

**DRAFT  
PHASE I  
ENVIRONMENTAL SITE ASSESSMENT  
21 North 21<sup>st</sup> Street  
San José, California**

**March 2017**

*Prepared for*

First Community Housing  
75 E. Santa Clara Street, Suite 1250  
San José, California 95113

*Prepared by*

**WEST**

Environmental Services & Technology

711 Grand Avenue, Suite 220  
San Rafael, California 94901  
415/460-6770 Fax 415/460-6771  
main@westenvironmental.com

## TABLE OF CONTENTS

SECTION	PAGE
<b>1.0 INTRODUCTION.....</b>	<b>1</b>
1.1 PURPOSE .....	1
1.2 DETAILED SCOPE-OF-SERVICES .....	1
1.3 LIMITATIONS AND EXCEPTIONS.....	2
1.4 SPECIAL TERMS AND CONDITIONS .....	3
1.5 USER RELIANCE.....	3
1.6 EXECUTIVE SUMMARY.....	3
1.6.1 Site Description .....	3
1.6.2 Findings.....	3
1.6.3 Opinions .....	4
1.6.4 Conclusions .....	5
<b>2.0 SITE DESCRIPTION.....</b>	<b>7</b>
2.1 GEOLOGICAL AND HYDROGEOLOGICAL SETTING .....	7
2.2 SURFACE WATER.....	7
2.3 CURRENT USES OF ADJOINING PROPERTIES .....	8
<b>3.0 USER PROVIDED INFORMATION.....</b>	<b>9</b>
3.1 TITLE RECORDS .....	9
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS .....	9
3.3 SPECIALIZED KNOWLEDGE.....	9
3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	9
3.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE SITE INFORMATION.....	10
3.6 REASON FOR PERFORMING PHASE I ESA .....	10
3.7 OTHER .....	10
<b>4.0 RECORDS REVIEW .....</b>	<b>11</b>
4.1 STANDARD ENVIRONMENTAL RECORD SOURCES .....	11
4.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES .....	11
4.3 PHYSICAL SETTING SOURCES.....	12
4.4 HISTORICAL USE INFORMATION ON THE SITE.....	12
4.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES .....	12
<b>5.0 SITE RECONNAISSANCE.....</b>	<b>13</b>
5.1 METHODOLOGY AND LIMITING CONDITIONS .....	13
5.2 GENERAL SITE SETTING .....	13
<b>6.0 INTERVIEWS .....</b>	<b>14</b>
6.1 INTERVIEW WITH OWNER.....	14
6.2 INTERVIEW WITH PROPERTY MANAGER.....	14
6.3 INTERVIEW WITH OCCUPANTS.....	14
6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS.....	14
6.5 INTERVIEWS WITH OTHERS .....	14
<b>7.0 FINDINGS AND CONCLUSIONS.....</b>	<b>15</b>

## TABLE OF CONTENTS

<b>SECTION</b>	<b>PAGE</b>
<b>8.0 DEVIATIONS .....</b>	<b>17</b>
<b>9.0 ADDITIONAL INVESTIGATIONS.....</b>	<b>18</b>
<b>10.0 DATA GAPS.....</b>	<b>19</b>
<b>11.0 ADDITIONAL SERVICES .....</b>	<b>20</b>
<b>12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS .....</b>	<b>21</b>
<b>13.0 REFERENCES.....</b>	<b>22</b>
<b>14.0 DISTRIBUTION LIST.....</b>	<b>25</b>
<b>TABLES</b>	
<b>FIGURES</b>	
<b>APPENDICES</b>	

## **LIST OF TABLES**

Table 7-1          Summary of Recognized Environmental Conditions

## **LIST OF FIGURES**

Figure 1-1        Site Location Map

Figure 2-1        Site Plan and Historical Use

## **LIST OF APPENDICES**

Appendix A        Standard Environmental Records Sources

Appendix B        Historical Records Sources

Appendix C        Site Photographs

Appendix D        Interview Documentation

## SIGNATURE PAGE

In conformance with 40 CFR 312, the undersigned “declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.”

“We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

---

Peter M. Krasnoff  
California Registered Civil Engineer (44031)

---

Date

---

Peter E. Morris  
California Professional Geologist (7084)

---

Date

## **1.0 INTRODUCTION**

West Environmental Services & Technology, Inc. (WEST), prepared this *Phase I Environmental Site Assessment* (“*Phase I ESA*”) for the 21 North Twenty First Street property located in San José, California (“the Site;” Figure 1-1). This *Phase I ESA* was conducted in accordance with: 1) the United States Environmental Protection Agency’s (USEPA’s) Chapter 40 Code of Federal (CFR) Regulations Part 312, *Standards and Practices for All Appropriate Inquiry: Final Rule* (40 CFR 312); and 2) ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-13* (ASTM E 1527).

### **1.1 PURPOSE**

The objective of performing the *Phase I ESA* was to identify recognized environmental conditions at the Site related to the previous ownership and uses of the Site and adjoining properties. Recognized environmental conditions, as applied in the scope of this work, are the presence or likely presence of any hazardous substance or petroleum products in, on or at the Site: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

### **1.2 DETAILED SCOPE-OF-SERVICES**

The work followed the guidelines as outlined in 40 CFR 312 and ASTM E 1527, except as otherwise noted. Specifically, WEST performed the following activities:

- WEST obtained and reviewed reasonably ascertainable background data on the characteristics and previous uses of the Site. The work included reviewing selected historical aerial photographs, topographic maps and reasonably ascertainable data on the geology and hydrogeology of the Site and vicinity;

- WEST conducted a Site reconnaissance of accessible exterior portions of the grounds and performed a drive-by reconnaissance of the surrounding neighborhood;
- WEST conducted an interview with the property owner representative and requested information from local regulatory agency representatives regarding the previous and current uses of the Site;
- WEST searched pertinent regulatory records concerning potential releases of hazardous materials at the Site and surrounding properties that may have impacted soil and/or groundwater quality. Representatives of appropriate regulatory agencies were contacted regarding regulatory records for the Site and surrounding area;
- The findings were evaluated to develop opinions regarding whether they represented recognized environmental conditions; and
- WEST performed a data gap analysis.

The scope of the *Phase I ESA* did not include evaluations for possible natural hazards such as naturally occurring radon gas, methane gas or the potential for earthquake or flood damage.

### **1.3 LIMITATIONS AND EXCEPTIONS**

The observations and conclusions presented in this report are professional opinions based on the activities conducted and the information obtained during the environmental assessment described herein. Opinions presented here apply only to the observed Site conditions existing at the time of the assessment and cannot necessarily apply to Site conditions or changes of which this office is not aware or has not had the opportunity to evaluate. Any conclusions drawn from this data rely on the integrity of the information available at the time of the investigation and an absolute determination of environmental risks cannot be made.

## **1.4 SPECIAL TERMS AND CONDITIONS**

No special terms and conditions were indicated by the User for this *Phase I ESA*.

## **1.5 USER RELIANCE**

The *Phase I ESA* report is for the exclusive use of the User and its designees. Use of this report by any other party shall be at such party's sole risk.

## **1.6 EXECUTIVE SUMMARY**

We have prepared this *Phase I ESA* in conformance with the scope and limitations of ASTM E 1527. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. A summary of the *Phase I ESA* is presented below.

### **1.6.1 Site Description**

The approximately one half-acre level Site is located in a mixed commercial and residential area along the west side of North Twenty-first (21<sup>st</sup>) Street in San José, California (Figure 2-1). The Assessors Parcel Number (APN) for the Site is 4767-12-001. The Site is located along the west side of North 21st Street and is bounded by: mixed commercial/residential neighborhoods to the east; Roosevelt Community Center and Roosevelt Park to the west, a high school and associated athletic fields to the north, and commercial areas to the south.

The Site is currently vacant. Features on the Site have included: a stable in the 1890s, a garage in the 1910s, a sanitarium and residential dwellings since the 1930s.

### **1.6.2 Findings**

From at least the 1890s to the 1930s, the Site was the stable and then garage for the main residence on E. Santa Clara Street (Alum Rock). In the 1930s, the lot was divided and the Site



was converted into use as the Valley Sanitarium and Health Center (EDR, 2016a). The Site was converted to other residential use in the 1970s and continued as residences until the building was demolished in 2015 (City of San Jose, 2015).

The adjacent portion at 997 E. Santa Clara became an automobile gasoline and service station between the 1940s and 1950s. During the 1950s, a commercial building was constructed that was used as a furniture sales store. Currently, the commercial building is used as an indoor sports facility (EDR, 2016a).

Between 1920s and 2015, historical activities conducted on the neighboring properties have included: former cleaners at 46 N. 21<sup>st</sup> (1940s); and automobile service stations (961 and 997 E. Santa Clara Street) (EDR, 2016e). Releases of petroleum hydrocarbons were identified at 961 E. Santa Clara Street from former gasoline service station operations. The releases at 961 E. Santa Clara Street were closed by the County of Santa Clara Department of Environmental Health (DEH) in 2008 (DEH, 2008). Information regarding potential releases at the former cleaners (46 N. 21<sup>st</sup> Street) and the automobile service station (997 E. Santa Clara Street) were not reasonably ascertainable.

### **1.6.3 Opinions**

Based on the historical Site use and the Phase I ESA findings, the following environmental conditions were identified (Table 7-1):

- Potential presence of lead-based paint in soil from the former pre-1978 Site buildings located on the Site;
- Potential presence of former water supply well on the Site;
- Potential for releases of wastewater containing cleaning solvents from the former cleaners at 46 N. 21<sup>st</sup> Street, located upgradient from the Site, that could migrate beneath the Site;

- Potential releases from the former automobile service station at 997 E. Santa Clara Street, located adjacent to the Site, to migrate beneath the Site; and
- Potential for the documented releases from the former automobile service station at 961 E. Santa Clara Street, located downgradient to cross-gradient of the Site, to migrate beneath the Site.

#### **1.6.4 Conclusions**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527. Any exceptions to, or deletions from, this practice are described in Section 8 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property; except for those identified below and summarized in Table 7-1.

- Potential presence of lead-based paint in soil from the former pre-1978 Site buildings located on the Site;
- Potential for releases of wastewater containing cleaning solvents from the former cleaners at 46 N. 21<sup>st</sup> Street, located upgradient from the Site, that could migrate beneath the Site; and
- Potential releases from the former automobile service station at 997 E. Santa Clara Street, located adjacent to the Site, to migrate beneath the Site.

Consistent with 40 CFR 312 and ASTM E 1527, no data gaps of historical records were identified. Consistent with 40 CFR 312 and ASTM E 1527, no data gaps of historical records were identified. Based on the findings, opinions and conclusions from the Phase I ESA, soil, soil gas and groundwater sampling could be conducted to the extent that the User desires greater

certainty regarding the presence and/or absence of residual chemicals from historical activities and releases at the Site and/or at adjacent properties that could migrate beneath the Site.

## **2.0 SITE DESCRIPTION**

The approximately one half-acre relatively flat Site is located at 21 N. 21<sup>ST</sup> Street in San Jose, California. The Site is located along the west side of N. 21<sup>ST</sup> Street and adjacent to Roosevelt Park and athletic fields associated with San Jose High School (Figure 2-1). The Assessors Parcel Number (APN) for the Site is: 476-12-001.

Since the late 1800s, the Site has been used as: a stable; a garage; a sanitarium; and residential dwellings. A water supply well was identified as being present in the 1890s (EDR, 2016e). The residential dwellings were comprised of two single-story detached cottages and a two-story multi-tenant apartment building with an attached single story apartment unit (San Jose, 2016). The buildings at the Site were demolished in 2015 and the Site is currently vacant and undeveloped (San Jose, 2016).

### **2.1 GEOLOGICAL AND HYDROGEOLOGICAL SETTING**

The Site is located within the Santa Clara Valley portion of the Coast Ranges Geomorphic Province (CGS, 2002). The geology encountered in borings advanced near the Site is underlain by unconsolidated alluvial and fluvial deposits composed of clays, silts, sands and gravels to depths of approximately 25-feet below ground surface. Groundwater was encountered between approximately 20-feet and 30-feet below ground surface near the Site within sandy silty clay/silty clay (SE, 2007). Groundwater flow direction near the Site is to the southwest (SCVWD, 2008).

### **2.2 SURFACE WATER**

Coyote Creek is located approximately 0.1-miles west of the Site. The San Francisco Bay is located approximately 14-miles to the northwest.

### **2.3 CURRENT USES OF ADJOINING PROPERTIES**

The Site is bounded N. 21<sup>st</sup> Street to the east, a parking lot and athletic facilities to the north, Roosevelt Park and Community Center to the west and commercial buildings to the south. Current uses of adjoining properties include: public open space; high school athletic fields; commercial operations; and residential dwellings. The park is located west of the Site and includes a skate park, handball courts, a playground and open space. Commercial operations including an indoor sports facility and grocery store are located to the southeast and along E. Santa Clara Street. Residential dwellings are located across N. 21st Street to the east (Appendix C).

### **3.0 USER PROVIDED INFORMATION**

WEST submitted a questionnaire to the User to assist in identifying the known recognized environmental conditions in connection with the Site. A copy of the User Questionnaire is included in Appendix A.

#### **3.1 TITLE RECORDS**

A preliminary title report was provided by the User for review as part of the *Phase I ESA* (Appendix A).

#### **3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

No environmental liens, activity and/or use limitations were reported by the User for the Site. An Environmental Lien Search Report was obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut (EDR, 2016g). The Environmental Lien Search Report did not identify environmental liens or activity use limitations associated with the Site. A copy of the EDR Environmental Lien Search Report is included in Appendix A.

#### **3.3 SPECIALIZED KNOWLEDGE**

The User indicated no specialized knowledge or experience related to the Site.

#### **3.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

The User indicated that the purchase price paid for the Site reasonably reflected the fair market value of the Site.

### **3.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE SITE INFORMATION**

The User indicated no awareness of: past Site uses; chemicals present; past spills and releases; and environmental cleanups.

### **3.6 REASON FOR PERFORMING PHASE I ESA**

The User communicated orally that the purpose for conducting the *Phase I ESA* was to satisfy lender financing requirements.

### **3.7 OTHER**

The User indicated that the Site is proposed for mixed commercial and residential use.

## **4.0 RECORDS REVIEW**

A records review was conducted to identify recognized environmental conditions at and near the Site. The records searched for this *Phase I ESA* consisted of standard federal and state environmental record sources as defined in ASTM E 1527. Historical records searched as part of the *Phase I ESA* included: aerial photographs; topographic maps; and city directories. Relevant historical uses associated with the Site and surrounding areas are depicted on Figure 2-1 and discussed in Table 7-1.

### **4.1 STANDARD ENVIRONMENTAL RECORD SOURCES**

An environmental database report was prepared by EDR and consisted of a review of federal and state regulatory listings for sites within the search radii established under the ASTM E 1527 (EDR, 2016). Sites listed in the EDR environmental database report located: greater than 1,000-foot distance from the Site; at topographically lower elevations; and/or hydraulically downgradient or cross-gradient from the Site, were reviewed but not considered relevant to the identification of recognized environmental conditions. Discussions of the relevant findings from the environmental database report, e.g., sites within approximately 1,000-foot and hydraulically upgradient of the Site have been included, as appropriate, in Table 7-1. A copy of the EDR environmental database report is included in Appendix A.

### **4.2 ADDITIONAL ENVIRONMENTAL RECORDS SOURCES**

Additional environmental records including previous environmental reports, permits and correspondence were requested from: City of San José Fire Department; City of San José Building Department; California Regional Water Quality Control Board-San Francisco Bay Region (Regional Water Board); and the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). Electronic databases were also accessed from the California State Water Resources Control Board's Geotracker database and the Santa Clara County Environmental Health Department electronic database. Discussions of the relevant



findings from the additional environmental record sources have been included in Table 7-1. Copies of the relevant documents have been included in Appendix B.

#### **4.3 PHYSICAL SETTING SOURCES**

The San José West, California United States Geological Service (USGS) 7.5 Minute Quadrangle topographic maps were reviewed to identify geologic, hydrogeologic, hydrologic and topographic features of the Site and surrounding area. Copies of the USGS topographic maps are included in Appendix B.

#### **4.4 HISTORICAL USE INFORMATION ON THE SITE**

The objective for reviewing historical sources regarding past uses of the Site was to develop information regarding history of previous uses of the Site and surrounding area to identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site. Reasonably ascertainable historical sources including aerial photographs, Sanborn Fire Insurance Maps and topographic maps were reviewed. Locations of relevant historical uses of the Site are identified on Figure 2-1. Copies of the historical aerial photographs, Sanborn Fire Insurance Maps and topographic maps are included in Appendix B.

#### **4.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES**

The information sources used for evaluating the historical use of the Site were reviewed to identify historical uses of adjoining properties. Locations of relevant historical uses of adjoining properties are identified on Figure 2-1.

## **5.0 SITE RECONNAISSANCE**

A Site reconnaissance was performed by WEST on November 7, 2016. The objective of the reconnaissance was to obtain information indicating the likelihood of recognized environmental conditions in connection with the Site. The reconnaissance included a visual observation of the Site and adjoining properties. A summary of the relevant conditions observed during the Site reconnaissance is included in Table 7-1. Photographs of the Site are included in Appendix C.

### **5.1 METHODOLOGY AND LIMITING CONDITIONS**

As part of the reconnaissance, accessible portions of the Site were observed visually. Accessible physical conditions included: pathways, access roads and walkways located on the perimeter of the Site as well. Adjoining properties were also visually observed, where possible.

### **5.2 GENERAL SITE SETTING**

Observations were made during the Site reconnaissance to identify whether the current uses of the Site and adjoining properties are likely to involve the use, treatment, storage, disposal or generation of hazardous substances or petroleum products. A summary of the relevant findings from the Site reconnaissance is included in Table 7-1.

## **6.0 INTERVIEWS**

The objective of the interviews was to obtain information indicating recognized environmental conditions in connection with the Site.

### **6.1 INTERVIEW WITH OWNER**

The current Site owner representative, **Ms. Regina Williams of First Community Housing**, was contacted for an interview. A copy of the interview questionnaire is included in Appendix D.

### **6.2 INTERVIEW WITH PROPERTY MANAGER**

Property manager representatives were not identified by the User for interviews; thus, property manager representatives were not interviewed.

### **6.3 INTERVIEW WITH OCCUPANTS**

The Site was unoccupied; thus, Site occupant representatives were not interviewed.

### **6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

File review requests were sent to representatives of DTSC, Regional Water Board, City of San José Building and Fire Departments and the BAAQMD. Discussions of the relevant findings from the local government agencies have been included in Table 7-1.

### **6.5 INTERVIEWS WITH OTHERS**

Other knowledgeable individuals regarding the Site uses and conditions were not identified.

## 7.0 FINDINGS AND CONCLUSIONS

WEST has performed a *Phase I ESA* in conformance with the scope and limitations of ASTM E 1527 of the Site. Any exceptions to, or deletions from, this practice are described in Section 8.0 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site; except for those listed in Table 7-1.

In accordance with Section 12.5 of ASTM E 1527, a summary of the history, relevant information obtained during the Phase I ESA, potential chemicals present, the known or suspect recognized environmental condition, as well as controlled recognized environmental conditions, historical recognized environmental conditions and *de minimis* conditions have been identified and provided in Table 7-1.

In accordance with Section 12.6 of ASTM E 1527, the opinions including WEST's rationale for concluding that the known or suspect recognized environmental conditions identified in the findings section are or are not currently recognized environmental conditions are presented in Table 7-1.

In accordance with Section 12.7 of ASTM E 1527, WEST's data gap analysis is presented in Section 10.0 of this report.

In accordance with Section 12.8 of ASTM E 1527, the conclusions based on WEST's opinions and rationale regarding recognized environmental conditions are presented in Table 7-1.

As used in this Phase 1 ESA, the following definitions apply:

- Pursuant to Section 3.2.18 of ASTM E 1527, a controlled recognized environmental condition is a recognized environmental condition resulting from a past release that has been addressed to the satisfaction of the applicable regulatory authority, e.g., issuance of no further action letter or equivalent, or meeting risk-based criteria, with hazardous

substances or petroleum products allowed to remain in place subject to implementation of required controls including property use restrictions, activity and use limitations or engineering controls.

- Pursuant to Section 3.2.22 of ASTM E 1527, *de minimis* conditions, i.e., conditions that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies, are not considered recognized environmental conditions.
  
- Pursuant to Section 3.2.42 of ASTM E 1527, an historical recognized environmental condition is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, i.e., property use restrictions. Prior to concluding that a past release is an historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time of the *Phase I ESA*, e.g., if there has been a change in regulatory criteria. If the past release is determined to be a recognized environmental condition at the time of the *Phase I ESA*, then the condition shall be deemed a recognized environmental condition.

## **8.0 DEVIATIONS**

There were no deviations from the ASTM Practice E 1527 standard while conducting this *Phase I ESA* except for the following:

- Historical aerial photographs were not reviewed in five-year increments; and
- Site tax files were not reasonably ascertainable.

## **9.0 ADDITIONAL INVESTIGATIONS**

Consistent with 40 CFR 312 Section 312.31 and ASTM E 1527 Section 12.6.1, an evaluation was conducted to identify whether additional investigations are needed to obtain greater certainty with regard to Site conditions. Based on the findings, opinions and conclusions from the Phase I ESA, soil, soil gas and groundwater sampling could be conducted to the extent that the User desires greater certainty regarding the presence and/or absence of residual chemicals from historical activities and releases at the Site and/or at adjacent properties that could migrate beneath the Site.

## **10.0 DATA GAPS**

Consistent with 40 CFR 312 Section 312.20(g) and ASTM E 1527 Section 12.7, a data gap analysis was performed. No significant data gaps associated with information for the *Phase I ESA* were identified.



## **11.0 ADDITIONAL SERVICES**

No additional services were contracted to be performed as part of this *Phase I ESA*.

## **12.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

This report has been prepared under the direction of Peter M. Krasnoff, P.E., a registered Civil Engineer with over 25 years of environmental assessment and evaluation experience. Mr. Krasnoff received his Master of Science from the University of California at Berkeley in Environmental Engineering and his Bachelor of Civil Engineering from the Georgia Institute of Technology. Mr. Krasnoff has extensive experience in environmental investigations and remediation and has conducted reviews of over 100 sites involving hazardous materials and waste disposal activities. Mr. Krasnoff was supported by Mr. Peter Morris, P.G., a Professional Geologist.

Mr. Morris, a Professional Geologist with over 20 years of environmental assessment and investigating experience, also prepared this *Phase I ESA*. Mr. Morris received his Bachelors of Science degree from the University of California at Davis in Geology and his Masters of Science degree in Civil and Environmental Engineering from George Washington University. Mr. Morris has conducted and supervised numerous site investigations involving the evaluation of hazardous materials and wastes with emphasis on soil and groundwater characterization and remediation.

## 13.0 REFERENCES

- Advanced GeoEnvironmental, Inc. (AGE) (2016). *Groundwater Monitoring Report – Second Quarter 2016, Corpuz Trust Property, 1147 East Santa Clara Street, San José, CA.* 01 June 2016. Retrieved from Geotracker at [http://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/3206594884/T10000006973.PDF](http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/3206594884/T10000006973.PDF). (AGE, 2016a)
- AGE (2016). *Monitoring Well & Sub-slab Vapor Well Installation Report, Corpuz Trust Property, 1147 East Santa Clara Street, San José, CA.* 10 March 2016. Retrieved from Geotracker at [http://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/9051062881/T10000006973.PDF](http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/9051062881/T10000006973.PDF). (AGE, 2016b)
- AGE (2014). *Phase II Site Assessment Report, Corpuz Property, 1147 East Santa Clara Street, San Jose, CA . 25 September 2014.* Retrieved from Geotracker at [http://geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/9064839243/Corpuz%20Property%20Phase%20II%20Report%200914%20FINAL%20recd%203-4-15.pdf](http://geotracker.waterboards.ca.gov/regulators/deliverable_documents/9064839243/Corpuz%20Property%20Phase%20II%20Report%200914%20FINAL%20recd%203-4-15.pdf) (AGE, 2014)
- AEI Consultants (2007). *Phase II Subsurface Investigation Report: 1147 East Santa Clara Street, San José, CA, Project No. 272103.* May 30, 2007, retrieved from Geotracker at [http://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/7547797918/T10000006973.PDF](http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/7547797918/T10000006973.PDF) (AEI, 2007)
- ASTM (2013). *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E 1527*, November 1, 2013 (ASTM E 1527). (ASTM, 2013)
- California Geological Survey (2002). *California Geomorphic Provinces, Note 36.* 2002. Retrieved from [http://www.conservation.ca.gov/cgs/information/publications/cgs\\_notes/note\\_36/Documents/note\\_36.pdf#search=geomorphic%20provinces](http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_36/Documents/note_36.pdf#search=geomorphic%20provinces). (CGS, 2002)
- City of San José (2016). *Sewer System Viewer.* Retrieved from <http://csj.maps.arcgis.com/apps/webappviewer/index.html?id=7d1908eb0eb241619644fd e851266423> (City of San Jose, 2016a)
- City of San José Building Department (2016). *File Review.* November, 2016. (City of San José, 2016)
- City of San José Building Department (2015). *Project Summary 2015 0150810RS* retrieved from <https://www.sjpermits.org/permits/permits>, (City of San José, 2015).

- City of San José (2003). *Roosevelt Park Master Plan Amendment, Final Draft, December 2003* prepared by Catalayst. (City of San José, 2003)
- County of San Santa Clara (2016). *File Review*, November 2016. (County of Santa Clara, 2016)
- County of Santa Clara (2010). *Letter Re: Fuel Leak Site Case Closure Torres Motors, 1160 E. Santa Clara Street, San José, CA; Case No. 14-786, SCVWDID No. 07S1E4Q02f*. December 1, 2010. (County of Santa Clara, 2010)
- County of Santa Clara (2008). *Letter re: Fuel Leak Site Case Closure Roosevelt Comm. Center, 961 E. Santa Clara St., San José; Case No 14-767, SCVWDID No. 07S1E04P01f*. October 16, 2008. (County of Santa Clara, 2008)
- Environmental Data Resources (2016). *Certified Sanborn Map Report, 21 N 21<sup>st</sup> Street, San José, CA*, October 19, 2016. (EDR, 2016a)
- Environmental Data Resources (2016). *EDR Historical Topo Map Report with QuadMatch™, 21 N 21<sup>st</sup> Street, San José, CA*, October 18, 2016. (EDR, 2016b)
- Environmental Data Resources (2016). *The EDR Aerial Photo Decade Package, 21 N 21<sup>st</sup> Street, San José, CA*, October 19, 2016. (EDR, 2016c)
- Environmental Data Resources (2016). *The EDR Radius Map Report with GeoCheck®, 21 N 21<sup>st</sup> Street, San José, CA*, October 19, 2016. (EDR, 2016d)
- Environmental Data Resources (2016). *The EDR-City Directory Abstract, 21 N 21<sup>st</sup> Street, San José, CA*, October 19, 2016. (EDR, 2016e)
- Environmental Data Resources (2016). *The EDR Property Tax Map Report, 21 N 21<sup>st</sup> Street, San José, CA*, October 18, 2016. (EDR, 2016f)
- Environmental Data Resources (2016). *EDR Environmental Lien and AUL Search, 21 N 21<sup>st</sup> Street, San José, CA*, October 21, 2016. (EDR, 2016g)
- Environmental Data Resources (2016). *EDR Building Permit Report, 21 N 21<sup>st</sup> Street, San José, CA*, October 18, 2016. (EDR, 2016h)
- San Jose Library (1900). *Garden City Sanitarium, 1900, File Name CAL-PC-125*. Retrieved from <http://digitalcollections.sjlibrary.org/cdm/singleitem/collection/sjplpc/id/118/rec/3> (San Jose Library, 1900)
- Sierra Environmental, Inc. (2007). *Report for Soil and Groundwater Investigation, 961 E. Santa Clara Street, San Jose, CA*. June 26, 2007. Retrieved from [http://geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/1691790521/T0608540008.PDF](http://geotracker.waterboards.ca.gov/esi/uploads/geo_report/1691790521/T0608540008.PDF). (Sierra, 2007)

State Water Resources Control Board Geotracker (SWRWQCB) (2016). *Corpuz Trust* (T10000006973), 1147 E. Santa Clara Street, San José, retrieved on 11/16/16 from : [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000006973](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000006973) (Geotracker, 2016)

State Water Resources Control Board Geotracker (2008). *Roosevelt Comm. Center* (T0608540008), 910 E. Santa Clara Street, San José, retrieved on 11/16/16 from [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0608540008](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608540008). (Geotracker, 2008)

## **14.0 DISTRIBUTION LIST**

Ms. Ava Kuo  
First Community Housing  
75 E. Santa Clara Street, Suite 1250  
San José, CA 95113

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



## **TABLES**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



## **FIGURES**



PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



**APPENDIX A**

**STANDARD ENVIRONMENTAL RECORD SOURCES**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



**APPENDIX B**

**HISTORICAL RECORD SOURCES**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



**APPENDIX C**  
**SITE PHOTOGRAPHS**

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
21 N. 21<sup>st</sup> STREET  
SAN JOSE, CALIFORNIA



**APPENDIX D**

**INTERVIEW DOCUMENTATION**