzene	NA	<0.005	NA	<0.0005

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Benzene	NA	<0.005	NA	<0.005	MTBE	NA	NA	NA	ND
Toluene	NA	<0.005	NA	<0.005	Other: TPHmo	NA	48	NA	0.52
Other					Other: lead	NA	8.7		

Comments (Depth of Remediation, etc.):
Former USTs removed in 1985; soil samples collected adjacent to USTs in 1985; confirmation soil and groundwater grab samples collected from ends of former UST locations 3/00. Three oil/water separators (sumps) closed in place inside site building 3/00; sumps not connected to UST.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes

Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes

Does corrective action protect public health for current land use? Yes

Site Management Requirements: None

Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0

List Enforcement Actions Taken:

List Enforcement Actions Rescinded:

V. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Results of Phase II Soil and Groundwater Investigations	5/10/2000
City of San Jose Fire Department, Hazardous Materials Spill Report	5/26/2000

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources, and

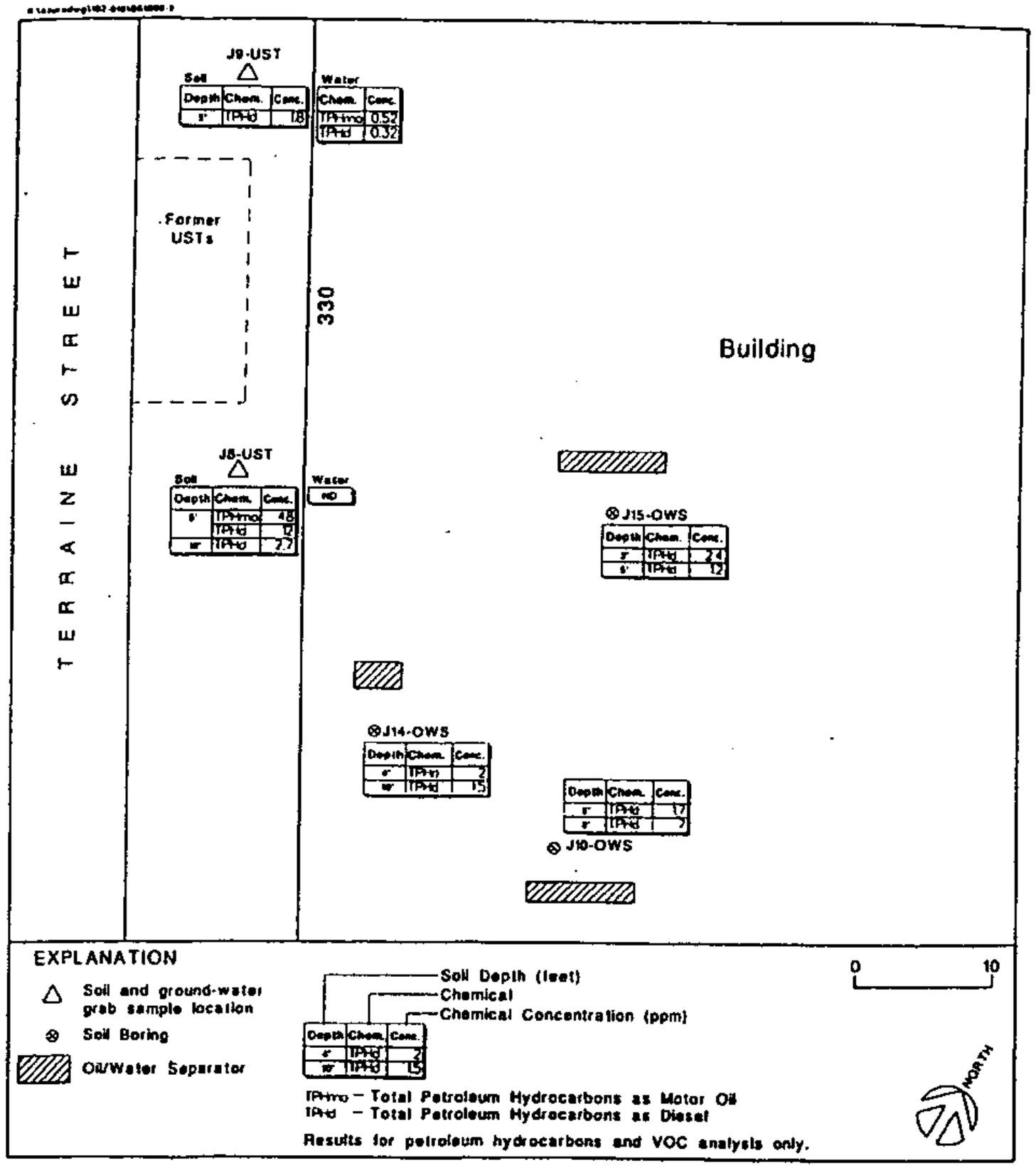

Figure 9: 330 Terraine Street - Phase II Soil and Ground-Water Investigation Sampling Results (ppm)

AZURE ENVIRONMENTAL AZ102-018

APPENDIX F.4

CLOSURE LETTER AND SITE SUMMARY FOR 160 WEST JULIAN STREET, MARCH 27, 2002

Winston H. Hickox
Secretary for Environmental Protection

California Regional Water Quality Control Board

San Francisco Bay Region

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2417(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Transmittal of Closure Letter and Summary – Property Located at 160 West Julian Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

Please contact Michelle Rembaum-Fox of my staff at (510) 622-2387 or mrf@rb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Stephen A. Hill
Toxics Cleanup Division Chief

For Loretta K. Barsamian
Executive Officer

Enclosures: Closure Letter
Site Closure Summary

cc: Michelle Martin
SCVWD
5750 Almaden Expwy
San Jose, Ca 95118-3614

Jeff Hennier
Azure Environmental
150 Fearing Street, Suite 6
Amherst, MA 01002

Winston H. Hickox
Secretary for Environmental Protection

California Regional Water Quality Control Board
San Francisco Bay Region

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2417(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Closure Letter for Property Located at 160 West Julian Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

This letter confirms the completion of site investigations and remedial actions for the underground storage tank formerly located at the above-mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on the information in the above-referenced file and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tan k release is required.

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for Loretta K. Barsamian
Executive Officer

cc: State Board - Underground Tanks Program

California Environmental Protection Agency

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: March 26, 2002

Agency Name: S.F.B.R.W.Q.C.B.	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2387
Responsible Staff Person: Michelle Rembaum-Fox	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Brandenburg Properties		
Site Facility Address: 160 West Julian Street, San Jose, CA 95113		
RB/SMS Case No:	RB LUSTIS Case No: 43-2417	Priority:
URF Filing Date:	SWEEPS No:	

Responsible Parties (include addresses and phone numbers)

Brandenburg Revocable Trust dated September 19, 1993, Lee H. Brandenburg and Diane M. Brandenburg, Trustees; Eric Brandenburg Separate Property Trust dated August 14, 2001, Eric Brandenburg Trustee

Attn: Ron Zraick

1122 Willow Street, Suite 200

San Jose, CA 95125

(408) 279-5200

Tank No.	Size in Gallons	Contents	Closed In Place/Removed?	Date
1	1,000	Diesel and gasoline	Removed	3/9/2000
2	oil/water separators (3)	Oily water	closed in place	3/9/2000

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:		
Site characterization complete? Yes	Date Approved By Oversight Agency:	
Monitoring wells installed? Yes	Number: 160-MW-1	Proper screened interval? Yes
Highest GW Depth Below Ground Surface: 15 feet	Lowest Depth: 16	Flow Direction: North
Most Sensitive Current Use: None Known		
Most Sensitive Potential Use and Probability of Use: None Anticipated		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name: Guadalupe River (not affected)	
Off-Site Beneficial Use Impacts (Addresses/Locations): None Known		
Report(s) on file? Yes	Where is report(s) filed? San Jose Fire Department	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 x 1,000 gal	Disposed of at Ecology Control Industries, Richmond, CA	3/9/2000
Piping	Approx. 40 feet	ECI-Richmond	3/9/2000
Free Product	1300 gal. of UST rinseate	Removed to Alviso Independent Oil, Alviso, CA	3/9/2000
Soil	130 cubic yards	Removed to Newby Landfill, Milpitas, CA	3/20/ 2000
Groundwater	None		
Barrels	None		

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppm)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	1.3	<1	4.7	<0.05	Xylene	0.025	<0.005	0.45	<0.0005
TPH (Diesel)	1.6	1.6	0.28	NA	Ethylbenzene	0.055	<0.005	0.094	<0.0005
Benzene	0.022	<0.005	0.58	<0.0005	MTBE	<0.005	<0.005	NA	ND
Toluene	0.059	<0.005	1.1	<0.0005	Other: EPA 8260 Analytes	ND	ND	NA	ND
Other:					Other: TPHmo	<50	<50	<0.25	NA

Comments (Depth of Remediation, etc.):
Soil overexcavation completed to average depth of 10 feet surrounding former UST; groundwater sample was non-detect for all compounds from monitoring well installed within 20 feet downgradient of former UST. Three oil/water separators (sumps) closed in place inside site building; sumps not connected to UST. Highest lead concentration (200 ppm) detected in 2-foot depth soil sample adjacent to one oil/water separator. Adjacent and deeper soil samples indicated background lead concentrations (up to 13 ppm).

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site Management Requirements: Proper destruction of one monitoring well.		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 1
List Enforcement Actions Taken: None		
List Enforcement Actions Rescinded: None		

V. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Results of Phase II Soil and Groundwater Investigations	5/10/2000
City of San Jose Fire Department, Hazardous Materials Spill Report	5/26/2000

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE:

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC.; AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES, ETC.)

The highest lead concentration (200 ppm) was detected in 2-foot depth soil sample adjacent to one oil/water separator. Residual lead concentrations should not exceed either the San Francisco Bay Regional Board Risk-Based Screening Levels (RBSL) for residential land use or levels otherwise approved by the Regional Board. Currently, the RBSLs for residential use are 200 mg/kg for shallow soil (≤3 meters) and 750 mg/kg for soil deeper than 3 meters.

However, if the site is to be used for residential purposes, the lead-contaminated area should be tested again prior to redevelopment.

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

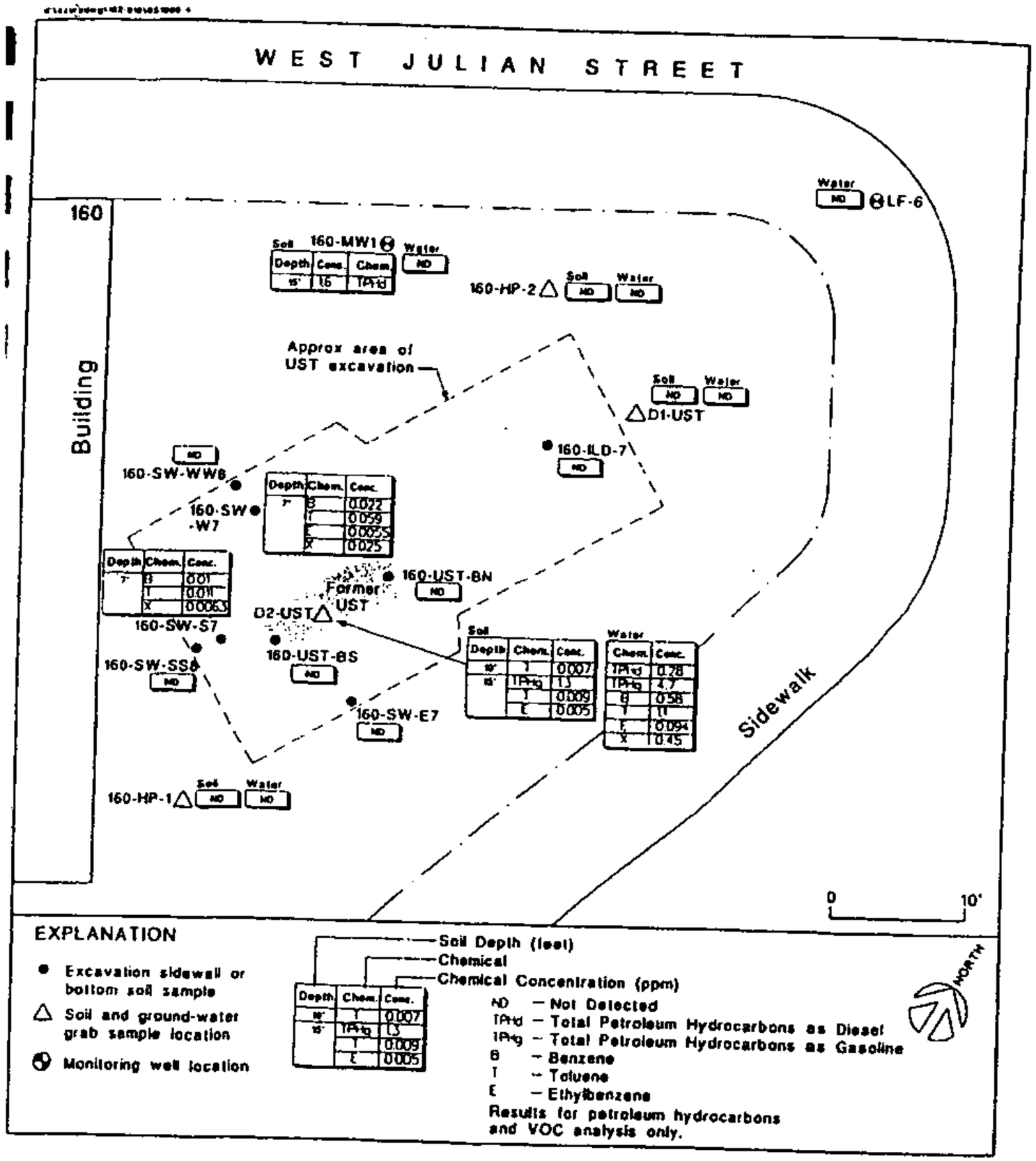

Figure 4: 160 West Julian Street UST - Phase II Investigation and UST Removal Sampling Results (ppm)

AZURE ENVIRONMENTAL AZ102-018

APPENDIX F.5

ADDITIONAL SAMPLING RESULTS FOR LEAD IN SOIL, 160 WEST JULIAN STREET, JULY 28, 2003

AZURE ENVIRONMENTAL

July 28, 2003

Michelle Rembaum-Fox
California Regional Water Quality Control Board -
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Re: Additional Sampling Results for Lead in Soil
160 West Julian Street, San Jose, California

Dear Ms. Rembaum-Fox:

This letter report describes additional soil sampling results for lead conducted at 160 West Julian Street in San Jose, California ("the Site"; Figure 1) prior to the redevelopment of the Site for residential use. The sampling was conducted pursuant to the recommendation in the Regional Water Quality Control Board (RWQCB) uniform underground storage tank closure letter and site summary issued to Brandenburg Family Associates 1 (BFA) dated March 27, 2002. The Site is located within an area designated as a redevelopment project area by the San Jose Redevelopment Agency (SJRDA). Prior to collecting additional soil samples on June 11, 2003, limited soil excavation was conducted to remove soil from an area of the Site where previous soil sampling results conducted in February 2000 indicated a lead concentration of 200 ppm at a depth of two feet below grade at one sample location. The additional soil sampling results were below the RWQCB Tier 1 risk-based screening level (RBSL) for lead in shallow soil and residential land use.

1.0 RESULTS OF PREVIOUS SOIL INVESTIGATIONS

Previous remedial actions and results of soil and ground-water investigations at 160 Julian and adjacent properties are described in the report entitled "Results of Phase II Soil and Ground-Water Investigations" dated May 10, 2000 (Azure, 2000). Remedial actions were conducted at the Site in March 2000 and included removal of a former gasoline underground storage tank (UST) and closure of three oil/water separators located inside the Site building (Figure 1). Based on soil and ground-water investigation results indicating only minor release of petroleum hydrocarbons to Site soil, the RWQCB indicated in their March 27, 2002 letter to BFA that no further actions were required at the Site for petroleum hydrocarbons.

However, results of shallow soil investigations conducted in February 2000 adjacent to a former oil/water separator at the Site indicated a total lead concentration of 200 ppm was detected in the two-foot depth soil sample from boring D5-OWS (Figure 1). Boring D5-OWS was drilled within approximately two-feet laterally from the former oil/water separator at the south area of the building (Figure 1). A deeper soil sample collected at 5-feet below grade from boring D5-OWS revealed a lower lead concentration of 13 ppm. Low lead concentrations (up to 10 ppm) were also detected in the 2- and 6.5-foot depth samples collected from adjacent boring D5A-OWS (Figure 1). Soil samples collected from borings drilled adjacent to other oil/water separators and adjacent to the former UST revealed lead concentrations between <1 ppm and 40 ppm, which are within the range of expected lead background concentrations.

AZURE ENVIRONMENTAL

The lead concentration detected in the two-foot depth sample from boring D5-OWS of 200 ppm is well below the U.S. EPA Region IX 1998 Preliminary Remediation Goal (PRG) for lead of 400 ppm and is equal to the Tier 1 RBSL for lead of 200 ppm in shallow soil (i.e., less than or equal to 3 meters depth) and for residential land use presented in the RWQCB's document entitled "Application of Risk-Based Screening Levels and Decision Making to Sites With Impacted Soil and Groundwater" dated December 2001 (RWQCB, 2001). The maximum lead concentration in Site soil is also well below the RWQCB Tier 1 RBSL of 750 ppm for lead, commercial/industrial land use. Based on previous soil investigation results, the occurrence of lead at a concentration of 200 ppm in soil appeared to be restricted to near-surface soil (i.e., less than 5-foot depth) within a limited area in the vicinity of boring D5-OWS.

2.0 RESULTS OF ADDITIONAL SOIL SAMPLING

Demolition of the above-grade building structure at the Site was completed during May 2002. Additional demolition work to remove the concrete building slab was completed concurrent with the limited soil excavation and sampling conducted during June 2003. Based on the lead concentration of 200 ppm detected in the two-foot depth soil sample collected at boring D5-OWS in March 2000, the RWQCB recommended in the letter to BFA dated March 27, 2002 that the soil in the area of the boring should be retested for lead prior to residential development of the Site. Limited excavation of soil in the area near boring D5-OWS was conducted prior to retesting for lead (Figure 1). PSEC completed the soil excavation work at the Site on June 11, 2003 using backhoe equipment to advance a subsurface trench and remove the soil. An area of soil with dimensions of approximately four feet by four feet and a depth of three feet below grade was excavated at previous soil sample location D5-OWS (Figure 1). The soil excavation and soil sampling was conducted at a depth of three feet to confirm removal of the lateral and vertical extent of soil where lead was previously detected in the two-foot depth soil sample at location D5-OWS.

Approximately two cubic yards of soil were removed from the excavation. Following completion of the excavation, two sidewall soil samples were collected approximately four feet apart at a depth of three feet below grade to confirm the removal of lead-impacted soil. The sediments encountered in the excavation consisted predominantly of relatively fine-grained clay and silt sediments. The soil in the excavation was dry and no odors or staining were noted. Excavated soil was stockpiled and covered with visqueen plastic and is scheduled to be transported for disposal at an off-site facility. The excavation was backfilled with clean imported quarry materials.

Soil samples were collected at depths of three feet from the north sidewall (i.e., 160-N3') and the south sidewall (i.e., 160-S3') following the completion of soil excavation activities on June 11, 2003 (Figure 1). Each soil sample was collected in a clean brass tube capped with Teflon and plastic caps at each end. Following collection, the samples were labeled, placed in a chilled cooler and delivered to Analytical Sciences, a California State-certified analytical laboratory. Chain-of-custody protocol was followed during sampling procedures and transport to the analytical laboratory. The soil samples were analyzed for total lead using EPA Method 3050/6010. Soil sampling locations and results are illustrated in Figure 1; laboratory certificates are attached.

Laboratory analysis results indicate lead concentrations of 14 ppm in the south sidewall soil sample and 38 ppm in the north sidewall soil sample (Figure 1). These results are below the Tier 1 RBSL for lead in shallow soil and residential land use (RWQCB, 2001).

4.0 CONCLUSIONS

Additional sampling for lead in soil was conducted at an area of the Site where previous soil investigations indicated lead at a concentration of 200 ppm, which equals the Tier 1 RBSL for lead in shallow soil and residential land use (RWQCB, 2001). Laboratory results for soil samples collected from the excavation sidewalls on June 11, 2003 following limited soil excavation indicate the lead concentrations (up to 38 ppm) are below the previous sampling result and Tier 1 RBSL of 200 ppm. Based on these results, no further investigations or remedial measures are recommended prior to Site redevelopment for residential or commercial land use.

Please feel free to contact me at 415/460-1569 if you have any questions regarding this report.

Sincerely,

Jeff Hennier, R.G., C.HG.
Principal Hydrogeologist

cc: Ron Zraick, Brandenburg Family Associates I
David Panagore, San Jose Redevelopment Agency

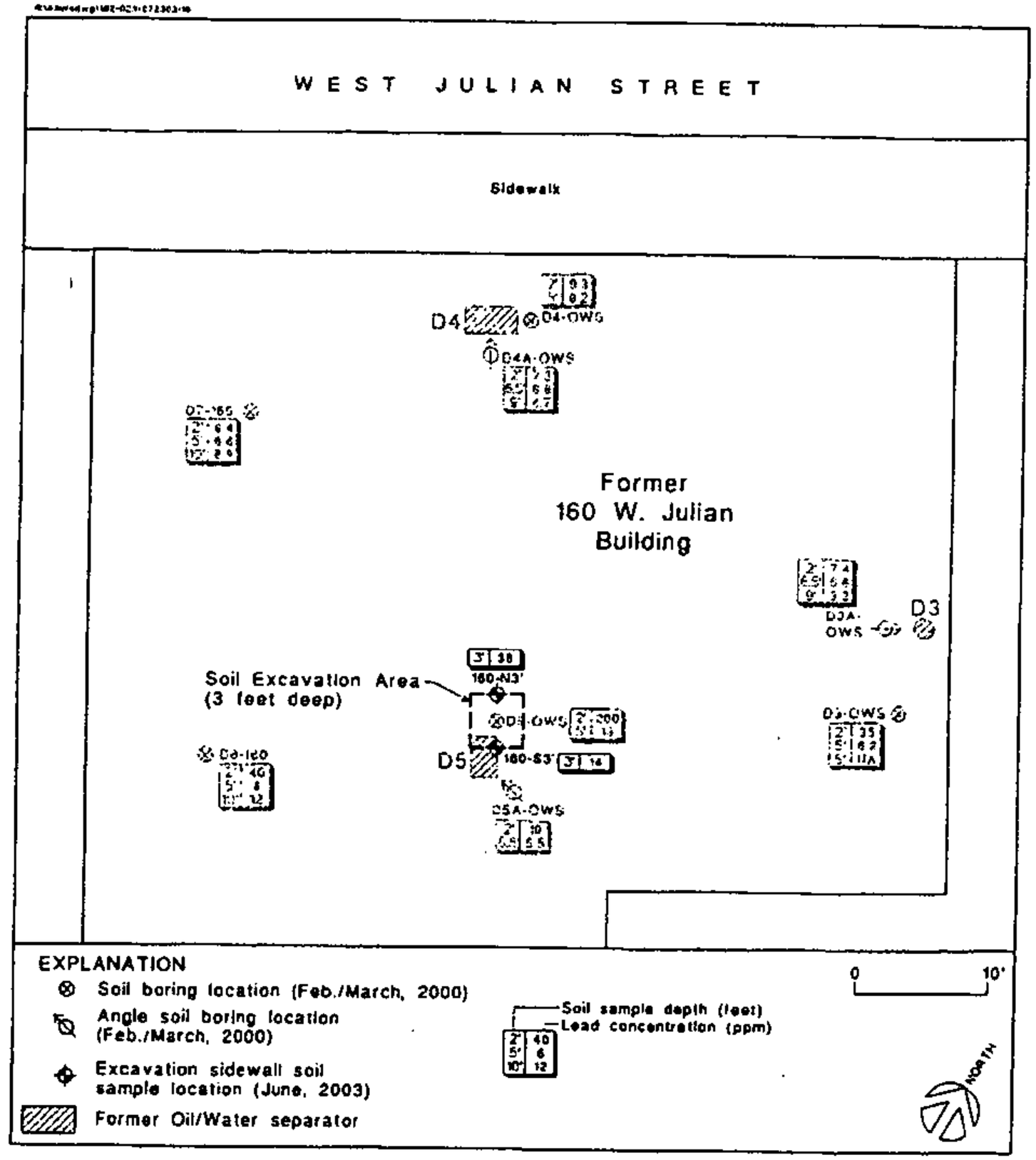

Figure 1: 160 West Julian Street - Lead in Soil Sample Results (ppm)

AZURE ENVIRONMENTAL AZ102-023

Analytical Sciences

Report Date: July 11, 2003

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

LABORATORY REPORT

Project Name: **160 W. Julian Street**

Lab Project Number: **3061303**

This 3 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini

Mark A. Valentini, Ph.D.
Laboratory Director

PO Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

Analytical Sciences

Total Lead in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15187	160-N3-lead	Lead (Pb)	38	3.0

Date Sampled: 06/11/03 Date Digested: 06/13/03 QC Batch #: 3549
Date Received: 06/13/03 Date Analyzed: 06/13/03
Method: EPA 3050/6010

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15188	160-S3-lead	Lead (Pb)	14	3.0

Date Sampled: 06/11/03 Date Digested: 06/13/03 QC Batch #: 3549
Date Received: 06/13/03 Date Analyzed: 06/13/03
Method: EPA 3050/6010

LABORATORY QUALITY ASSURANCE REPORT

QC Batch #: 3549 Lab Project #: 3061303

Sample ID	Compound	Result (mg/kg)
MB	Lead (Pb)	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	Lead (Pb)	26.2	25.0	105

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	Lead (Pb)	26.0	25.0	104	0.58

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

CHAIN OF CUSTODY

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

LAB PROJECT NUMBER: 3061303
CLIENT'S PROJECT NAME: 160 W. Tolman St.
CLIENT'S PROJECT NUMBER: 102-023

COOLER TEMPERATURE: Hex °C
COC
PAGE 1 OF 1

TURNAROUND TIME (check one)
MOBILE LAB
SAME DAY
48 HOURS
5 DAYS
24 HOURS
72 HOURS
NORMAL X

CLIENT INFORMATION
COMPANY NAME: AZURE ENVIRONMENTAL
ADDRESS: 85 BOLINAS ROAD, SUITE 2A
FAIRFAX, CA 94930
CONTACT: JEFF HENNIER
PHONE#: (415) 460-1561
FAX #: (415) 460-1569

ITEM	CLIENT SAMPLE I.D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	ANALYSIS: TPH/GASOLINE & MTBE EPA 8015M/8020	TPH DIESEL EPA 8015M	OXYGENATED FUEL ADDITIVES EPA 8260M	VOLATILE HYDROCARBONS EPA 8260	CHLORINATED SOLVENTS EPA 8010	TPHM SM 5520F	SEMI-VOLATILE HYDROCARBONS EPA 8270	TOTAL LEAD	SLUFT METALS	CAM 17 METALS	PCBs by 8080	COMMENTS	LAB SAMPLE #
1	160-N3'-lead	6/11/03	11:00	Soil	1	N								X					15187
2	160-S3'-lead	"	11:05	"	"	"								X					15188
3																			
4	160-stockpile	"	1:45	"	"	"								X			X		15189
5																			
6																			
7																			
8																			
9																			
10																			
11																			
12																			

SIGNATURES

RELINQUISHED BY: Signature 6/12/03 Date 1 Time

RECEIVED BY LABORATORY: M. Valentini Signature 6/13/03 DATE 9:15 TIME

APPENDIX F.6

CLOSURE LETTER AND SITE SUMMARY FOR 185 WEST JULIAN STREET, MARCH 27, 2002

California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2416(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Transmittal of Closure Letter and Summary – Property Located at 185 West Julian Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

Please contact Michelle Rembaum-Fox of my staff at (510) 622-2387 or e-mail at mrf@urb2.swrcb.ca.gov if you have any questions regarding this matter.

Sincerely,

Stephen A. Hill
Toxics Cleanup Division Chief

For Loretta K. Barsamian
Executive Officer

Enclosures: Closure Letter
Site Closure Summary

cc: Michelle Martin
SCVWD
5750 Almaden Expwy
San Jose, Ca 95118-3614

Jeff Hennier
Azure Environmental
150 Fearing Street, Suite 6
Amherst, MA 01002

California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for
Environmental
Protection

Internet Address: http://www.swrcb.ca.gov/~rwqcb2/
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

March 27, 2002
RB File No. 43-2416(mrf)

Brandenburg Properties
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125

Subject: Closure Letter for Property Located at 185 West Julian Street, San Jose, Santa Clara County, California

Dear Mr. Zraick:

This letter confirms the completion of site investigations and remedial actions for the underground storage tank formerly located at the above-mentioned location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provisions that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground tank release is required.

Attached please find the uniform underground storage tank closure letter and the site summary for the subject site.

This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Please contact our office if you have any questions regarding this matter.

Sincerely,

for Loretta K. Barsamian
Executive Officer

cc: State Board - Underground Tanks Program

California Environmental Protection Agency

SITE CLOSURE SUMMARY

I. AGENCY INFORMATION

Date: March 26, 2002

Agency Name: S.F.B.R.W.Q.C.B.	Address: 1515 Clay Street, Suite 1400
City/State/Zip: Oakland, CA 94612	Phone: (510) 622-2387
Responsible Staff Person: Michelle Rembaum-Fox	Title: Associate Engineering Geologist

II. SITE INFORMATION

Site Facility Name: Brandenburg Properties		
Site Facility Address: 185 West Julian Street, San Jose, CA 95113		
RB/SMS Case No:	RB LUSTIS Case No: 43-2416	Priority:
URF Filing Date:	SWEEPS No:	

Responsible Parties (include addresses and phone numbers)
Brandenburg Family Associates I
Attn: Ron Zraick
1122 Willow Street, Suite 200
San Jose, CA 95125
(408) 279-5200

Tank No.	Size in Gallons	Contents	Closed In□Place/Removed?	Date
1	1,000	Heating oil	Removed	3/9/2000
2	oil/water separator (1)	Oily water	Closed in place	3/9/2000

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release:		
Site characterization complete? Yes	Date Approved By Oversight Agency:	
Monitoring wells installed? No	Number:	Proper screened interval?
Highest GW Depth Below Ground Surface: 15 feet	Lowest Depth: 16	Flow Direction: North
Most Sensitive Current Use: None Known		
Most Sensitive Potential Use and Probability of Use: None Anticipated		
Are drinking water wells affected? No	Aquifer Name:	
Is surface water affected? No	Nearest/Affected SW Name: Guadalupe River (not affected)	
Off-Site Beneficial Use Impacts (Addresses/Locations): None Known		
Report(s) on file? Yes	Where is report(s) filed? San Jose Fire Department	

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1 x 1,000 gal	Disposed of at Ecology Control Industries, Richmond, CA	3/9/2000
Piping	None		
Free Product	UST rinseate	Removed to Alviso Independent Oil, Alviso, CA	3/9/2000
Soil	14 cubic yards	Removed to Newby Landfill, Milpitas, CA	3/20/2000
Groundwater	None		
Barrels	None		

MAXIMUM DOCUMENTED POLLUTANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

POLLUTANT	Soil (ppm)		Water (ppm)		POLLUTANT	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	<1	<1	<0.05	<0.05	Xylene	<0.0005	<0.005	<0.0005	<0.0005
TPH (Diesel)	1.4	1.4	<0.05	<0.05	Ethylbenzene	<0.0005	<0.005	<0.0005	<0.0005
Benzene	<0.005	<0.005	<0.0005	<0.0005	MTBE	<0.0005	<0.005	NA	NA
Toluene	<0.005	<0.005	<0.0005	<0.0005	Other: EPA 8260 Analytes	ND	ND	NA	NA
Other:					Other: TPHmo	<50	<50	<0.25	<0.25

Comments (Depth of Remediation, etc.): Soil overexcavation completed to average depth of 8 feet surrounding former UST; groundwater grab sample was non-detect for all compounds from boring installed within 5 feet downgradient of former UST. One oil/water separator (sump) closed in place inside site building; sump not connected to UST.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Site Management Requirements: None		
Monitoring Wells Decommissioned: No	Number Decommissioned: 0	Number Retained: 0
List Enforcement Actions Taken:		
List Enforcement Actions Rescinded:		

V. TECHNICAL REPORTS, CORRESPONDENCE ETC., THAT THIS CLOSURE RECOMMENDATION WAS BASED UPON

Title:	Date:
Results of Phase II Soil and Groundwater Investigations	5/10/2000
City of San Jose Fire Department, Hazardous Materials Spill Report	5/26/2000

VI. ADDITIONAL COMMENTS, DATA, ETC.

PLEASE INCLUDE/ATTACH THE FOLLOWING AS APPROPRIATE

1) SITE MAP INDICATING TANK PIT LOCATION, MONITORING WELL LOCATION, GROUNDWATER GRADIENT, ETC., AND,

2) SITE COMMENTS WORTHY OF NOTICE (E.G., AREA OF RESIDUAL POLLUTION LEFT IN PLACE, DEED NOTICES ETC.)

This document and the related CASE CLOSURE LETTER, shall be retained by the lead agency as part of the official site file.

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Our mission is to preserve and enhance the quality of California's water resources, and

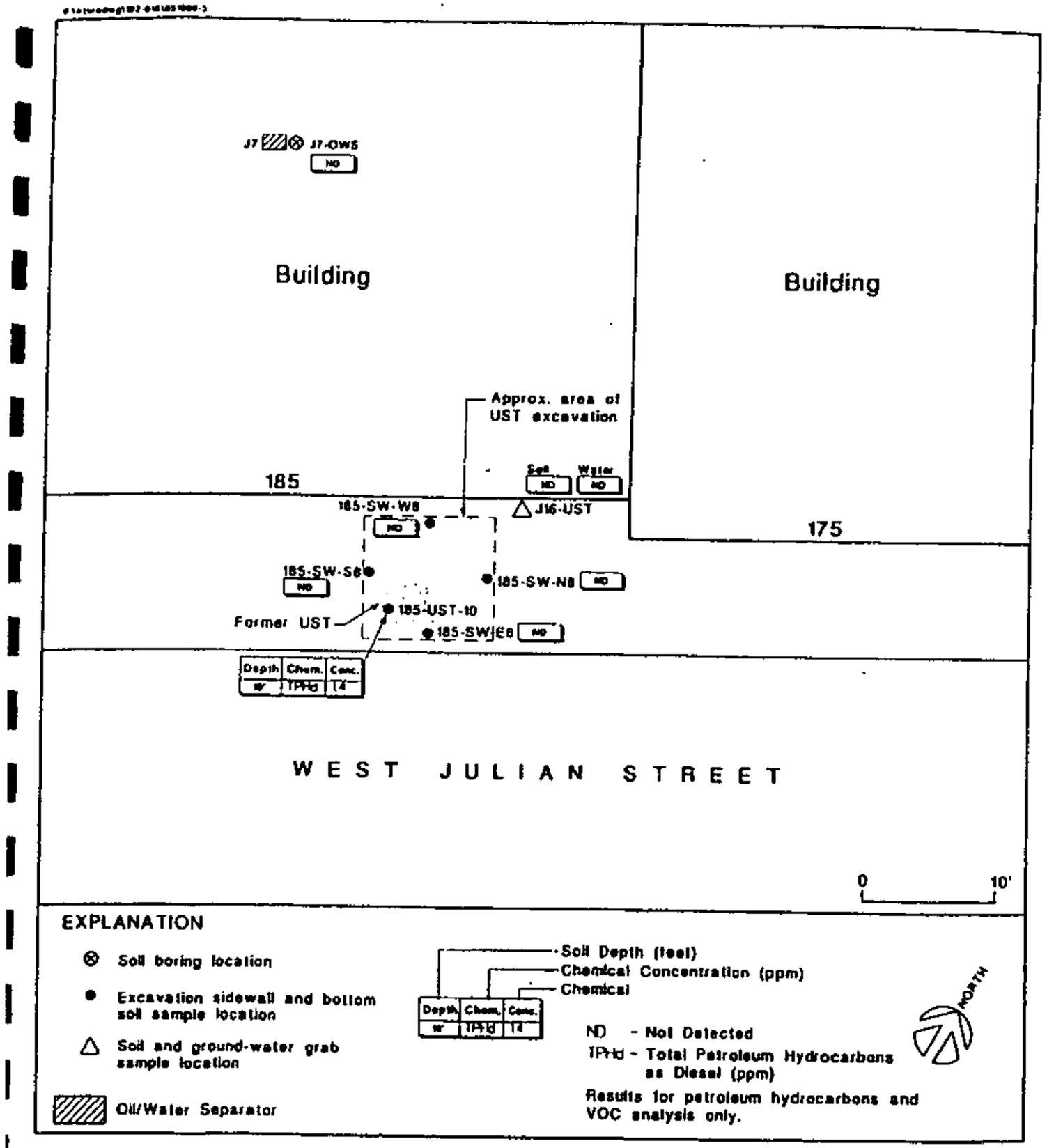

Figure 5: 185 West Julian Street UST - Phase II Investigation and UST Removal Sampling Results (ppm)

APPENDIX F.7

CORRECTIVE ACTION CLOSURE REPORT 355 NORTH SAN PEDRO STREET, JULY 23, 2003

CORRECTIVE ACTION CLOSURE REPORT
355 NORTH SAN PEDRO STREET
(Including 170 Bassett Street)
San Jose, California

July 23, 2003
AZ102-023

Prepared for:
Brandenburg Family Associates I
1122 Willow Street, Suite 200
San Jose, CA 95125-3157

AZURE ENVIRONMENTAL

AZURE ENVIRONMENTAL

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SIGNATURE PAGE

All hydrogeologic and geologic information, conclusions, and recommendations contained in this report have been prepared by or under the direction of a California Certified Hydrogeologist.

Jeff Hennier
California Registered Geologist (4605)
California Certified Hydrogeologist (105)

7/23/03
Date

July 23, 2003 102-023

CORRECTIVE ACTION CLOSURE REPORT
355 NORTH SAN PEDRO STREET
(Including 170 Bassett Street)
San Jose, California

1.0 INTRODUCTION

This Corrective Action Closure Report ("Closure Report") is submitted for 355 North San Pedro Street and the adjacent property at 170 Bassett Street in San Jose, California, collectively referred to as "the Site" (Figure 1). The 355 North San Pedro Street property owned by Brandenburg Family Associates ("BFA") and 170 Bassett Street owned by James W. Wayne Family, a California general partnership, are located in a redevelopment project area within the City of San Jose. This report presents the results of corrective action activities conducted during June 2003 at the Site in accordance with the "Corrective Action Plan" (CAP) report prepared for 355 North San Pedro dated November 27, 2001 and the "Addendum to the Corrective Action Plan for 355 North San Pedro Street to Include the Wayne Property at 170 Bassett Street, San Jose, California" (CAP Addendum) report dated May 22, 2003. The CAP and CAP Addendum reports were approved by the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB) in letters to Brandenburg Properties dated February 6, 2002 and June 4, 2003, respectively.

Soil excavation and underground storage tank (UST) search activities were conducted at the Site in accordance with the RWQCB-approved CAP and Addendum CAP. This Closure Report describes the final Site excavation area, soil confirmation sampling results, and the results of UST search activities that were conducted to complete the corrective actions for the Site. Based on results of the corrective action work, the remedial action at the Site has been completed in accordance with the CAP and Addendum CAP and no additional remedial actions are recommended.

1.1 Site Description

The Site properties consists of approximate 18,000 square feet of land extending from the southeast corner of the intersection of Bassett and North San Pedro Streets to approximately the middle of the block along the south side of Bassett Street in downtown San Jose (Figure 1). The ground surface in the Site vicinity is approximately 75 feet above mean sea level and gently slopes toward the north. The nearest surface water feature includes Guadalupe Creek located approximately 1,500 feet southwest of the Site; San Francisco Bay is located approximately 12 miles northwest of the Site.

Shallow subsurface sediments at the Site (between ground surface and 30-feet below grade) consist predominantly of relatively fine-grained clay and silt (Azure, 2001). Ground-water level data indicate the depth to ground water is approximately 16-feet below grade and the general direction of ground-water flow is toward the north and northwest (Azure, 2001).

The Site is located in the City of San Jose downtown business district in an area that consists primarily of one- and two-story warehouses and buildings used for light industrial and commercial activities. The Site is located within an area designated as a redevelopment project area by the City of San Jose Redevelopment Agency (SJRDA). The Site consists of a partially paved vacant lots surrounded by a fence, and a warehouse building with the address 380 Terraine Street at the corner of Bassett and Terraine Streets (Figure 1). Restaurant equipment is stored on the vacant lot at 170 Bassett. The assessor parcel number for 355 North San Pedro is 259-32-56 and for 170 Bassett is 259-32-54.

1.2 Site Background

Historical information for the Site were reviewed as part of a Phase I Site Assessment conducted in 1999 (Azure, 1999a). The historical information indicated fuel underground storage tanks (USTs) were used by a former tenant at the east area of 355 North San Pedro and the USTs were removed in 1985 (Azure, 1999a). A subsequent underground utility search conducted as part of additional site assessment activities in March 1999 indicated the presence of a 1,000-gallon capacity UST at the north area of 355 North San Pedro and the possible presence of a UST along Bassett Street adjacent to 170 Bassett (Azure, 2001, 2003). The use history of the UST at 355 North San Pedro is unknown, though it appears that the UST may have been initially used for heating oil storage (Azure, 1999a). The UST and surrounding soils were removed and in-place closure of an oil/water separator and associated piping was completed as part of remedial activities conducted at the Site in March 2000. Results of UST search activities conducted at 170 Bassett in April 2000 and May 2002 did not indicate the presence of USTs on the property (Azure, 2003).

Soil and ground-water investigations were conducted by Azure Environmental at the Site following removal of the UST from 355 North San Pedro in March 2000. Additional soil and ground-water investigations were conducted during April through September, 2000 by Brown and Caldwell on behalf of Legacy Partners (Brown and Caldwell, 2000a, 2000b) and during May 2002 by Azure Environmental on behalf of BFA (Azure, 2003). Based on the results of soil and ground-water investigations, the CAP and CAP Addendum reports were submitted and approved by the RWQCB in February 2002 and June 2003, respectively. The recommended corrective actions for the Site were implemented and completed during June 2003.

1.3 Scope of Corrective Action Plan

The RWQCB-approved CAP report outlined soil excavation remedial actions planned for 355 North San Pedro based on evaluations of soil and ground-water investigation data, ground-water beneficial uses and risk-based remedial goals (Azure, 2001). No additional ground-water corrective actions were recommended in the CAP and CAP Addendum reports based on ground-water investigation results indicating impacts to ground water posed by release of petroleum hydrocarbons at the Site are minimal and are expected to decrease as a result of biodegradation and/or other natural attenuation processes. Results of soil investigations presented in the CAP and CAP Addendum reports indicated the presence of TPHg- and TPHd-impacted soil at concentrations greater than the soil remedial goals at a limited area within approximately 5- to 10-feet laterally and less than 10-feet below grade in the north and west directions from the UST excavation area at 355 North San Pedro (Figure 2). Based on the soil remedial goal evaluation,

the CAP report described remedial actions to remove and/or reduce TPHg and TPHd in unsaturated-zone soil to protect ground-water quality (Azure, 2001). The planned excavation depth presented in the CAP report was approximately 10-feet below grade, followed by off-site disposal at an appropriate landfill facility (Azure, 2001). Soil confirmation sampling of the excavation sidewalls was planned to confirm the removal of soil containing TPHg and TPHd concentrations above the remedial goals.

The RWQCB-approved CAP Addendum described additional remedial actions consisting of UST search activities to confirm that a heating oil UST is not present at 170 Bassett in the area of the Bassett Street right-of-way near the 170 Bassett/355 North San Pedro property boundary (Figure 2). The possible presence of a UST was noted during an underground utility search conducted as part of site assessment activities along Bassett Street in March 1999. Results of previous UST search activities using underground locating equipment conducted in April 2000 and May 2002 did not indicate the presence of a UST on the property (Azure, 2001, 2003). UST search activities described in this report were conducted by excavating a shallow test pit to remove overlying soil and search for a possible UST and related piping.

2.0 SOIL EXCAVATION AND UST SEARCH ACTIVITIES

2.1 Summary of Soil Excavation Completion

2.1.1 Soil Excavation Area and Methods

Soil excavation was conducted to remove TPH-impacted soil from areas adjacent to the north and west sides of the previous UST excavation at 355 North San Pedro (Figure 2). Pacific States Environmental Contractors, Inc. (PSEC) completed the soil excavation work at the Site on June 18 and 19, 2003. Excavation was conducted using backhoe equipment to advance subsurface trenches and remove TPH-impacted soil from the area described in the CAP report (Azure, 2001). Nearly all of the excavation area was located within the Bassett Street right-of-way. The dimensions and configuration of the final excavation area are illustrated in Figure 2; photographs of the excavation are included in Appendix A.

The excavation was completed by advancing approximate 4-foot wide and 19-foot long trenches along the west and north sides of the previous UST excavation (Figure 2). A photoionization detector (PID) was used to screen the soil encountered in the excavation and to assess the lateral and vertical extent of TPH-impacted soil during soil removal. The excavation was extended in the north direction into Bassett Street and was terminated at an underground gas utility line located approximately four feet from the sidewall of the UST excavation. Hand digging equipment was used to remove as much soil as practicable adjacent to the underground gas utility line. The excavation was extended in the west direction until readings on the PID indicated non-detect or trace levels of petroleum constituents. An approximate 10-foot depth excavation was achieved across the excavation area. Field personnel used calibrated measuring tape to guide and document the progress of the excavation. Ground water was not encountered in the excavation.

An estimated 50 cubic yards of TPH-impacted soil were removed from the excavation. Following completion of the excavation, sidewall soil samples were collected approximately 10 feet apart at depths of 5- and 10-feet below grade to confirm the removal of TPHg/TPHd-

impacted soil (see Section 2.1.2). Excavated soil was stockpiled on-site and is scheduled to be transported for disposal at an off-site facility (see Section 2.1.3). The excavation was backfilled using clean imported quarry materials (see Section 2.1.4).

2.1.2 Confirmation Soil Sample Results

Confirmation soil samples were collected from two north excavation sidewall locations (i.e., 355-NSC-1 and 355-NSC-2) and two west excavation sidewall locations (i.e., 355-WSC-1 and 355-WSC-2) during soil excavation activities conducted on June 18 and 19, 2003. The soil samples were collected to confirm removal of unsaturated-zone soil containing TPHg and TPHd at concentrations greater than the CAP report risk-based remedial goal of 100 ppm (Azure, 2001). Soil samples were collected from the excavation sidewalls at locations spaced approximately 10-feet apart and at depths of 5- and 10-feet below grade (Figure 2). The frequency of soil sample locations shown in Figure 2 was developed to obtain representative samples of soil for each excavation sidewall. The soil samples were collected from each sidewall after excavating unsaturated-zone soils that appeared to contain petroleum hydrocarbons above remedial goals based on field observations of visual staining, odors and PID readings. Unsaturated-zone sediments encountered in the excavation consisted predominantly of relatively fine-grained clay and silt sediments, with road base gravels encountered within approximately two feet of ground surface and sand backfill materials surrounding the underground gas utility line in Bassett Street.

Each confirmation soil sample was collected in a clean brass tube capped with Teflon and plastic caps at each end. Following collection, the samples were labeled, placed in a chilled cooler and delivered to Analytical Sciences, a California State-certified analytical laboratory. Chain-of-custody protocol was followed during sampling procedures and transport to the analytical laboratory. The soil samples were analyzed for TPHg using EPA Method 5030; TPHd using EPA Method 3550/8015M; BTEX compounds using EPA Method 8020; and total lead using EPA Method 3050/6010. Confirmation soil sampling results collected on June 18 and 19, 2003 are summarized in Table 2; laboratory certificates are included in Appendix B. Results of previous sidewall soil sampling and soil investigations conducted in March 2000 prior to CAP soil excavation remedial actions are summarized in Table 3. Soil samples collected in March 2000 at depths below 16 feet are from the saturated-zone soil below the ground-water surface are not considered representative of unsaturated-zone soil conditions.

Laboratory analysis results for the 10-foot depth confirmation soil samples indicate TPHd was not detected (detection limit <5 ppm) and only trace concentrations of TPHg (up to 3.5 ppm) were detected (Table 2). TPHd and TPHg were not detected in the 5-foot depth samples with the exception of sample 355-NSC-1 collected from the north excavation sidewall under Bassett Street (Figure 2). Low concentrations of TPHd (180 ppm) and TPHg (200 ppm) were detected in the 5-foot depth sample at 355-NSC-1, which are above the remedial goal concentration of 100 ppm (Table 1). Sample 355-NSC-1 also contained low concentrations of BTEX compounds (benzene at 0.24 ppm). Results of previous sidewall soil sampling conducted in March 2000 following UST removal and soil excavation indicated significantly higher concentrations of TPHd (up to 12,000 ppm) and TPHg (up to 2,900 ppm) in 8-foot depth samples from the north and west sidewalls (Table 3). Reduction of TPH concentrations between the March 2000 and

June 2003 excavation sidewall sample results indicates the effectiveness of the soil excavation remedial actions.

Additional soil excavation could not be performed at location 355-NSC-1 due to restrictions posed by the proximity of the underground gas utility line situated directly above the sample location (see Appendix A photograph). Based on the estimated limited area (less than 25 square feet) and depth (less than 7.5 feet) of TPH-impacted soil containing greater than 100 ppm of TPHd and TPHd, it is estimate of the volume of soil containing TPH at a concentration greater than the remedial goal of 100 ppm is approximately seven cubic yards. The trace volume of TPH-impacted soil remaining in the north sidewall soil is restricted to a shallow depth located beneath the Bassett Street road surface and is expected to eventually degrade in-place as a result of biodegradation and other natural attenuation processes. Therefore, the limited area of TPH-impacted soil above remedial goals is not be anticipated to present a potential threat to further degradation of ground water or require additional remedial actions.

2.1.3 Soil Management and Disposition

Soil management measures were undertaken by PSEC to ensure that TPH-impacted soil was removed from the excavation and managed for proper disposition. Excavated soil was removed from the excavation using backhoe equipment and stockpiled on an adjacent area of the Site for off-site transport and disposal. The soil stockpiles were covered by visqueen plastic to control dust and storm water erosion. Ground cover including pavement, debris and concrete were removed and stored separately from the excavated soils.

TPH-impacted excavated soil was characterized as non-hazardous waste and is scheduled for disposal at the Forward, Inc. Class II landfill in Manteca, California. The estimated 50 cubic yards of excavated soil is scheduled to be transported to the Class II landfill using end load truck transporters during August 2003.

2.1.4 Excavation Backfill and Compaction

Appropriate excavation backfilling and compaction methods were utilized by PSEC to provide a stable ground surface condition and to restore the natural protection of the ground-water table from potential surface drainage through the backfill materials. Excavation backfill was placed between ground surface and the base of the excavation at 10-feet below grade. Backfill materials placed in the depth interval between two feet and the base of the excavation were comprised of clean quarry import materials obtained by PSEC from the Curtner Quarry in Fremont. The backfill materials between approximately 0.5- and 2-feet below grade consist of ¾-inch AB road base materials. Lowney Associates provided engineering oversight of backfilling and compaction activities and conducted compaction testing on the backfill materials. The backfill materials were compacted to a minimum ninety percent (90%) relative compaction (ASTM D1557) based on compaction testing results obtained by Lowney. Compaction test records are on file at Lowney's offices. The backfilled excavation surface will be covered by asphalt to match the existing Bassett Street grade.

2.2 Results of UST Search Activities

Additional UST search activities were conducted at 170 Bassett to confirm that a heating oil UST is not present in the area along the Bassett Street right-of-way where previous investigations indicated the possible presence of underground metal piping near the 170 Bassett/355 North San Pedro property boundary (Figure 2). Additional UST search activities were conducted by excavating a shallow test pit using backhoe equipment. The test pit was excavated to a depth of approximately 6-feet below grade and a 4-foot long metal probe was inserted at several locations in the test pit base to search for UST and related piping. Consistent with previous UST search results described in the CAP Addendum report, no UST or related piping were observed or detected by the metal probe in the test pit. Therefore, no UST is suspected to be present at the location on 170 Bassett.

3.0 SUMMARY AND CONCLUSIONS

The RWQCB-approved CAP and CAP Addendum reports presented evaluations of soil and ground-water investigation data, ground-water beneficial uses and risk-based remedial goals to develop recommended soil excavation and UST search remedial actions (Azure, 2001, 2003). The objectives of the soil excavation were to remove soil containing TPHg and TPHd at concentrations greater than the soil remedial goals at a limited area adjacent to the north and west sidewalls of the UST excavation area at 355 North San Pedro. In addition, UST search activities were conducted to confirm that a heating oil UST is not present in a suspected area at 170 Bassett.

Soil excavation operations were conducted using backhoe equipment to advance subsurface trenches and remove TPH-impacted soil from the area described in the CAP report (Azure, 2001). The excavation was completed by advancing approximate 4-foot wide and 19-foot long trenches to a depth of 10-feet along the west and north sides of the previous UST excavation (Figure 2). The excavation was extended in the north direction into Bassett Street and was terminated at an underground gas utility line located approximately 4 feet from the sidewall of the UST excavation. An estimated 50 cubic yards of TPH-impacted soil were removed from the excavation. Following completion of the excavation, sidewall soil samples were collected at depths of 5- and 10-feet below grade to confirm the removal of TPHg/TPHd-impacted soil. The excavation was backfilled and compacted using clean imported quarry materials. Excavated soil was stockpiled on-site and will be transported for disposal at an off-site facility.

Confirmation soil samples were collected from the north and west excavation sidewalls to confirm removal of unsaturated-zone soil containing TPHg and TPHd at concentrations greater than the risk-based remedial goal of 100 ppm. Laboratory analysis results indicate TPHd and TPHg concentrations were below remedial goals in all the soil confirmation samples with the exception of the 5-foot depth sample (355-NSC-1) collected from the north excavation sidewall under Bassett Street (Figure 2). Additional soil excavation could not be performed at sample location 355-NSC-1 due to restrictions posed by the proximity of the underground gas utility situated directly above the sample location. The low concentrations of TPHd (180 ppm) and TPHg (200 ppm) in the 5-foot depth sample at 355-NSC-1 are restricted to a limited area and relatively shallow depth beneath the Bassett Street road surface, and are not expected to represent a source for further degradation of Site ground water. The trace volume of residual TPH

remaining in the north sidewall soil is expected to degrade in-place as a result of biodegradation and other natural attenuation processes.

Based on the results of soil excavation and UST search remedial actions presented in this Closure Report, the CAP and CAP Addendum corrective actions are complete and no further remedial actions are recommended. It is our understanding that the RWQCB's approval of corrective action activities and case closure for the Site would apply to all former USTs and the oil/water separator previously identified at 355 North San Pedro in the CAP report, as well as the 170 Bassett Street property. To complete Site closure activities, ground-water monitoring well 355-MW1 will be decommissioned and properly destroyed in accordance with SCVWD and Department of Water Resources requirements. A letter report notifying the RWQCB that the well has been decommissioned will be submitted following completion of well destruction activities scheduled for August 2003.

4.0 SELECTED REFERENCES

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Azure Environmental, 2000b. Results of Phase II Soil and Ground-Water Investigations, North of Julian Redevelopment Project, San Jose, California. May 10.

Azure Environmental, 2001. Corrective Action Plan, 355 North San Pedro Street, San Jose, California. November 27.

Azure Environmental, 2003. Addendum to the Corrective Action Plan for 355 North San Pedro Street to Include the Wayne Property at 170 Bassett Street, San Jose, California (CAP Addendum. May 22.

Brown and Caldwell, 2000. Results of Phase II Environmental Site Assessment, 170 Bassett Street, San Jose, California. June 6.

Brown and Caldwell, 2000a. Results of Investigation of Petroleum Release, 355 North San Pedro Street, San Jose, California. August 14.

Brown and Caldwell, 2000b. Sampling Results for Monitoring Well 355-MW-1, 355 North San Pedro Street, San Jose, California. September 25.

Regional Water Quality Control Board - San Francisco Bay Region, 2001. Application of Risk-Based Screening Levels and Decision Making to Sites With Impacted Soil and Ground Water – Interim Final, December 2001.

State Water Resources Control Board, 1994. California Underground Storage Tank Regulations, CCR Title 23, Division 3, Chapter 16, Article 11. May.

U.S. Environmental Protection Agency (U.S. EPA), 1997. Use of Monitored Natural Attenuation at Superfund, RCRA Corrective Action, and Underground Storage Tank Sites (OSWER Directive 9200.4-17). November.

TABLE 1
SUMMARY OF SOIL AND GROUND-WATER RISK-BASED REMEDIAL GOALS
170 Bassett/355 North San Pedro, San Jose, CA

	TPH gasoline	TPH diesel
SOIL (ppm)	100	100
GROUND WATER (ppm)	0.1	0.1

Notes:

Soil and ground-water remedial goals based on RWQCB Tier 1 RBSLs (RWQCB, 2001)

TABLE 2
SUMMARY OF EXCAVATION SIDEWALL SOIL SAMPLE ANALYSIS RESULTS
355 North San Pedro St., San Jose, CA

Well Number	Depth	Date Sampled	Chemical Concentrations Detected (ppm or mg/kg)						
			TPHd	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	Lead
355-NSC-1	5'	6/18/2003	180	200	0.24	1.7	0.95	4.1	12
	10'	6/18/2003	<5	3.4	<0.005	0.005	0.014	0.045	7.1
355-NSC-2	5'	6/18/2003	<5	<1	<0.005	<0.005	<0.005	<0.015	6.8
	10'	6/18/2003	<5	1.2	<0.005	<0.005	0.007	<0.015	8.2
355-WSC-1	5'	6/19/2003	<5	<1	<0.005	<0.005	<0.005	<0.015	6.3
	10'	6/19/2003	<5	3.5	<0.005	<0.005	<0.005	<0.015	8
355-WSC-2	5'	6/19/2003	<5	<1	<0.005	<0.005	<0.005	<0.015	6.8
	10'	6/19/2003	<5	<1	<0.005	<0.005	<0.005	<0.015	18

Notes:

TPHg = Total Petroleum Hydrocarbons as Gasoline.
TPHd = Total Petroleum Hydrocarbons as Diesel.
mg/kg = milligram per kilogram

TABLE 3
SUMMARY OF PREVIOUS SOIL SAMPLE ANALYSIS RESULTS
COLLECTED ADJACENT TO FORMER UST
355 North San Pedro St., San Jose, CA

Sample Number	Sample Location	Depth (ft.)	Date Sampled	Chemical Concentrations Detected (ppm or mg/kg)							
				TPHmo	TPHd	TPHg	Benzene	Toluene	Ethyl-benzene	Total Xylenes	EPA 8260 Analytes
Sidewall Soil Sample											
355-SW-N8	North sidewall	8	10-Mar-00	<2500	12,000	3,900	<0.025	<0.025	0.3	0.076	(1)
355-SW-N18	North sidewall	18	10-Mar-00	<2500	1,700	620	<6.2	<6.2	<6.2	<6.2	NA
355-SW-S8	South sidewall	8	10-Mar-00	<500	100	57	<0.62	<0.62	<0.62	<0.62	NA
355-SW-S18	South sidewall	18	10-Mar-00	<50	88	1.4	<0.005	<0.005	<0.005	<0.005	NA
355-SW-E9	East sidewall	9	10-Mar-00	<50	100	40	<0.62	<0.62	<0.62	<0.62	NA
355-SW-E18	East sidewall	18	10-Mar-00	<50	<1	1.8	<0.005	<0.005	<0.005	<0.005	NA
355-SW-W8	West sidewall	8	10-Mar-00	<1000	970	250	<1.2	<1.2	<1.2	<1.2	(2)
355-SW-W18	West sidewall	18	10-Mar-00	<50	23	4	<0.005	<0.005	<0.005	<0.005	NA
Soil Boring											
355-HP-1	West of excavation	5	17-Mar-00	<50	11	<1	<0.005	<0.005	<0.005	<0.005	NA
		10	17-Mar-00	<50	19	<1	<0.005	<0.005	<0.005	<0.005	NA
		15	17-Mar-00	<50	160	4.7	0.011	<0.005	<0.005	<0.005	NA
355-HP-2	North of excavation	5	17-Mar-00	<50	10	<1	<0.005	<0.005	<0.005	<0.005	NA
		10	17-Mar-00	<50	18	1.0	<0.005	<0.005	<0.005	<0.005	NA
		15	17-Mar-00	<50	480	17	<0.62	<0.62	<0.62	<0.62	NA
355-MW-1	East of excavation	5	17-Mar-00	<50	1.1	<1	<0.005	<0.005	<0.005	<0.005	NA
		10	17-Mar-00	<50	<1	<1	<0.005	<0.005	<0.005	<0.005	NA
		15	17-Mar-00	<50	<1	<1	<0.005	<0.005	<0.005	<0.005	NA

Notes:

NA = Not Analyzed
(1) = 1.2 pm Naphthalene and 0.027 ppm Isopropylbenzene detected by EPA 8260 analysis.
(2) = 0.076 ppm Naphthalene and 0.027 Isopropylbenzene detected by EPA 8260 analysis.

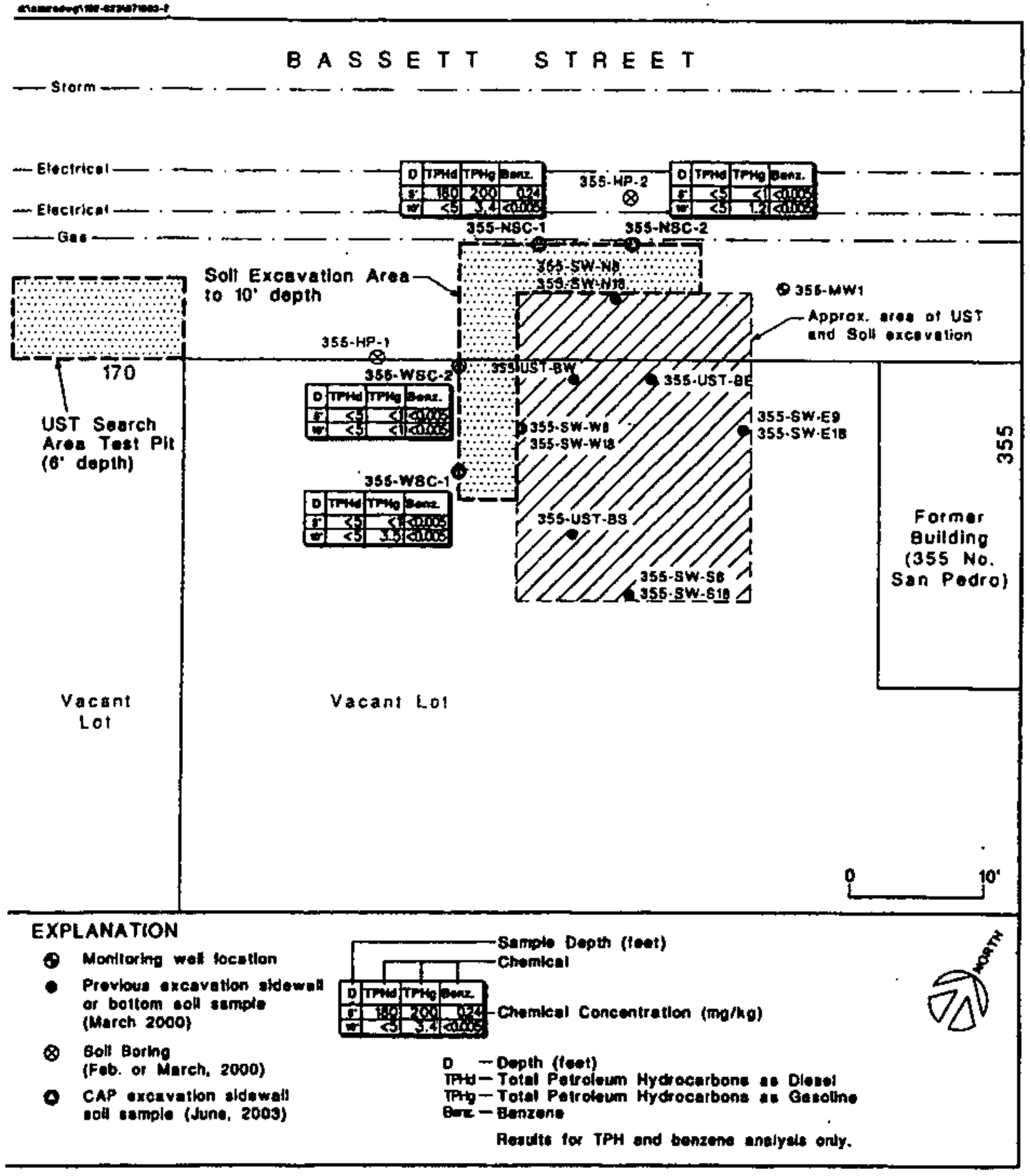
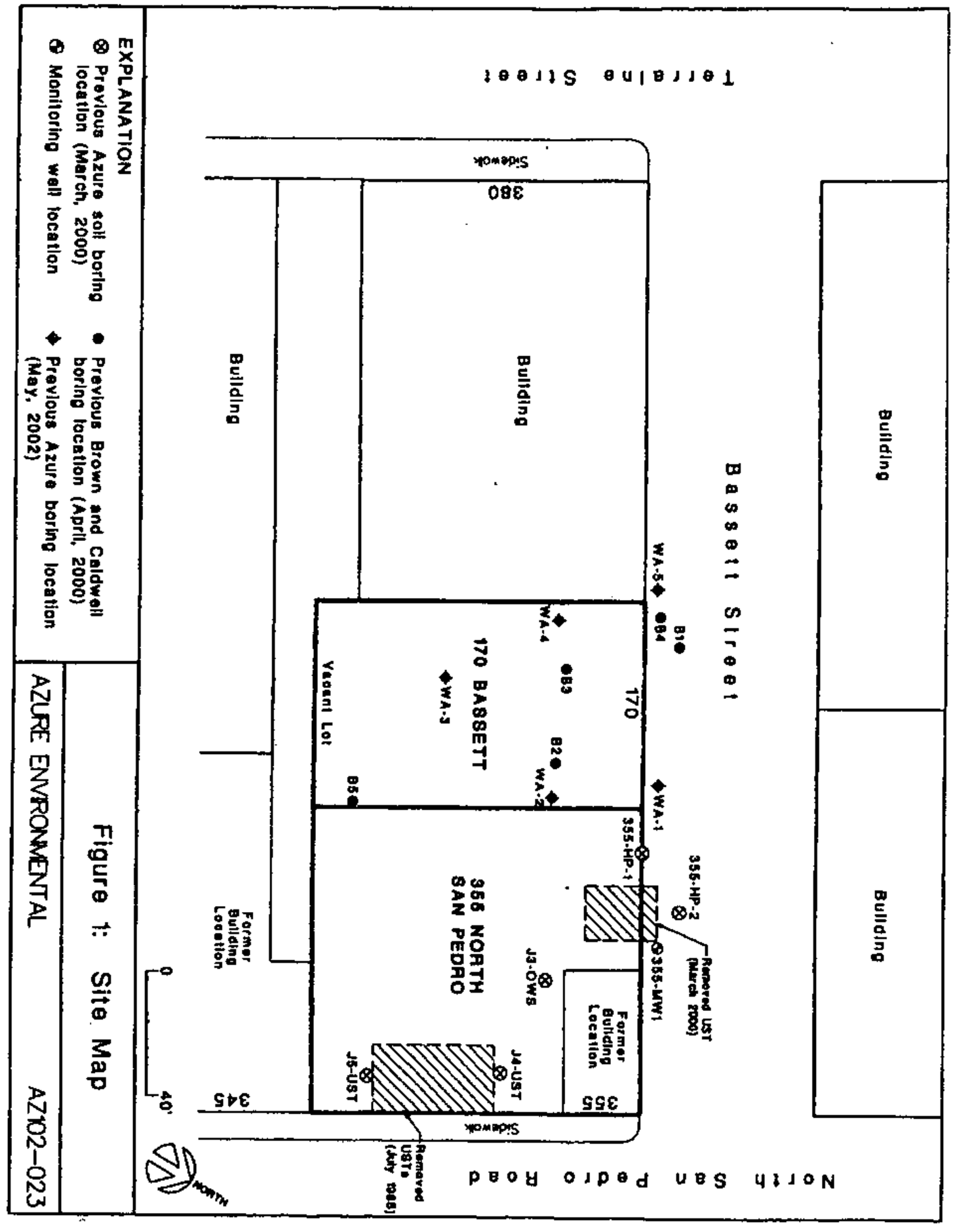


Figure 2: Corrective Action Soil Excavation and UST Search Areas

AZURE ENVIRONMENTAL AZ102–023



APPENDIX A

EXCAVATION PHOTOGRAPHS

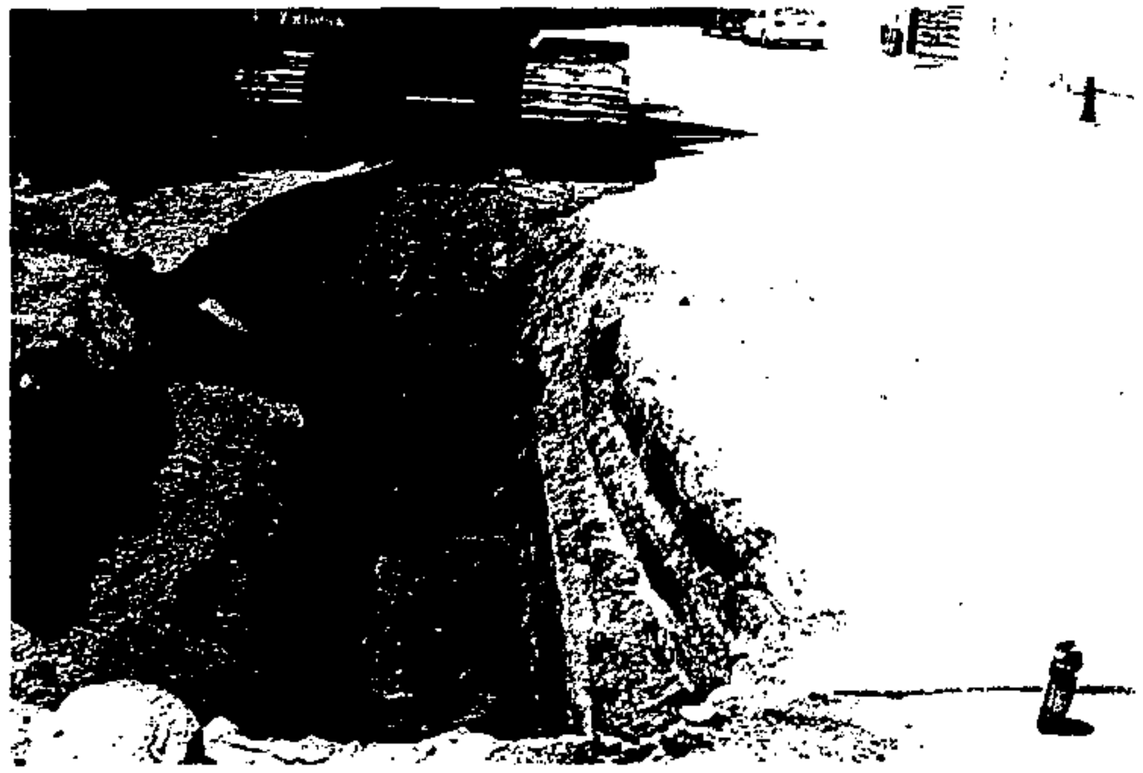


Photo No. 1 (above): North excavation sidewall looking west along Bassett Street on June 18, 2003. The excavation base depth is approximately 10 feet. The underground gas utility line is highlighted by orange paint in the excavation.

Photo No. 2 (below): Excavation of the west sidewall on June 19, 2003 using excavator equipment. The view of the west excavation sidewall is toward the south from Bassett Street. The excavated soil stockpile is shown in the left background area of the photograph.

Photo No. 3 (right): West excavation trench looking north toward Bassett Street on June 19. The excavation sidewall at right side of photograph shows previous UST excavation backfill materials. The excavation base depth is approximately 10 feet.

Photo No. 4 (below): Test pit excavated to search for a UST at 170 Bassett Street on June 19. The technician is inserting a 4-foot long metal probe into the base of the test pit to search for the UST.

APPENDIX B

LABORATORY CERTIFICATES

Analytical Sciences

Report Date: July 3, 2003

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

LABORATORY REPORT

Project Name: **355 North San Pedro** **AZ102-023**

Lab Project Number: **3061909**

This 9 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini, Ph.D.
Laboratory Director

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15329	355-NSC-2-10'	TPH/Gasoline	1.2	1.0
		Benzene	ND	0.005
		Toluene	ND	0.005
		Ethyl Benzene	0.007	0.005
		Xylenes	ND	0.015

Date Sampled: 06/18/03 Date Analyzed: 06/23/03 QC Batch #: 3568
Date Received: 06/19/03 Method: EPA 8015M/8020

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15330	355-WSC-1-5'	TPH/Gasoline	ND	1.0
		Benzene	ND	0.005
		Toluene	ND	0.005
		Ethyl Benzene	ND	0.005
		Xylenes	ND	0.015

Date Sampled: 06/19/03 Date Analyzed: 06/23/03 QC Batch #: 3568
Date Received: 06/19/03 Method: EPA 8015M/8020

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15331	355-WSC-1-10'	TPH/Gasoline	3.5	1.0
		Benzene	ND	0.005
		Toluene	ND	0.005
		Ethyl Benzene	ND	0.005
		Xylenes	ND	0.015

Date Sampled: 06/19/03 Date Analyzed: 06/23/03 QC Batch #: 3568
Date Received: 06/19/03 Method: EPA 8015M/8020

Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3126

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

TPH Diesel in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15326	355-NSC-1-5'	TPH/Diesel	180 (1)	5.0

Date Sampled: 06/18/03 | Date Extracted: 06/20/03 | QC Batch #: 3572
Date Received: 06/19/03 | Date Analyzed: 06/20/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15327	355-NSC-1-10'	TPH/Diesel	ND	5.0

Date Sampled: 06/18/03 | Date Extracted: 06/20/03 | QC Batch #: 3572
Date Received: 06/19/03 | Date Analyzed: 06/20/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15328	355-NSC-2-5'	TPH/Diesel	ND	5.0

Date Sampled: 06/18/03 | Date Extracted: 06/20/03 | QC Batch #: 3572
Date Received: 06/19/03 | Date Analyzed: 06/20/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15329	355-NSC-2-10'	TPH/Diesel	ND	5.0

Date Sampled: 06/18/03 | Date Extracted: 06/20/03 | QC Batch #: 3572
Date Received: 06/19/03 | Date Analyzed: 06/20/03 | Method: EPA 3550/8015M

(1) The sample chromatogram does not exhibit a characteristic pattern for diesel. Higher boiling point constituents of weathered gasoline are present.

Total Lead in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15326	355-NSC-1-5'	Lead (Pb)	12	3.0
15327	355-NSC-1-10'	Lead (Pb)	7.1	3.0
15328	355-NSC-2-5'	Lead (Pb)	6.8	3.0
15329	355-NSC-2-10'	Lead (Pb)	8.2	3.0
15330	355-WSC-1-5'	Lead (Pb)	6.3	3.0
15331	355-WSC-1-10'	Lead (Pb)	8.0	3.0
15332	355-WSC-2-5'	Lead (Pb)	6.8	3.0
15333	355-WSC-2-10'	Lead (Pb)	18	3.0
15334	355-SP	Lead (Pb)	22	3.0

Date Sampled: 06/18/03 & 06/19/03 | Date Digested: 06/23/03 | QC Batch #: 3576
Date Received: 06/19/03 | Date Analyzed: 06/24/03
Method: EPA 3050/6010

QC Batch #: 3572 Lab Project #: 3061909

Sample ID	Compound	Result (mg/kg)
MB	TPH/Diesel	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	TPH/Diesel	218	246	88.6

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	TPH/Diesel	229	246	93.1	4.9

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

QC Batch #: 3576 Lab Project #: 3061909

Sample ID	Compound	Result (mg/kg)
MB	Lead (Pb)	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	Lead (Pb)	25.1	25.0	100

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	Lead (Pb)	25.6	25.0	102	2.2

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

APPENDIX F.8

CORRECTIVE ACTION CLOSURE REPORT
206 BASSETT STREET, AUGUST 4, 2003

August 4, 2003

Michelle Rembaum-Fox
California Regional Water Quality Control Board -
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

Re: Corrective Action Closure Report
206 Bassett Street, San Jose, California

Dear Ms. Rembaum-Fox:

This Corrective Action Closure Report ("Closure Report") is submitted for the property with the address 206 Bassett Street in San Jose, California ("the Site"; Figure 1) on behalf of the property owner, Brandenburg Family Associates ("BFA"). This report presents the results of corrective action activities completed during June/July 2003 at the Site in accordance with the "Corrective Action Plan" (CAP) report dated November 27, 2001 (Azure, 2001). The CAP report was approved by the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB) in a letter to Brandenburg Properties dated February 6, 2002. The Site is located within an area designated as a redevelopment project area by the San Jose Redevelopment Agency (SJRDA). The completed corrective action measures described below were conducted to prepare the Site for redevelopment to residential land use.

Excavation of near-surface soil and soil sampling activities were conducted at the Site in accordance with the RWQCB-approved CAP. This Closure Report describes the final Site excavation area and soil confirmation sampling results for total petroleum hydrocarbons as motor oil (TPHmo) achieved to complete the corrective actions for the Site. Based on results of the corrective action work, the remedial action at the Site has been completed in accordance with the CAP and no additional remedial actions are recommended.

1.0 RESULTS OF PREVIOUS SOIL INVESTIGATIONS

Previous results of soil investigations at the Site and adjacent properties are described in the report entitled "Results of Phase II Soil and Ground-Water Investigations" dated May 10, 2000 (Azure, 2000). Soil investigations were conducted at the Site in March 2000 to assess the possible presence of petroleum hydrocarbons and pesticides in near-surface soil (Azure, 2000). Sampling results indicated only TPHmo at a concentration of 510 ppm was detected in the two-foot depth sample from boring T2-AG (Figure 1). TPHmo was not detected (<13 ppm) in a deeper soil sample collected from the boring at five-feet below grade.

Boring T2-AG is located adjacent to a former Site building that was most recently used by a paper recycling facility as an office, welding and equipment maintenance shop (Azure, 2000). The building was demolished in 1996 and the Site is currently a fenced, undeveloped lot. No records or physical characteristics have been found indicating the presence of underground storage tanks, sumps or oil/water separators at the Site (Azure, 2000). The area where TPHmo

was detected in near-surface soil appears to have been the result of incidental surface spill of motor oil on the Site.

The TPHmo concentration detected in the two-foot depth sample from boring T2-AG of 510 ppm is slightly higher than the Tier 1 RBSL/ESL for TPH-residual fuels of 500 ppm in shallow soil (i.e., less than or equal to 3 meters depth) and for residential land use presented in the following RWQCB documents:

- "Application of Risk-Based Screening Levels and Decision Making to Sites With Impacted Soil and Groundwater" dated December 2001 (RWQCB, 2001).
- "Screening For Environmental Concerns At Sites With Contaminated Soil and Groundwater" dated July 2003 (RWQCB, 2003).

Based on previous soil investigation results, the occurrence of TPHmo at a concentration greater than the Tier 1 RBSL/ESL appeared to be restricted to near-surface soil (i.e., less than five-foot depth) within a limited area in the vicinity of previous soil boring T2-AG. The maximum TPHmo concentration detected in Site soil is well below the Tier 1 RBSL/ESL for TPH-residual fuels in subsurface soil, commercial/industrial category (i.e., 1,000 ppm).

2.0 SOIL EXCAVATION CORRECTIVE ACTIONS

2.1 Scope of Corrective Action Plan

The RWQCB-approved CAP report described soil excavation remedial actions planned for the Site based on evaluations of previous soil investigation data. Results of soil investigations presented in the CAP report indicated the presence of TPHmo-impacted soil at concentrations greater than the soil remedial goal in the vicinity of soil boring T2-AG at a depth of less than five-feet below grade (Figure 1). Based on the soil remedial goal evaluation, the CAP report described remedial actions to remove and/or reduce TPHmo concentrations in unsaturated-zone soil to levels below the Tier 1 RBSL/ESL of 500 ppm for shallow soil, residential land use. The planned excavation depth presented in the CAP report was approximately five-feet below grade, followed by off-site disposal at an appropriate landfill facility. Soil confirmation sampling of the excavation sidewalls was planned to confirm the removal of soil containing TPHmo concentrations above the remedial goal of 500 ppm for shallow soil, residential land use.

2.2 Summary of Soil Excavation Completion

Pacific States Environmental Contractors, Inc. (PSEC) completed the soil excavation work at the Site near boring T2-AG during June/July 2003 using backhoe equipment to advance a subsurface trench and remove the soil. An area of soil with final dimensions of approximately 11.5 feet by 17 feet and a depth of five-feet below grade was excavated at the previous soil boring location T2-AG (Figure 1). The dimensions and configuration of the final excavation area are illustrated in Figures 1 and 2; photographs of the excavation area are attached.

The soil excavation was conducted on three separate dates and excavation sidewall soil samples were collected on each date. Following receipt of soil sample analysis results, certain excavation sidewalls were extended by further excavation until the laboratory analysis results indicated the

Tier 1 RBSL/ESL was achieved at each sidewall. The confirmation soil sampling was conducted at a depth of two feet to confirm removal of the lateral and vertical extent of soil where TPHmo was previously detected in the two-foot depth soil sample at previous boring location T2-AG. Ground water was not encountered in the excavation.

Approximately 35 cubic yards of soil were removed from the excavation. The sediments encountered in the excavation consisted predominantly of relatively fine-grained clay and silt sediments. The soil in the excavation was dry and no petroleum odors or staining were noted; no petroleum vapors were detected in the subsurface soil using photoionization detector equipment. A concrete building slab approximately one-foot thick was encountered at the final north and west excavation sidewalls (Figure 1). Sidewall soil samples were collected from soil beneath the concrete slab.

TPHmo-impacted soil was removed from the excavation and stockpiled on an adjacent area of the Site for off-site transport and disposal. The soil stockpile was covered by visqueen plastic to control dust and storm water erosion. Based on stockpile sampling results, excavated soil was characterized as non-hazardous waste and transported on August 1, 2003 for disposal at the Forward, Inc. Class II landfill in Manteca, California. The excavation was backfilled with clean quarry import materials placed between ground surface and the base of the excavation at five-feet below grade. Lowney Associates provided engineering oversight of backfilling and compaction activities and conducted compaction testing on the backfill materials. The backfill materials were compacted to a minimum ninety percent (90%) relative compaction (ASTM D1557) based on compaction testing results obtained by Lowney. Compaction test records are on file at Lowney's offices.

2.3 Confirmation Soil Sample Results

Confirmation soil samples were collected at a depth of two feet from the north, south, east and west excavation sidewall locations during soil excavation activities conducted on June 11, July 25 and 29, 2003 (Figure 2). The frequency of soil sample locations shown in Figure 2 was developed to obtain representative samples of soil for each excavation sidewall. The soil samples were collected from each sidewall after excavating soil containing TPHmo at concentrations above the remedial goal.

Excavation began on June 11 and the north, south and east sidewalls were extended approximately four feet laterally on July 25 based on the June 11 sampling results. Based on the July 25 sample analysis results, the east sidewall was extended laterally and the final sidewall samples collected on July 29. Each confirmation soil sample was collected in a clean brass tube capped with Teflon and plastic caps at each end. Following collection, the samples were labeled, placed in a chilled cooler and delivered to Analytical Sciences, a California State-certified analytical laboratory. Chain-of-custody protocol was followed during sampling procedures and transport to the analytical laboratory. The soil samples were analyzed for TPHmo using EPA Method 3560. Confirmation soil sampling results are illustrated in Figure 2 and summarized in Table 1; laboratory certificates are attached.

Laboratory analysis results for the confirmation soil samples indicate TPHmo concentrations were less than the remedial goal concentration of 500 ppm in the final excavation sidewall

samples (Figure 2). TPHmo was not detected in the final excavation sidewall samples from the east and west sidewalls (detection limit <50 ppm). Low TPHmo concentrations were detected in the final north (110 ppm) and south (71 ppm) sidewall samples (Figure 2). The highest TPHmo concentration was detected in the interim east sidewall sample 206-E2-MO (3,400 ppm). Reduction of TPHmo concentrations in the final excavation sidewall sample results indicates the effectiveness of the soil excavation remedial actions.

3.0 SUMMARY AND CONCLUSIONS

The RWQCB-approved CAP report presented evaluations of soil investigation data and risk-based remedial goals to develop recommended soil excavation remedial actions at the Site (Azure, 2001). The objectives of the soil excavation were to remove soil containing TPHmo at concentrations greater than the remedial goal from a limited area where previous investigations indicated TPHmo-impacted soil in the vicinity of boring T2-AG at a depth of less than five-feet (Figure 1). The excavation was completed by excavating an approximate 11.5-foot by 17-foot area to a depth of five feet at previous soil boring location T2-AG (Figure 2). An estimated 35 cubic yards of TPHmo-impacted soil were removed from the excavation. Following completion of the excavation, sidewall soil samples were collected at depths of two-feet below grade to confirm the removal of TPHmo-impacted soil. The excavation was backfilled and compacted using clean imported quarry materials. Excavated soil was stockpiled on-site and transported for disposal at an off-site facility.

Confirmation soil samples were collected from the north, south, east and west excavation sidewalls to confirm removal of soil containing TPHmo at concentrations greater than the risk-based remedial goal of 500 ppm. Laboratory analysis results indicate TPHmo concentrations were below remedial goals in all the final excavation sidewall soil samples (Table 1; Figure 2). Based on the results of soil excavation and confirmation sampling presented in this Closure Report, no further investigations or remedial measures are recommended prior to Site redevelopment for residential or commercial land use

Please feel free to contact me at 415/460-1561 if you have any questions regarding this report.

Sincerely,

Jeff Hennier, R.G., C.HG.
Principal Hydrogeologist

cc w/attachments: Ron Zraick, Brandenburg Family Associates I
David Panagore, San Jose Redevelopment Agency

TABLE 1
SUMMARY OF SOIL SAMPLE ANALYSIS RESULTS
206 Bassett Street, San Jose, CA

Sample Number	Sample Location	Depth (ft.)	Date Sampled	TPHmo (ppm or mg/kg)
Excavation Sidewall Soil Sample				
206-N2-MO(A)	Interim North sidewall	2	11-Jun-03	950
206-N2-MO(B)	Interim North sidewall	2	11-Jun-03	570
206-NN2-MO	Interim North sidewall	2	25-Jul-03	330
206-NNN2-MO	North sidewall	2	25-Jul-03	110
206-E2-MO	Interim East sidewall	2	25-Jul-03	3,400
206-EE2-MO	Interim East sidewall	2	25-Jul-03	1,200
206-EEE2-MO	East sidewall	2	29-Jul-03	<50
206-S2-MO	Interim South sidewall	2	11-Jun-03	2,000
206-SS2-MO	South sidewall	2	25-Jul-03	71
206-W2-MO	West sidewall	2	29-Jul-03	<50
Previous Soil Boring				
T2-AG	Pre-Excavation	2	15-Feb-00	510
		5	15-Feb-00	<13

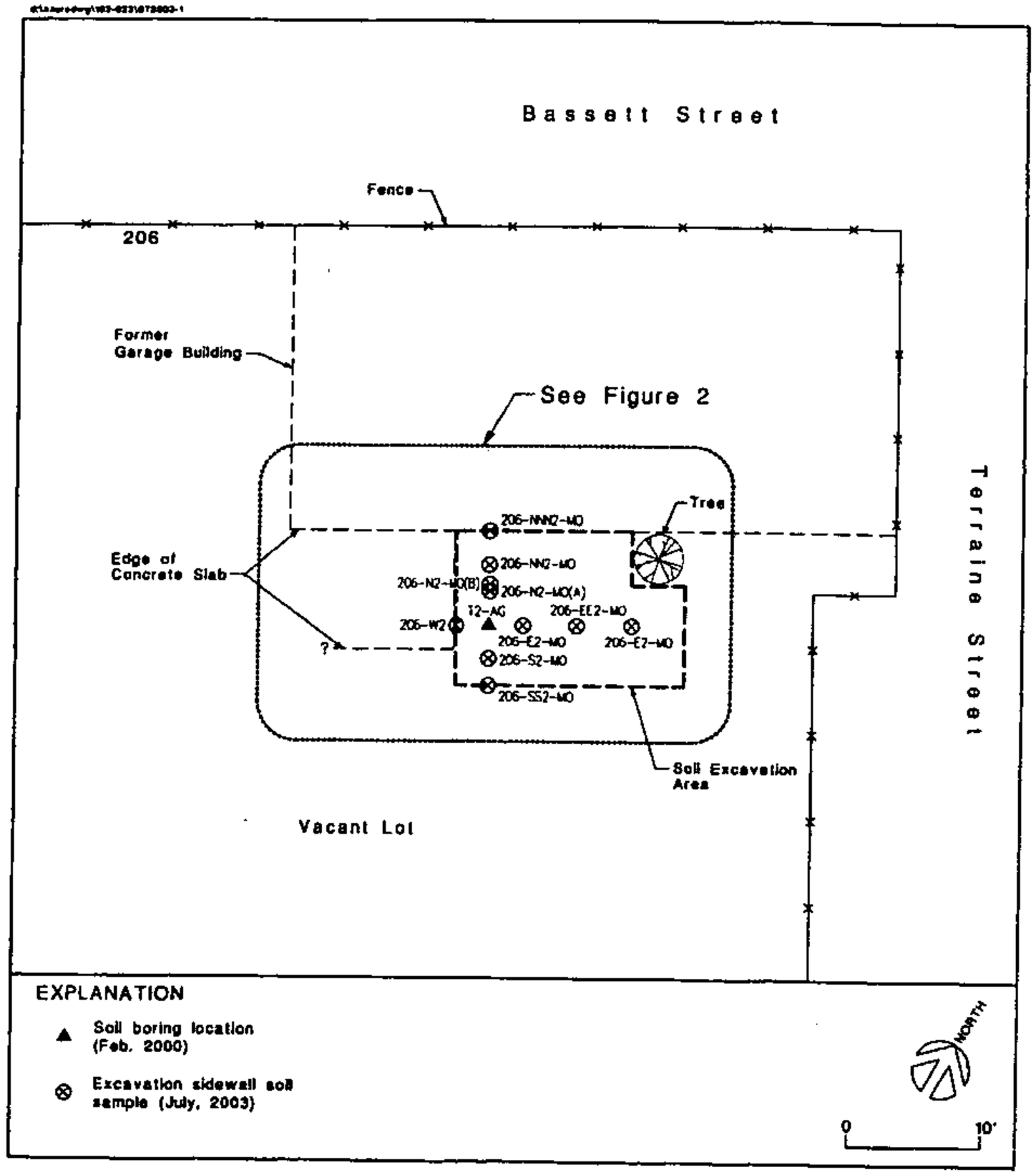


Figure 1: Site Map

AZURE ENVIRONMENTAL AZ102-023

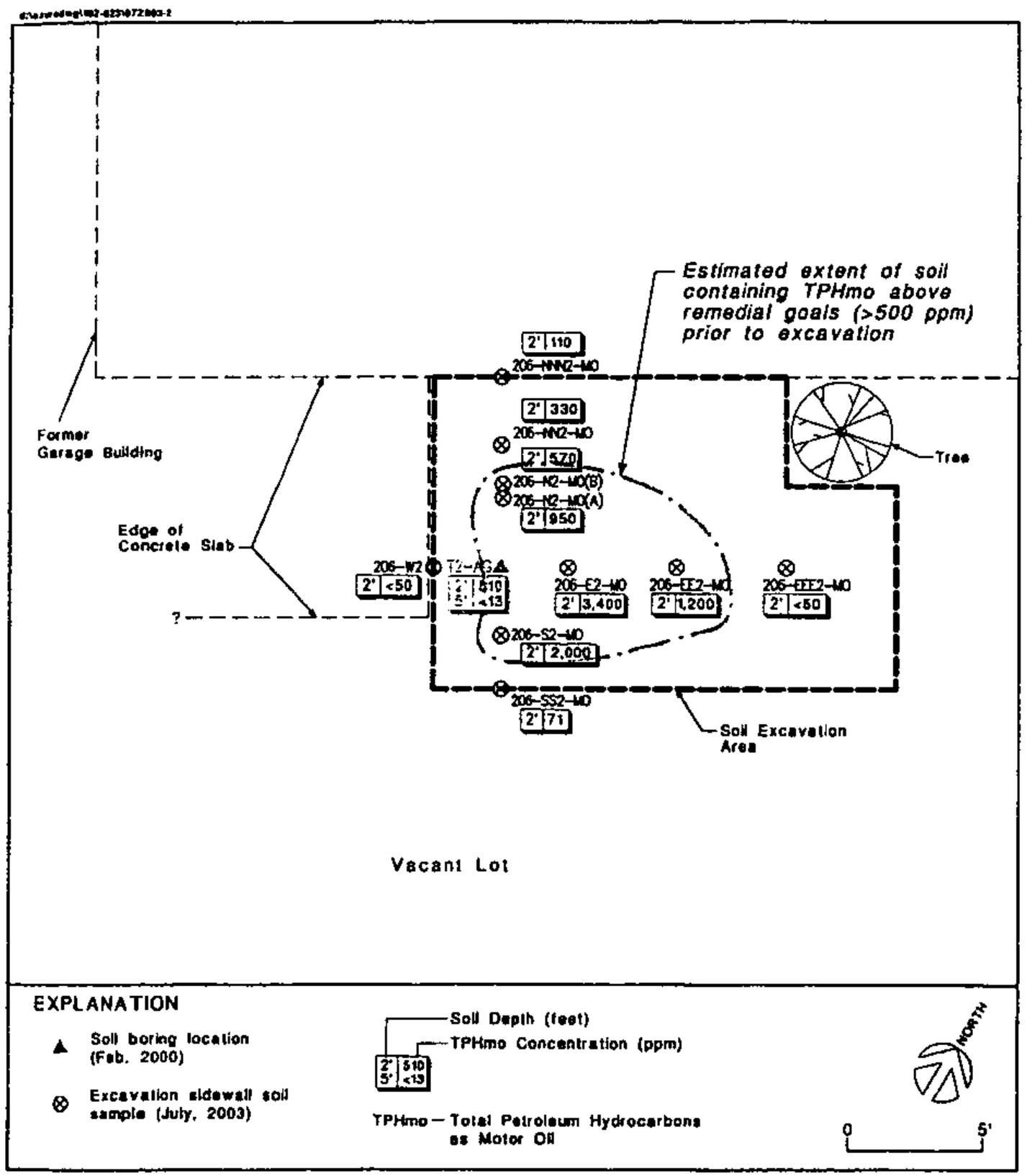


Figure 2:	206 Bassett Street - TPHmo in Soil Samples and Soil Excavation Area
AZURE ENVIRONMENTAL	AZ102-023

ATTACHMENT

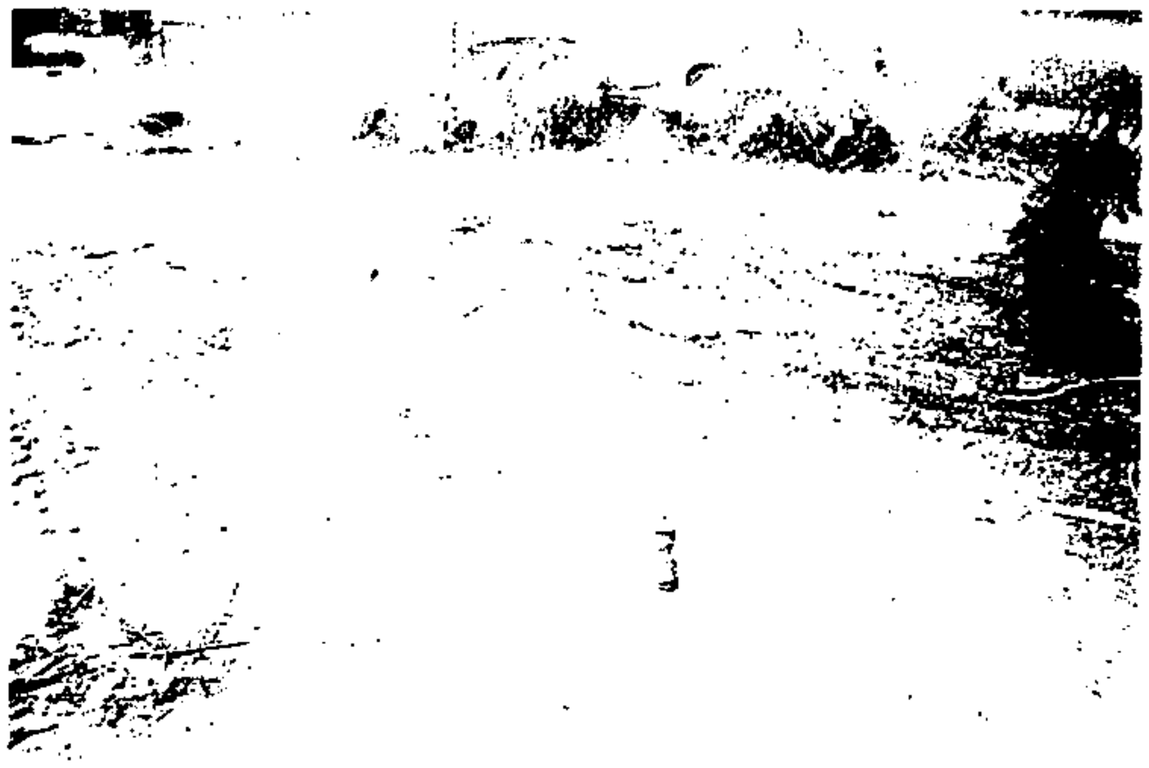


Photo No. 1 (above): Initial excavation area outlined in spray paint prior to excavation at 206 Bassett Street on June 11, 2003. The location of previous soil boring T2-AG is at the center of the outlined area.

Photo No. 2 (below): North (left) and east soil excavation sidewalls at 206 Bassett Street on July 25, 2003. The excavation base depth is five feet.

Analytical Sciences

Report Date: June 24, 2003

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

LABORATORY REPORT

Project Name: **206 Bassett Street**

Lab Project Number: **3061305**

This 3 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini, Ph.D.
Laboratory Director

PO Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

TPH Motor Oil in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15194	206-S2-MO	Motor Oil	2,000	100

Date Sampled: 06/11/03 Date Extracted: 06/17/03 QC Batch #: 3560
Date Received: 06/13/03 Date Analyzed: 06/17/03 Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15195	206-N2-MO	Motor Oil	950	100

Date Sampled: 06/11/03 Date Extracted: 06/17/03 QC Batch #: 3560
Date Received: 06/13/03 Date Analyzed: 06/17/03 Method: EPA 3550/8015M

LABORATORY QUALITY ASSURANCE REPORT

QC Batch #: 3560 Lab Project #: 3061305

Sample ID	Compound	Result (mg/kg)
MB	TPH/Diesel	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	TPH/Diesel	222	246	90.2

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	TPH/Diesel	215	246	87.4	3.2

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

CHAIN OF CUSTODY

LAB PROJECT NUMBER: 3061305
CLIENT'S PROJECT NAME: 206 Bassett St
CLIENT'S PROJECT NUMBER:

CLIENT INFORMATION

COMPANY NAME: AZURE ENVIRONMENTAL
ADDRESS: 85 BOLINAS ROAD, SUITE 2A
FAIRFAX, CA 94930
CONTACT: JEFF HENNIER
PHONE#: (415) 460-1561
FAX #: (415) 460-1569

TURNAROUND TIME (check one)

MOBILE LAB ____ 24 HOURS ____
SAME DAY ____ 72 HOURS ____
48 HOURS ____ NORMAL X
5 DAYS ____

COOLER TEMPERATURE
ICE ____ °C

COC
PAGE 1 OF 1

ANALYSIS

ITEM	CLIENT SAMPLE I.D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	TPH/BTEX & MTBE EPA 8015M/8020	TPH DIESEL EPA 8015M	OXYGENATED FUEL ADDITIVES EPA 8260B	VOLATILE HYDROCARBONS EPA 8260	CHLORINATED SOLVENTS EPA 8010	TRPH SM 5520F	SEMI-VOLATILE HYDROCARBONS EPA 8270	TOTAL LEAD	5 LUFT METALS	CAM 17 METALS	TPH motor oil			COMMENTS	LAB SAMPLE #
1	206-S2'-mo	6/11/03	1:35	soil	1	N											X				15194
2	206-N2'-mo	↓	1:35	↓	↓	↓											X				15195
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11																					
12																					

SIGNATURES

RELINQUISHED BY: _____ 6/12/03 _____
SIGNATURE DATE TIME

RECEIVED BY LABORATORY: Mark A. Valentini 6/13/03 9:15 am
SIGNATURE DATE TIME

Analytical Sciences

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

Report Date: July 21, 2003

LABORATORY REPORT

Project Name: 206 Bassett St.

Lab Project Number: 3071010

This 3 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini

Mark A. Valentini, Ph.D.
Laboratory Director

PO Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

TPH Motor Oil in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
15677	206-N2'-MO	Diesel	ND	5.0
	Side B	Motor Oil	570	100

Date Sampled:	06/11/03	Date Extracted:	07/10/03	QC Batch #:	3560
Date Received:	06/13/03	Date Analyzed:	07/11/03	Method:	EPA 3550/8015M

LABORATORY QUALITY ASSURANCE REPORT

QC Batch #: 3560

Lab Project #: 3071919

Sample ID	Compound	Result (mg/kg)
MB	TPH/Diesel	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	TPH/Diesel	222	246	90.2

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	TPH/Diesel	215	246	87.4	3.2

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

CHAIN OF CUSTODY Relog

LAB PROJECT NUMBER: ~~3061305~~ 3070010
CLIENT'S PROJECT NAME: 206 Bassett St
CLIENT'S PROJECT NUMBER:

CLIENT INFORMATION

COMPANY NAME: AZURE ENVIRONMENTAL
ADDRESS: 85 BOLINAS ROAD, SUITE 2A
FAIRFAX, CA 94930
CONTACT: JEFF HENNIER
PHONE#: (415) 460-1561
FAX #: (415) 460-1569

TURNAROUND TIME (CHECK ONE)

MOBILE LAB ____
SAME DAY ____ 24 HOURS ____
48 HOURS ____ 72 HOURS ____
5 DAYS ____ NORMAL X

COOLER TEMPERATURE
ICE °C

COC
PAGE 1 OF 1

ANALYSIS REQUESTED

ITEM	CLIENT SAMPLE I.D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	TPH/BTEX & MTBE EPA 8015/8020	TPH DIESEL EPA 8015M	OXYGENATED FUEL ADDITIVES EPA 8260M	VOLATILE HYDROCARBONS EPA 8260	CHLORINATED SOLVENTS EPA 8010	TRPH SM 5520F	SEMI-VOLATILE HYDROCARBONS EPA 8270	TOTAL LEAD	5 LUFT METALS	CAM 17 METALS	TPH (motor oil)	TPH/Hydro		COMMENTS	LAB SAMPLE #
1	206-S2'-mo	6/11/03	1:32	soil	1	N											X				~~15144~~
2	206-N2'-mo	↓	135	↓	↓	↓											X	X		(15677)	~~15145~~
3																				→ other side for Attn. "B" side.	
4																					
5																					
6					1																
7																					
8																					
9																					
10																					
11																					
12																					

SIGNATURES

RELINQUISHED BY: _____ SIGNATURE 6/12/03 DATE Relog per J. Hennier TIME

RECEIVED BY LABORATORY: Mark A. Valentini SIGNATURE 6/13/03 DATE 9:15 TIME

Analytical Sciences
PO Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

LABORATORY REPORT

Report Date: July 28, 2003

Project Name: 206 Bassett St. 102-023

Lab Project Number: 3072801

This 3 page report of analytical data has been reviewed and approved for release.

Mark A. Valentini, Ph.D.
Laboratory Director

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

TPH Diesel & Motor Oil in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16004	206-NN2-MO	Motor Oil	330	50

Date Sampled: 07/25/03 | Date Extracted: 07/28/03 | QC Batch #: 3662
Date Received: 07/25/03 | Date Analyzed: 07/28/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16005	206-SS2-MO	Motor Oil	71	50

Date Sampled: 07/25/03 | Date Extracted: 07/28/03 | QC Batch #: 3662
Date Received: 07/25/03 | Date Analyzed: 07/28/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16006	206-E2-MO	Motor Oil	3400	500

Date Sampled: 07/25/03 | Date Extracted: 07/28/03 | QC Batch #: 3662
Date Received: 07/25/03 | Date Analyzed: 07/28/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16007	206-NNN2-MO	Motor Oil	110	50

Date Sampled: 07/25/03 | Date Extracted: 07/28/03 | QC Batch #: 3662
Date Received: 07/25/03 | Date Analyzed: 07/28/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16008	206-EE2-MO	Motor Oil	1200	200

Date Sampled: 07/25/03 | Date Extracted: 07/28/03 | QC Batch #: 3662
Date Received: 07/25/03 | Date Analyzed: 07/28/03 | Method: EPA 3550/8015M

LABORATORY QUALITY ASSURANCE REPORT

QC Batch #: 3662 Lab Project #: 3072801

Sample ID	Compound	Result (mg/kg)
MB	TPH/Diesel	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	TPH/Diesel	2520	2730	92.3

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	TPH/Diesel	2630	2730	96.3	4.27

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

CHAIN OF CUSTODY

LAB PROJECT NUMBER: 3072801
AZURE ENVIRONMENTAL PROJECT NAME: 206 Bassett St.
AZURE ENVIRONMENTAL PROJECT NUMBER: 102-023

CLIENT INFORMATION

COMPANY NAME: AZURE ENVIRONMENTAL
ADDRESS: 85 BOLINAS ROAD, SUITE 2A
FAIRFAX, CA 94930
CONTACT: JEFF HENNIER
PHONE#: (415) 460-1561
FAX #: (415) 460-1569

TURNAROUND TIME (check one)

MOBILE LAB ____ RUSH
SAME DAY ____ 24 HOURS X
48 HOURS ____ 72 HOURS ____
5 DAYS ____ NORMAL ____

GEOTRACKER EDF: ___ Y X N
GLOBAL ID: ____

COOLER TEMPERATURE
ICED °C

COC
PAGE 1 OF 1

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ITEM	CLIENT SAMPLE I.D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	TPH/BTEX & MTBE EPA 8015/8020	TPH (DIESEL MOTOR OIL RANGE)	VOLATILE HYDROCARBONS EPA 8260B (PULL LIST)	BTEX & OXYGENATES + Pb SCAVENGERS EPA 8260B	OXYGENATED FUEL ADDITIVES EPA 8260B	CHLORINATED SOLVENTS EPA 8260 / EPA 8260B	SEMI-VOLATILE HYDROCARBONS EPA 8270	TRPH / TOG SM 5520F / EPA 418.1/B	PESTICIDES / PCB'S EPA 8081 / 8141 / 8082	CAM 17 METALS / LUFT METALS	TOTAL LEAD			COMMENTS	LAB SAMPLE #
1	206-NN2-MO	7/25/03	130	Soil	1	N		X													16004
2	206-SS2-MO	↓	140	↓	↓	↓		↓												TPHmo ONLY	16005
3	206-E2-MO		150																		16006
4	206-NNN2-MO		230																	HOLD	16007
5	206-EE2-MO	↓	240	↓	↓	↓		↓												HOLD	16008
6																					
7																				Telecon	
8																				Held 7/28 12:56	
9																				MHV.	
10																					
11																					

SIGNATURES

SAMPLED BY: [signature]
RELINQUISHED BY: [signature] 7/25/03 600
SIGNATURE DATE TIME
RECEIVED BY LABORATORY: [signature] 7/25/03 600 pm
SIGNATURE DATE TIME

Analytical Sciences

Azure Environmental
85 Bolinas Road, Suite 2A
Fairfax, CA 94930
ATTN: Jeff Hennier

Report Date: July 30, 2003

LABORATORY REPORT

Project Name: 206 Bassett St.
Lab Project Number: 3072801
Project Number: 102-023

This 3 page report of analytical data has been reviewed and approved for release.

[signature]
Mark A. Valentini, Ph.D.
Laboratory Director

PO Box 750336
Petaluma, CA 94975-0336
Telephone: (707) 769-3128

110 Liberty Street
Petaluma, CA 94952
Fax: (707) 769-8093

TPH Motor Oil in Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16054	206-EEEZ	Motor Oil	ND	50

Date Sampled: 07/29/03 | Date Extracted: 07/30/03 | QC Batch #: 3682
Date Received: 07/29/03 | Date Analyzed: 07/30/03 | Method: EPA 3550/8015M

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16056	206-W2	Motor Oil	ND	50

Date Sampled: 07/29/03 | Date Extracted: 07/30/03 | QC Batch #: 3682
Date Received: 07/29/03 | Date Analyzed: 07/30/03 | Method: EPA 3550/8015M

Total Lead In Soil

Lab #	Sample ID	Analysis	Result (mg/kg)	RDL (mg/kg)
16057	206-SP	Lead (Pb)	46	3.0

Date Sampled: 07/29/03 | Date Digested: 07/30/03 | QC Batch #: 3683
Date Received: 07/29/03 | Date Analyzed: 07/30/03
Method: EPA 3050/6010

LABORATORY QUALITY ASSURANCE REPORT

QC Batch #: 3682 Lab Project #: 3073001

Sample ID	Compound	Result (mg/kg)
MB	TPH/Diesel	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	TPH/Diesel	232	246	94.3

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	TPH/Diesel	211	246	85.8	9.5

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

QC Batch #: 3683 Lab Project #: 3073001

Sample ID	Compound	Result (mg/kg)
MB	Lead (Pb)	ND

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.
LCS	Lead (Pb)	20.2	21.5	94.0

Sample ID	Compound	Result (mg/kg)	Spike Level	% Recv.	RPD
LCSD	Lead (Pb)	22.0	22.0	100	8.6

MB = Method Blank; LCS = Laboratory Control Sample; CMS = Client Matrix Spike; CMSD = Client Matrix Spike Duplicate
NS = Not Spiked; OR = Over Calibration Range; NR = No Recovery

Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975-0336
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

CHAIN OF CUSTODY

LAB PROJECT NUMBER: 3073001
AZURE ENVIRONMENTAL PROJECT NAME: 206 Bassett St.
AZURE ENVIRONMENTAL PROJECT NUMBER: 102-023

CLIENT INFORMATION

COMPANY NAME: AZURE ENVIRONMENTAL
ADDRESS: 85 BOLINAS ROAD, SUITE 2A
FAIRFAX, CA 94930
CONTACT: JEFF HENNER
PHONE#: (415) 460-1561
FAX #: (415) 460-1569

TURNAROUND TIME (check one)

MOBILE LAB ____ RUSH
SAME DAY ____ 24 HOURS X
48 HOURS ____ 72 HOURS ____
5 DAYS ____ NORMAL ____

GEOTRACKER EDF: ___ Y X N
GLOBAL ID: ____

COOLER TEMPERATURE
Ice ____ °C

COC
PAGE 1 OF 1

ITEM	CLIENT SAMPLE I.D.	DATE SAMPLED	TIME	MATRIX	# CONT.	PRESV. YES/NO	ANALYSIS: TPH(GAS/BTEX) EPA 8015/8020	TPH(DIESEL, PLANT, MOTOR OIL) EPA 8015M	VOLATILE HYDROCARBONS EPA 8260B (FULL LIST)	BTEX & OXYGENATES + PB SCAVENGERS EPA 8260B	OXYGENATED FUEL ADDITIVES EPA 8260B	CHLORINATED SOLVENTS EPA 8010 / EPA 8260B	SEMI-VOLATILE HYDROCARBONS EPA 625	TRPH / TOG SM 4020F / EPA 418.1M	PESTICIDES / PCB'S EPA 8081 / 8141 / 8082	CAM 17 METALS / LUFT METALS	TOTAL LEAD			COMMENTS	LAB SAMPLE #
1	206-EEE2	7/29/03		Soil	1	N		X													16054
2	206-EEEE2	↓		↓	↓	↓		X												TPHmo Only	16055
3	206-W2							X												~~HOLD~~ HOLD	16056
4	206-SP																X				16057
5																					
6																					
7																					
8																					
9																					
10																					
11																					

SIGNATURES

SAMPLED BY: [signature]
RELINQUISHED BY: [signature] SIGNATURE — 7/29/03 DATE — 6:30 TIME
RECEIVED BY LABORATORY: [signature] SIGNATURE — 7/29/03 DATE — 6:30 TIME

APPENDIX F.9

SUMMARY OF HAZARDOUS MATERIALS ISSUES ASSOCIATED WITH BRANDENBURG/NORTHERN GATEWAY REDEVELOPMENT PROJECT, BROWN AND CALDWELL, JANUARY 31, 2001

MEMORANDUM

11-18671-007/1

January 31, 2001

TO: CY COLBURN—LEGACY PARTNERS COMMERCIAL, INC.

FROM: DAVID MARRS—BROWN AND CALDWELL

SUBJECT: SUMMARY OF HAZARDOUS MATERIALS ISSUES ASSOCIATED WITH BRANDENBURG/NORTHERN GATEWAY REDEVELOPMENT PROJECT

This memorandum summarizes Brown and Caldwell's current understanding of hazardous materials issues associated with the Brandenburg/Northern Gateway Redevelopment Project near downtown San Jose, California. It is our understanding that David J. Powers & Associates, Inc. will use this summary to support preparation of the project's Environmental Impact Report.

The general boundaries of the Brandenburg/Northern Gateway Redevelopment Project include Guadalupe Expressway (Highway 87) on the west, Union Pacific Railroad tracks on the north, North Market Street on the east, and West Saint James Street on the south. More than 55 individual properties have been identified within these boundaries. To maintain consistency with other project documents, all parcels discussed in this memorandum have been referenced to the site numbers used on the MacKay & Somps property information map dated September 13, 2000.

This transmittal replaces in its entirety our previous memorandum dated January 2, 2001.

A. Phase I Environmental Site Assessments

Phase I Environmental Site Assessments (ESAs) have been performed for all properties in the project area, either by Azure Environmental (Azure) on behalf of Brandenburg Properties (Brandenburg), or by Brown and Caldwell on behalf of Legacy Partners Commercial, Inc. (Legacy). The ESAs are documented in five reports (Azure, 1999a and 2000a; Brown and Caldwell, 2000a, 2000b and 2001). Figure 1 shows the properties for which Phase I ESAs have been completed.

The purpose of the Phase I studies was to identify potential environmental liabilities (principally soil and groundwater impacts) resulting from the use, storage, disposal and/or release of hazardous materials within the project area. The ESAs evaluated past and present land use on each parcel based on a review of aerial photographs, public records, government agency databases, visual inspections, and, where possible, interviews with property owners and current tenants.

In general, the Phase I ESAs determined that the area of the Brandenburg/Northern Gateway Redevelopment Project has had a variety of uses dating back to the 1880's, primarily light industrial/commercial in the northern portion (north of West Julian Street) and mixed residential/commercial south of West Julian Street. Environmental conditions of concern on several parcels included the presence of underground storage tanks (USTs) and oil/water separators. Other properties were determined to have had historical uses that possibly involved hazardous materials releases.

The potential environmental concerns identified by the Phase I ESAs are summarized below (Azure, 1999a and 2000a; Brown and Caldwell, 2000a, 2000b and 2001):

Brandenburg (formerly Lin) Property at 129-149 West Julian Street (Parcel 19e). This was a former gasoline service station at which two USTs were closed in place in the 1980s. Releases of petroleum hydrocarbons have been detected in soil and shallow groundwater, and groundwater monitoring is continuing. The California Regional Water Quality Control Board, San Francisco Bay Region (RWQCB) is overseeing remedial activities. Current conditions at this parcel, along with the approved remedial plan, are described in further detail in Section D.

Brandenburg Property at 153 West Julian Street (portion of Parcel 19c). Available reports confirmed a release of chlorinated solvents from a UST at a former bicycle parts manufacturer, with resulting soil and shallow groundwater contamination. The leaking UST and some contaminated soil have been removed. Ongoing remediation includes extraction and above ground treatment of contaminated groundwater. Quarterly groundwater monitoring is also conducted. The RWQCB is overseeing remedial activities and has approved a final remedial plan, which is discussed in more detail in Section D.

Brandenburg Property at 345 North San Pedro Street (portion of Parcel 19c). Records indicated an oil/water separator and the possible presence of one or two heating oil USTs. Conditions of concern included the potential release of hydrocarbons to soil and/or groundwater.

Brandenburg Property at 355 North San Pedro Street (portion of Parcel 19c). Records indicated the removal of two fuel USTs in 1985, the possibility of one or two heating oil USTs remaining on the property, and the presence of an oil/water separator. Samples collected at the time the two fuel USTs were removed indicated no release of hydrocarbons. However, the oil/water separator and the two remaining heating oil USTs were considered potential sources of petroleum to soil and/or groundwater. Note that portions of this property have been identified in some Azure reports (e.g., Azure, 1999a) by other addresses, including 353 North San Pedro Street and 152-158 Bassett Street.

Brandenburg Property at 185 West Julian Street (portion of Parcel 19c). Records indicated the presence of an oil/water separator and possibly a UST. Conditions of concern included the potential release of hydrocarbons to soil and/or groundwater.

Brandenburg Property at 330 Terraine Street (portion of Parcel 19c). Records showed removal of two fuel USTs at this parcel 1985 and the presence of a former railroad spur along the northern property boundary. Samples collected at the time the two fuel USTs were removed did not indicate a release of hazardous materials. However, the former railroad spur raised concerns about potential releases of hydrocarbons to soil. Note that this property has been identified in some Azure reports (e.g., Azure, 1999a) as 340-344 Terraine Street.

Wayne Property at 170 Bassett Street (Parcel 19b). This property was identified as a former automobile wrecking yard, and records indicated the possible presence of a heating oil UST. These conditions raised concerns regarding potential petroleum releases to soil and/or groundwater.

Brandenburg Property at 160 West Julian Street (portion of Parcel 19f). This property was determined to be a former gasoline service station and automobile repair facility. Two oil/water separators had been closed in place, but records showed that one or two former fuel USTs remained. Conditions of concern included the potential for releases of hydrocarbons to soil and/or groundwater.

Brandenburg Property at 201 West Julian Street (Parcel 19d). Former uses of this property included a cooperage shop, an auto body shop and a junkyard. Conditions of concern included the possibility of metals releases to surface soil.

Brandenburg Property at 206 Bassett Street (Parcel 19a). Records showed that agricultural chemicals were stored in former buildings at this location. A railroad spur was also formerly located along the southern property boundary. Conditions of concern included the possibility of pesticide, metals and hydrocarbon releases to surface soil.

State of California Property at 331-341 Terraine Street (Parcel 11). Historical uses of this property included a spray pump manufacturer, a metals foundry, an IBM product development laboratory, and printing and lithographic companies. The parcel is currently vacant but appears to be used for miscellaneous dumping by transients and others in the area. Based on past land use, conditions of concern included possible releases of metals, hydrocarbons, pesticides and chlorinated solvents to soil and/or groundwater.

City of San Jose Redevelopment Agency Property at 340 North San Pedro Street (Parcel 15). Portions of this property had historical use for fruit drying and as a warehouse. These operations may have involved storage of heating oil and possible releases of hydrocarbons to soil and/or groundwater.

State of California Property at 229-249 Bassett Street (Parcel 2). This property was historically used for painting and maintenance shops. Conditions of concern include possible releases of metals and hydrocarbons to soil and/or groundwater.

Union Pacific Railroad Company Property (Parcel 3). Historical use of this property as a railroad line raised concerns regarding potential releases of hydrocarbons and metals (arsenic and lead) to shallow soil.

Brandenburg Property at 201-225 Bassett Street (Parcel 4). Occupied since the late 1800s, this property was used for warehouse and waste paper bailing operations. There is a potential that machinery leaks released petroleum hydrocarbons to surface soil. An additional concern involved fill material of unknown origin placed at depths of up to 4 feet across most of this parcel.

Trenka, LLC Property at 199 Bassett Street (Parcel 6). This property had documented commercial and industrial uses dating from at least 1891. Previous occupants included a fruit packing warehouse, a furniture warehouse, a television and appliance warehouse, an automobile body repair shop, and a recreational equipment sales office. Past hazardous materials use included a paint spray booth, a welding shop, and above ground storage of small quantities of solvents and other flammable liquids. Although no records of spills were identified by the Phase I ESA (Brown and Caldwell, 2001), it is possible that petroleum products may have been released through use of sumps or other features that were not identified because the existing warehouse building was not accessible.

Leon Property at 361 North San Pedro Street (Parcel 7). Past uses included a restaurant, meat cold storage and packing, and furniture storage. Currently, the property is used as a recycling center, primarily for aluminum cans. There were no records of heating oil USTs or hazardous materials releases, however, use of petroleum products was noted in the records. The possible presence of sumps or other features that would raise environmental concern could not be evaluated because the property was not accessible during the Phase I ESA (Brown and Caldwell, 2001).

Otherwise, the Phase I ESAs did not indicate conditions of potential environmental concern on the remaining parcels within the area of the Brandenburg/Northern Gateway Redevelopment Project.

B. Closure of USTs and Oil/Water Separators

The Phase I ESA completed for the Brandenburg properties within Parcel 19c and Parcel 19f (Azure, 1999a) identified four separate addresses at which previous owners and occupants may have used USTs to store petroleum products. In March 2000, Azure managed the removal and closure of three former USTs and their associated piping. A fourth UST was cleaned and closed in place. All UST closures were performed under permit from the City of San Jose Fire Department (SJFD).

Pertinent information regarding the UST closures is summarized below (Azure, 2000b):

Brandenburg Property at 160 West Julian Street (portion of Parcel 19f). A 1,000-gallon gasoline UST was removed from this former gasoline service station site. Approximately 130 cubic yards of soil was also removed from the area surrounding the tank.

Brandenburg Property at 185 West Julian Street (portion of Parcel 19c). A 300-gallon heating oil UST was removed. Approximately 14 cubic yards of soil was also removed from the tank surroundings.

Brandenburg Property at 345 North San Pedro Street (portion of Parcel 19c). A 1,000-gallon waste oil tank was cleaned and closed in place. Further discussion of this UST closure is provided below.

Brandenburg Property at 355 North San Pedro Street (portion of Parcel 19c). Azure (1999a) previously identified this property as 152-158 Bassett Street. A 1,000-gallon gasoline and diesel fuel UST was removed. This UST was determined to have released petroleum hydrocarbons to soil and groundwater (see discussion below and in Section D). Approximately 210 cubic yards of potentially contaminated soil was removed from the UST excavation. Soil excavations were conducted in impacted areas until restricted by underground utilities in Bassett Street.

Prior to closure, the contents of each UST were removed and the tanks were rinsed with high-pressure water. The tank contents and the rinseate were collected and disposed off site at a permitted facility. The three removed USTs were decontaminated and dismantled for transport to a recycling facility. Sidewall and bottom samples were collected from the UST excavations, which were then backfilled with clean imported soil. Soil removed from the UST excavations was transported for disposal at the Newby Island Class II landfill in Milpitas, California.

Samples collected after the UST removals at 160 West Julian Street and 185 West Julian Street showed very low to non-detectable concentrations of petroleum hydrocarbons remaining in the soil. However, at 355 North San Pedro Street, elevated concentrations of gasoline and diesel fuel were detected in soil at the bottom and sidewalls of the UST excavation. Step-out soil borings at 355 North San Pedro indicated that the petroleum release extended into Bassett Street, but the boundary of hydrocarbon-affected soil and groundwater was not established (Azure, 2000b). Section D of this memorandum provides more details on the hydrocarbon release originating at the UST removed during March 2000 from 355 North San Pedro Street.

The waste oil UST at 345 North San Pedro Street was closed in place after it was determined that this tank could not be removed without significant disruption to buried utilities in the adjacent public right of way. Liquid contents were removed and the tank was pressure washed as described above. Following inspection by SJFD, the UST was filled with cement grout and the area above the tank was backfilled and compacted. Soil borings drilled adjacent to the closed UST indicated relatively low concentrations of residual diesel fuel and motor oil in samples collected to a depth of 15 feet below ground surface (Azure, 2000b). This sampling data indicates that any hydrocarbon release from the closed UST at 345 North San Pedro Street would be of very limited extent.

Azure (2000b) also found 10 oil/water separators at six separate Brandenburg properties within Parcel 19c and Parcel 19f. These separators and their associated piping were closed in place based on data demonstrating very low to non-detectable levels of petroleum hydrocarbons in samples

collected from adjacent soil borings. The soil samples were also analyzed for metals, which were shown to be within the expected range of background concentrations.

The oil/water separator closures were conducted during March 2000 in accordance with SJFD regulations (Azure, 2000b). The liquid in each sump was sampled and analyzed for total petroleum hydrocarbons, aromatic hydrocarbons and chlorinated solvents. Solid materials in the separators (i.e., soil or sludge) were also analyzed for metals. The separator contents were removed by vacuum truck and disposed at an off-site permitted facility in accordance with the analytical results and applicable regulatory requirements. The separators were then rinsed with high-pressure water, and the rinseates were also collected for off-site disposal. Approximately 5,000 gallons of liquid and rinseate were removed from the 10 separators. After inspection by SJFD, the cleaned oil/water separators and associated piping were filled with cement grout and closed in place.

The locations of the closed oil/water separators and other pertinent information are summarized below (Azure, 2000b):

Brandenburg Property at 160 West Julian Street (portion of Parcel 19f). Three oil/water separators were cleaned and closed. Two of the separators contained liquid, and the third was empty.

Brandenburg Property at 175 West Julian Street (portion of Parcel 19c). One oil/water separator, which was found to be dry and empty, was cleaned and closed.

Brandenburg Property at 185 West Julian Street (portion of Parcel 19c). One liquid-containing oil/water separator was cleaned and closed.

Brandenburg Property at 345 North San Pedro Street (portion of Parcel 19c). One liquid-containing oil/water separator was cleaned and closed.

Brandenburg Property at 355 North San Pedro Street (portion of Parcel 19c). One oil/water separator containing liquid and sludge was cleaned and closed.

Brandenburg Property at 330 Terraine Street (portion of Parcel 19c). Azure (1999a) previously identified this property as 340-344 Terraine Street. Three oil/water separators were cleaned and closed. One separator contained liquid, and the other two contained solid material described as soil and sludge.

Further environmental investigations and/or remedial actions are not required at these former oil/water separators.

C. Phase II Environmental Site Assessments

The Phase I ESAs identified potential environmental concerns in addition to the USTs and oil/water separators discussed in Section B. Phase II investigations were performed by Azure (2000b) and Brown and Caldwell (2000c) to address some of these issues. Significant findings of the Phase II ESAs completed to date are summarized below:

Brandenburg Property at 355 North San Pedro Street (portion of Parcel 19c). Soil borings were placed to investigate potential environmental impacts related to two fuel USTs removed in 1985. One soil sample showed total petroleum hydrocarbons as motor oil (TPH-mo) at a relatively low concentration of 42 milligrams per kilogram (mg/kg); otherwise, petroleum hydrocarbons were not detected. Lead was measured in the soil samples at concentrations considered typical of background conditions (Azure, 2000b). No additional investigation or remedial action is required in the area of the USTs removed from this property in 1985.

Brandenburg Property at 330 Terraine Street (portion of Parcel 19c). Azure (2000b) conducted soil and groundwater sampling to assess the possible presence, if any, of petroleum hydrocarbons adjacent to an area from which two USTs were removed in 1985. The soil samples showed very low levels of residual hydrocarbons, with a maximum of 48 mg/kg TPH-mo; lead was at typical background concentrations. Groundwater samples showed low concentrations of TPH-mo and TPH as diesel fuel (TPH-d). Azure (2000b) concluded that this data indicated only a minor release of hydrocarbons from the USTs removed in 1985. No additional investigation or remedial action is recommended for the area of the former USTs on this property.

Azure (2000b) also conducted Phase II soil investigations adjacent to the location of a former railroad spur and at two random locations within the building on this property. Residual TPH-mo and TPH-d were either non-detectable or measured at low concentrations (less than 100 mg/kg) in shallow soil samples. Lead and other metals were within the expected range of background conditions.

Wayne Property at 170 Bassett Street (Parcel 19b). Although a records search performed by Azure (1999a) indicated the possibility of a heating oil UST on this property, the Phase II field investigation by Brown and Caldwell (2000c) concluded that a UST was not present. Past activities at 170 Bassett Street did not appear to have released hydrocarbons, metals or pesticides to shallow soil at concentrations that would require further assessment or remediation. However, saturated soil and shallow groundwater was shown to have been impacted by low levels of petroleum hydrocarbons in the gasoline and diesel fuel range. Brown and Caldwell (2000c) concluded that the source of the hydrocarbons was most likely the leaking UST removed in March 2000 on the adjacent property to the east (355 North San Pedro Street).

Brandenburg Property at 160 West Julian Street (portion of Parcel 19f). During removal of a UST from this property (see Section B), Azure detected elevated concentrations of TPH-d and TPH as gasoline (TPH-g) in a groundwater sample collected immediately under the tank excavation. A downgradient groundwater monitoring well was installed in March 2000 and has been monitored

quarterly ever since. Results have consistently shown no detectable TPH-d or TPH-g in shallow groundwater. Azure (2000b) concluded that the original groundwater sample was not representative. A soil boring apparently penetrated the UST on this property prior to its removal, and the residual tank contents may have contaminated the groundwater sample collected below the excavation. Groundwater impacts, if any, appeared to be limited to the immediate area around the UST. The permanent monitoring wells on this property showed no evidence of extensive groundwater contamination. No additional site investigation or remedial action is recommended on this property.

Brandenburg Property at 201 West Julian Street (Parcel 19d). Four soil borings placed by Azure (2000b) showed only a minor release of TPH-mo to surface soil on the northern portion of the property. Trace concentrations of pesticides (well below levels of environmental concern) were detected in shallow soil in the southwest corner of the site. No additional site investigation or remedial action is recommended on this property.

Brandenburg Property at 206 Bassett Street (Parcel 19a). Azure (2000b) placed three soil borings on this property and analyzed the resulting samples for hydrocarbons, pesticides, polychlorinated biphenyls, metals and chlorinated solvents. A localized release of TPH-mo (up to 510 mg/kg) was identified in surface soil adjacent to the location of a former building used to store agricultural chemicals. A minor release of TPH-d was also found in a soil sample collected adjacent to a former railroad spur. Other chemical constituents were either not detected in the soil samples or, in the case of metals, were within concentration ranges considered typical of background conditions. It is recommended that the limited area of soil impacted by TPH-mo be excavated and properly managed when the property is redeveloped. Otherwise, no further site investigation or remedial action is indicated for this property based on the Phase II ESA results.

D. Known Hazardous Materials Release Sites

Within the area of the Brandenburg/Northern Gateway Redevelopment Project, there are four properties with significant known or suspected hazardous materials releases. The RWQCB is currently the lead regulatory agency for remedial activities at two of these sites. Hazardous materials concerns at the other two properties, though presenting no immediate threat to human health and the environment, may have to be addressed during site redevelopment. Information regarding known hazardous materials release sites in the project area is summarized below, based on reports prepared by Azure (1999b, 2000b, 2000c, and 2000d) and Brown and Caldwell (2000d):

Brandenburg Property at 153 West Julian Street (portion of Parcel 19c).. A release of 1,1,1-trichlorethane (TCA), a chlorinated solvent, has been documented from a UST used by a bicycle parts manufacturer that formerly occupied this property (Azure 1999b). The leaking UST and approximately 162 cubic yards of chemically-impacted soil were removed in July 1985. Remedial investigations to define the extent and distribution of 1,1,1-TCA and related breakdown products began in October 1985. Groundwater monitoring wells were installed between 1986 and 1988 to define the extent of contamination.

Based on the results of these investigations, soil vapor and groundwater extraction and treatment systems were constructed and began operation in 1988. Data collected in 1993 showed that soil vapor extraction had successfully remediated vadose zone soil and that further operation of this system was no longer necessary. The groundwater remedial system was expanded in 1993 and continues to operate at an extraction rate that averaged approximately 1,000 gallons per day in 1999 (Azure, 2000d). Groundwater is recovered by five extraction wells and treated in a system that includes air stripping and carbon adsorption for removal of chlorinated solvents. Treated groundwater is discharged to a storm sewer under a permit issued by the RWQCB (Azure, 1999b).

Recent data indicate that groundwater contamination by 1,1,1-TCA and related breakdown products is limited to the uppermost water-bearing zone. The extent of the impacted area is decreasing with time through a combination of continued groundwater extraction and natural biodegradation (Azure, 2000d). Currently, the area of groundwater impact includes the properties at 153 West Julian Street and 175 West Julian Street, as well as the portion of the West Julian Street right-of-way that borders these addresses (Azure, 2000d).

Remedial activities are being conducted under RWQCB Order No. 94-027. A final Remedial Action Plan (RAP) for the 153 West Julian Street site was submitted to the RWQCB in August 1999 (Azure, 1999b). The RWQCB approved the final RAP in a letter dated November 29, 1999 (RWQCB, 1999). The approved final RAP permits Brandenburg to continue to operate the existing groundwater extraction and treatment system in accordance with Order No. 94-027.

Alternatively, if the 153 West Julian Street property is redeveloped, groundwater contamination may be remediated by excavating chemically-impacted soils below the water table to achieve remedial action objectives specified by the RWQCB. Excavated material will be disposed off site at a permitted facility. Groundwater recovered during the soil excavation will be treated on site and discharged to a storm sewer under permit from the RWQCB. Verification groundwater monitoring will be required after the soil is excavated to confirm the success of this alternate remedial action (RWQCB, 1999).

Brandenburg (formerly Lin) Property at 129-149 West Julian Street (Parcel 19e). Remedial activities at this property, a former gasoline service station, are being overseen by the RWQCB. Two USTs were closed in place in 1987; these tanks could not be removed because of their location underneath the sidewalk and major utilities along North San Pedro Street. The property is currently used as an automobile parking lot. Hydrocarbon releases from the former USTs, primarily TPH-g and related benzene, ethylbenzene, toluene and xylenes (collectively, BETX), have impacted soil and shallow groundwater beneath the site.

Thirteen monitoring wells have been installed to delineate the extent of affected shallow groundwater. Sample results indicate that groundwater contamination is limited to a small area adjacent to and downgradient of the closed USTs (Azure, 2000c). Contaminated groundwater may extend slightly beyond the property boundary to an area underneath North San Pedro Street.

In January 2000, Brandenburg submitted a Corrective Action Plan (CAP) for the Lin Property to the RWQCB (Azure, 2000c). The RWQCB approved this CAP in October 2000 (RWQCB, 2000). As the Lin Property currently presents no human health risks, the RWQCB concurred with Brandenburg that monitored natural attenuation (MNA) was an appropriate remedial strategy if the site is not redeveloped. MNA includes continued monitoring of existing wells until RWQCB-approved cleanup objectives are achieved by natural biodegradation of TPH-g and BETX in groundwater.

However, if the 129-149 West Julian Street property is redeveloped, the CAP approved by the RWQCB allows an alternative approach that will remediate the site by excavation of hydrocarbon-affected soil and off-site disposal at a permitted facility. The excavation will include the vadose zone and the shallow saturated zone. Excavated material will be disposed off site at a permitted facility. Groundwater recovered during the soil excavation will be treated on site and discharged to a storm sewer under permit from the RWQCB. The groundwater monitoring wells will be sampled until natural processes are shown to degrade residual hydrocarbons to concentrations acceptable to the RWQCB.

Brandenburg Property at 345 North San Pedro Street (portion of Parcel 19c). As described in Section B above, a UST at this location was cleaned and closed in place in March 2000. Data from Azure (2000b) indicate that a small area of hydrocarbon-affected soil, probably totaling less than 100 cubic yards, may remain at this location. Groundwater impacts from this minor hydrocarbon release are unlikely, and the abandoned UST and its associated soil currently present little threat to human health or the environment. However, redevelopment of the area may require removal of the abandoned UST. Any hydrocarbon-affected soil encountered during the tank removal would have to be segregated and managed at an appropriate off-site disposal facility.

Brandenburg Property at 355 North San Pedro Street (portion of Parcel 19c). This property is the site of a hydrocarbon release discovered during removal of a UST in March 2000 (see discussion in Section B). Although this release was reported to SJFD in conjunction with the UST closure, remedial activities are not currently being overseen by any regulatory agency.

The extent of soil and groundwater impacted by the 355 North San Pedro Street release was initially investigated by Azure (2000b). Supplemental investigative work was performed by Brown and Caldwell (2000d). Results obtained to date show that hydrocarbon-affected soil extends underneath both the property to the west (170 Bassett Street) and the Bassett Street right-of-way to the north. The boundary of groundwater affected by TPH-g and BETX has been defined; these parameters were either not detected or were below levels or concern in samples collected on the north side of Bassett Street, approximately 40 feet beyond the 355 North San Pedro Street property. Groundwater affected by TPH-d appears to extend farther to the north. However, TPH-d concentrations north of Bassett Street are at levels that are not likely to require further remedial action.

Brown and Caldwell (2000d) did not recommend additional investigation to further assess the extent of subsurface petroleum hydrocarbons downgradient of 355 North San Pedro Street. Furthermore, given current land use, this release does not pose a threat to human health and the environment. However, significant volumes of hydrocarbon-affected soil (on the order of 2,700 cubic yards) may be encountered during redevelopment of the area surrounding the 355 North San Pedro Street property. The volume of affected material will depend on the type of construction and the depth of foundation excavations in this area. Pre-construction planning should address characterization, segregation and proper management of this contamination in accordance with procedures acceptable to the RWQCB.

E. Need for Additional Environmental Investigations

Based on a review of available records and past land use, the Phase I ESAs identified environmental conditions of concern at seven additional properties not discussed in Section B through Section C. However, access to these properties has been limited, and follow-up Phase II ESAs have not yet been completed.

Additional environmental investigations are recommended at the following parcels:

- State of California Property at 331-341 Terraine Street (Parcel 11).
- City of San Jose Redevelopment Agency Property at 340 North San Pedro Street (Parcel 15).
- State of California Property at 229-249 Bassett Street (Parcel 2).
- Union Pacific Railroad Company Property (Parcel 3).
- Brandenburg Property at 201-225 Bassett Street (Parcel 4).
- Trenka, LLC Property at 199 Bassett Street (Parcel 6).
- Leon Property at 361 North San Pedro Street (Parcel 7).

Given the history of these properties, as well as general subsurface conditions in the project area, environmental impacts from any hazardous materials releases would probably be limited to the vadose zone and shallow groundwater. If contamination is confirmed during future investigations, the RWQCB should be notified and remedial plans prepared consistent with the proposed redevelopment of the site. A health risk assessment may also be necessary, depending on the nature of the contamination and future land use. The likely remedial strategy for these properties, if remediation is in fact necessary, will be excavation of impacted soils above and below the water

table, disposal of impacted soil at a permitted landfill, treatment and discharge of recovered groundwater under permit from the RWQCB, and long-term groundwater monitoring. Similar approaches have already approved by the RWQCB for soil and groundwater remediation at 153 West Julian Street and 129-149 West Julian Street.

F. References

Azure Environmental. 1999a. Phase I Environmental Site Assessment, North of Julian Redevelopment Project, San Jose, California. September 2, 1999.

Azure Environmental. 1999b. Final Remedial Action Plan, 153 West Julian Street, San Jose, California. August 13, 1999.

Azure Environmental. 2000a. Phase I Environmental Site Assessment, Devine Block Properties, San Jose, California. January 5, 2000.

Azure Environmental. 2000b. Results of Phase II Soil and Ground-Water Investigations, North of Julian Redevelopment Project, San Jose, California. May 10, 2000.

Azure Environmental. 2000c. Corrective Action Plan, Lin Property, 129-149 West Julian Street, San Jose, California. January 21, 2000.

Azure Environmental. 2000d. Fourth Quarter 1999 and Annual 1999 Ground-Water Monitoring Report, 153 West Julian Street, San Jose, California. January 31, 2000.

Brown and Caldwell. 2000a. Supplemental Phase I Environmental Site Assessment, Legacy Partners Commercial, Inc., Brandenburg Redevelopment Project, San Jose, California. June 2000.

Brown and Caldwell. 2000b. Supplemental Phase I Environmental Site Assessment, Legacy Partners Commercial, Inc., Brandenburg/Northern Gateway Redevelopment Project, San Jose, California. Draft Report. November 2000.

Brown and Caldwell. 2000c. Results of Phase II Environmental Site Assessment, 170 Bassett Street, San Jose, California. June 6, 2000.

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DRM:sf
Attachment

cc: Kathy Kovar, David J. Powers & Associates, Inc.
Diane Sarmiento, Brown and Caldwell
Voytek Bajsarowicz, Brown and Caldwell