Appendix B

Phase I Environmental Site Assessment

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
with a Limited Site Investigation

1660 Old Bayshore Hwy
Oakland, California

Prepared For:

Prologis, Inc.
Pier 1, Bay 1
San Francisco, California

Prepared By:

Langan Engineering and Environmental Services, Inc.
501 14th Street, 3rd Floor
Oakland, California

Andrew Kerr, PG
Associate

Robert S. (Rory) Johnston, PE
Vice President

28 January 2020
750661601

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

January 28, 2020

Mr. Brett Richer
Prologis, Inc.
Pier 1, Bay 1
San Francisco, California 94111

Subject: Phase I Environmental Site Assessment with a Limited Site Investigation
1660 Old Bayshore Hwy
San Jose, California
Langan Project: 750661601

Dear Mr. Richer:

Langan Engineering and Environmental Services, Inc. (Langan) is submitting this Phase I Environmental Site Assessment (ESA) with a limited site investigation for the 1660 Old Bayshore Hwy (Site) property in San Jose, California. In performing this Phase I ESA with a limited site investigation, we have endeavored to observe the degree of care and skill generally exercised by other consultants undertaking similar studies at the same time, under similar circumstances and conditions, and in the same geographical area.

We appreciate the opportunity to assist you with this project. If you have questions or need information clarified, please call Mr. Andrew Kerr at (510) 874-7015.

Sincerely yours,
Langan Engineering and Environmental Services, Inc.

Andrew Kerr, P.G.
Associate

Robert S. (Rory) Johnston, P.E.
Principal/Vice President

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
1660 Old Bayshore Highway
San Jose, California

E1.0 EXECUTIVE SUMMARY

Langan Engineering and Environmental Services, Inc. (Langan) has performed this Phase I Environmental Site Assessment (ESA) with a limited site investigation for the property located at:

- 1660 to 1736 Old Bayshore Highway (the Site), in San Jose, California

The approximate location of the Site is shown on **Figure 1 (Appendix A)**. This ESA was performed on behalf of Prologis, Inc. (User) to assist with a possible purchase of the Site.

This Phase I ESA with a limited site investigation was performed using the guidelines and limitations of the following: 1) American Society for Testing and Materials (ASTM) Practice E1527-13 (Standard Practice for ESAs: Phase I ESA Process (and subsequent amendments thereto)), and 2) the United States Environmental Protection Agency's (USEPA) 2006 standards for All Appropriate Inquiry (AAI) Rule (40 CFR Part 312).

The objective of this Phase I ESA with a limited site investigation was to identify the presence or likely presence, use, or release on the Site of hazardous substances or petroleum products as defined in ASTM E1527 13 as a Recognized Environmental Condition (REC).

E1.1 Facility Description

General information relative to the Site is outlined below. The approximate location of the Site features and the area surrounding the Site are depicted on **Figure 2** in **Appendix A.**

The Site is located in north San Jose, near the junction of Interstate 880 and United States Route 101. This area is characterized by mixed land use that includes some light and heavy industrial and commercial facilities. The Site encompasses 6.08 acres and is comprised of the following street addresses and Assessor's Parcel Numbers (APN):

1660 Old Bayshore Hwy	(APN 237-12-98)
1720 Old Bayshore Hwy	(APNs 237-12-117 and 237-12-118)
1736 Old Bayshore Hwy	(APN 237-12-101)

The Site includes three 1940s era buildings along with a collection of substructures including sheds, a guard shack, and storage warehouses. The surrounding areas are paved with asphalt and concrete. The Site is currently owned by Mr. Stefano Tognoli and Ms. Martha Bonnici, and occupied by two tenant businesses including Smithfield, a meat packing company, and Recycling Specialists, a metals recycler.

E1.2 Property History

This Site is located in a portion of northern San Jose that was first developed during the 1940s with subsequent phases of development continuing through the 1980s. This area was originally utilized primarily as agricultural land that included orchards. The Site was first developed with three structures in the 1940s. Substructures were constructed during the 1960s and 1970s, and renovations at two of the main structures occurred in the early 1970s. Various meat packing companies have occupied the Site since the early 1960s through the present. Other historical Site occupants have included a metals recycler, a Chevron retail gas station, and trucking companies.

E1.3 Environmental Database and File Review

The review of an environmental database report prepared by Environmental Data Resources, Inc. (EDR) indicates the Site was identified in 20 of the approximately 130 databases routinely searched by EDR for this geography. The identified databases include the RCRA-SQG, ERNS, CA LUST, CA HIST LUST, CERS HAZ WASTE, CA SWEEPS UST, CA CHMIRS, RCRA-NLR, FINDS, ECHO, CA CUPA Listings, CA EMI, HAZNET, CA HIST CORTESE, CA NPDES, CA HAZMAT, CA WDS, CA CIWQS, CA CERS, and RGA LUST databases. The listings are related to three known leaking underground storage tank (LUST) cases at the Site, as well as compliance-based entries in relation to the storage, generation, and disposal of hazardous waste at the Site. One of the listings relates to the release of volatile refrigerants.

Additional inquiries related to past or current fuel and hazardous materials handling and/or documented releases at the Site were made with the Santa Clara County Department of Environmental Health (SCDEH) and the City of San Jose. Langan also reviewed the online regulatory databases operated by the San Francisco Bay Area Regional Water Quality Control Board (RWQCB) (GeoTracker), and the California Department of Toxic Substances Control (DTSC) (EnviroStor).

E1.4 Findings

Langan has identified one Historical Recognized Environmental Condition (HREC) and one Business Environmental Risk (BER) in association with the Site:

HREC 1 – Closed Leaking Underground Storage Tank (LUST) Cases

Site historical records and past environmental documents detail known and reported releases of petroleum hydrocarbons in soil and petroleum hydrocarbons in groundwater. The release of hydrocarbons include three LUST cases associated with the Site. A total of nine underground storage tanks (USTs) ranging in size from 500 to 10,000 gallons and containing waste oil, gasoline, and diesel are known to have historically been used at the Site, and were removed by the mid-1990s. Overexcavation of soils containing petroleum is reported for the three cases, although volume estimates were not provided. Groundwater monitoring was performed on site during the 1990s, ceased by the early 2000s. All three cases were closed by the Santa Clara Valley Water District, with closure letters being obtained for each case after confirmation soil samples and on-going groundwater monitoring indicated low-threat residual impacts. The dates of issue for each closure letter are as follows:

- 1660 Old Bayshore Highway, closure letter dated February 3, 1999;
- 1720 Old Bayshore Highway, closure letter dated October 29, 2001;
- 1736 Old Bayshore Highway, closure letter dated May 13, 1999.

Impacts of petroleum including observations of staining or odors, photoionization (PID) measurements, and chemical analytical results were not measured in the samples obtained in deeper soils, or in recovered groundwater, as was reportedly left in place at the time low-threat closure was granted for these cases.

BER 1 – Possible Asbestos Containing Material and Lead Containing Paint within Site's Finished Interiors

Based on the Site reconnaissance, Langan estimates that there is approximately 50,000 square feet of finished office space and/or partially finished warehouse interiors. Given the era of construction for the three primary buildings (late 1940s) and perceived renovations or replacement structures (1970s), these areas should be considered as potentially having asbestos containing materials (ACM) and lead containing paint (LCP). Further testing would be required to identify specific occurrences and volumes of ACM.

1.0 INTRODUCTION

Langan Engineering and Environmental Services, Inc. (Langan) has completed this Phase I Environmental Site Assessment (ESA) with limited subsurface investigations for the 1660 Old Bayshore Hwy property (Site), located in San Jose, California (see **Figure 1** included in **Appendix A**). This ESA was performed on behalf of Prologis, Inc. (User) to assist with a possible purchase of the Site.

1.1 Purpose

The purpose of this Phase I ESA is to:

(1) Identify Recognized Environmental Conditions (RECs) in connection with the Site, as defined in The Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13, which states: the presence or likely presence of any hazardous substances or petroleum products in, on, or at a 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. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public 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.

(2) Utilize the guidelines of United States Environmental Protection Agency (USEPA) 40 Code of Federal Regulations (CFR) Part 312 Subpart C Standards and Practices §312.20 All Appropriate Inquiry (AAI) Rule for the development and implementation of the scope of services.

Phase I ESAs can also categorize identified items as a Business Environmental Risk (BER) or de minimis condition. A BER is defined by ASTM E1527-13 as "a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of *commercial real estate*, not necessarily limited to those environmental issues required to be investigated in this practice." A de minimis condition is defined as "a condition 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".

1.2 Scope of Services

This Phase I ESA with a limited site investigation was conducted utilizing a standard of good commercial and customary practice that is consistent with American Society for Testing and Materials (ASTM) E1527-13. Significant scope-of-work additions, deletions, or deviations to ASTM E1527-13 are noted in Section 1.4 of this report. In general, the scope of this assessment consisted of obtaining information from the User; reviewing reasonably ascertainable information and environmental data relating to the Site; reviewing maps and records maintained by federal, state, and local regulatory agencies; interviewing persons knowledgeable about the Site; and conducting a Site reconnaissance. The specific scope of this assessment included the following:

1. A Site reconnaissance to observe the Site's condition and assess its location with respect to adjoining and surrounding property uses and natural surface features. The reconnaissance included driving on the surrounding roads and observations of surrounding properties from public rights-of-way to identify obvious potential environmental conditions on neighboring properties. The Site reconnaissance was conducted in a systematic manner focusing on the spatial extent of the Site, and then progressing to adjacent and surrounding properties. Photographs taken as part of the Site reconnaissance are provided in **Appendix B**.

2. Interviews of Mr. Dave Evans, a real estate agent representing the Site Owner, Mr. John Velasquez, a site manager, and part owner of Recycling Specialists, and Mr. Jay Molcan, the Plant Engineer for the Smithfield facility.

3. As per ASTM E1527-13, questionnaires were provided to the Owners to obtain information related to the Site. The Owner has not returned the questionnaire. Site occupants were interviewed during the Phase I Site Reconnaissance. Mr. Dave Evans, a real estate agent representing the Owners, was also interviewed.

4. A review of environmental databases maintained by the USEPA, federal, state, and local agencies within the approximate minimum search distance. Environmental Data Resources, Inc. (EDR) of Shelton, Connecticut prepared the environmental database report, which is included in **Appendix C**.

5. Identification of physical characteristics of the Site determined through referenced sources for topographic, geologic, soils, and hydrologic data.

6. A review and interpretation of aerial photographs, historical topographic maps, Sanborn Fire Insurance Maps (Sanborn maps), and city directories to identify previous activities on and in the vicinity of the Site. Copies of these historical documentation reports, generated by EDR, are included in **Appendix D**.

7. A review and interpretation of additional historical documentation reports from local county and other records. Pertinent portions of selected reports have been included in **Appendix E**.

8. Limited subsurface investigations including soil and groundwater sampling during the completion of eight soil borings as described in **Section 8.0** and **Appendix F**.

9. Limited desktop or visual evaluations of the potential for radon, lead in drinking water, wetlands, mold, and polychlorinated biphenyls (PCBs) condition or equipment were conducted as part of this Phase I ESA.

1.3 User Reliance

The User requested no special terms or conditions regarding this Phase I ESA with a limited site investigation. Langan has prepared this report specifically for the use of the User. Other parties cannot rely on this Phase I ESA with a limited site investigation, and the conclusions thereof, unless Langan receives a written request from User and Langan issues a "Reliance Letter". The relying party will be subject to the same limitations agreed to by the User.

1.4 Deletions and Deviations

This Phase I ESA with a limited site investigation has been performed using the guidelines of ASTM Practice E1527-13 (Standard Practice for ESA: Phase I ESA Process). No expressed or implied representation or warranty is included or intended in the report, except that the services were performed within the limits prescribed by the User, and with the customary thoroughness and competence of our profession. Significant deletions and deviations were not made to the above referenced standards.

1.5 Limitations, Assumptions, and Data Gaps

This Phase I ESA with a limited site investigation was prepared for the Site on behalf of the User. The report is intended to be used in its entirety. Excerpts taken from this report are not necessarily representative of the assessment findings. Langan cannot assume responsibility for use of this report for any property other than the Site addressed herein, or by any other third party without a written authorization from Langan.

Langan's scope of services, as described below, was limited to that agreed to with the User and no other services beyond those explicitly stated are implied. The services performed and agreed upon for this effort comports to those prescribed in the ASTM Standard E1527-13. Limited sampling (e.g. soil samples from corings or borings) was performed as part of this scope. Groundwater sampling from wells, and construction material surveys or sampling were not performed as part of this Phase I ESA.

This Phase I ESA with a limited site investigation was not intended to be a definitive investigation of all possible environmental impacts at the Site. The purpose of the site investigation was limited to determining if there is reason to suspect the possibility of RECs at the Site. It should be understood that even the most comprehensive Phase I ESA with a limited site investigation may fail to detect environmental liabilities at a particular property. Therefore, Langan cannot "insure" or "certify" that the Site is free of environmental impacts. No expressed or implied representation or warranty is included or intended in this report, except that our services were performed, within the limits prescribed by the User, with the customary standard of care exercised by professionals performing similar services under similar circumstances within the same jurisdiction.

The findings and opinions provided in this report are based solely on the specific activities as required for the performance of ASTM E1527-13 and are intended exclusively for the purpose stated herein, at the specified Site, as it existed at the time of our Site reconnaissance.

The scope of services performed for this study did not include the following: cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, and biological agents. Limited desktop or visual evaluations of the potential for radon, lead in drinking water, wetlands, mold, and polychlorinated biphenyl (PCB) containing material was conducted as part of this Phase I ESA.

1.6 Consultant Qualifications

The signatures of the environmental professional(s) responsible for this Phase I ESA with a limited site investigation are provided on the submittal letter and/or cover page of this report.

The qualifications of the environmental professionals that conducted this ESA are presented in the resumes provided in **Appendix G**. Langan declares that, to the best of our professional knowledge and belief, the individuals responsible for this Phase I meet the definition of Environmental Professional as defined in #312.10 of 40 CFR 312. Langan has specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site.

2.0 SITE DESCRIPTION

2.1 Location and Legal Description

The Site is located at 1660 Old Bayshore Hwy, San Jose, California, approximately 5.0 miles south of the San Francisco Bay, and 1.0 mile east of the Norman Y. Mineta San Jose International Airport. The Site is 0.25 miles west of the intersection between Interstate 880 (I-880) and United

States Route 101 (US101) (see **Figure 1**). This area is primarily characterized by industrial and commercial land uses. The Rosemary Gardens and Hyde Park residential neighborhoods are located 0.66 and 0.75 miles south of the site, respectively.

Per online property information, the collective Site is 6.08 acres in size and consists of four Santa Clara County Assessor Parcel Numbers (APNs), including 237-12-98, 237-12-101, 237-12-117 and 237-12-118. Per other information sources and the Site reconnaissance, the Site appears to currently encompass three addresses, including 1660, 1720, and 1736 Old Bayshore Highway. The Site is directly accessible from Old Bayshore Highway, and has a single, shared entrance driveway. The overlap of addresses and APN numbers is represented below:

1660 Old Bayshore Hwy	(APN 237-12-98)
1720 Old Bayshore Hwy	(APNs 237-12-117 and 237-12-118)
1736 Old Bayshore Hwy	(APN 237-12-101)

The approximate area corresponding to each address and parcel boundaries is depicted in **Figure 2**. Historically, there were three APN's associated with the Site (237-12-98, -101, and -117). Parcel 237-12-117 was subdivided approximately 20 years ago, with the newly separated parcel identified by 237-12-118. For the purposes of this report, the different addresses will be referred to as the 1660, 1720, and 1736 parcels. The 1660 parcel includes the building and immediate area surrounding it, at the eastern corner of the Site (i.e. APN 237-12-098). The 1720 parcel includes the building at the northern portion of the Site (i.e. APN 237-12-118). The 1736 parcel includes the approximate western half the Site (i.e. APNs 237-12-101 and 237-12-117).

2.2 Improvements

The Site configuration is shown on the Site Plan in **Figure 2**. The primary site improvements are three main buildings with a combined square footage of approximately 90,000 square (sq.) feet, and four smaller structures. The Site is paved with asphalt and concrete.

2.2.1 Main Structures

There are three main structures on the Site. The different structures grouped according to their respective location are summarized below:

1660 Parcel

Packing and Shipping Building. The primary structure on the 1660 parcel is an approximately 40,000 sq. foot building located along the eastern Site boundary and Old Bayshore Hwy. It is currently occupied by the Smithfield Packaged Meats Corp (Smithfield). The overall building appears constructed with wood frame, plaster walls, placed on an exposed concrete slab floor. The interior consists of packing and distribution and office areas. The packing and shipping portion of the building is generally finished with drywall and plasterboard, and the walls and ceiling are insulated. The office area is finished with plastered walls and carpeted floors. The ceiling consists of ceiling tiles. Per aerial photographs reviewed for this report, the building was likely constructed in the late 1940s with progressive additions occurring during the 1960s and 1970s.

1720 Parcel

Equipment and Materials Storage. The structure on the 1720 parcel is an approximately 25,000 sq. foot building located at the northern corner of the Site. The overall building appears to be a concrete tilt-up on an exposed concrete pad. This structure has historically housed light truck maintenance operations. Currently, the building is used by Smithfield solely for storing equipment (i.e. forklifts) and materials (packing materials, detergents, and pallets). The interior is unfinished warehousing space. A previous version of this building was first constructed in the late 1940s. The building reached its approximate present configuration by 1974.

1736 Parcel

Office/Receiving. The primary structure located on the 1736 parcel is an approximately 25,000 sq. foot building formerly used as office space and receiving facilities by Recycling Specialists. It is located in the approximate center of the Site. The office area is constructed with wood frame and panels, and partially finished with carpet and vinyl sheet flooring. The walls are partially finished with plaster. The receiving portion of the building is an unfinished warehouse structure with wood frame and corrugated tin walls and roof. There are approximately 12 truck bays on each side of the building. Per aerial photographs reviewed for this report, the office portion of this building was likely constructed in the late 1940s, with the receiving portion of the building having been added by the late 1960s.

2.2.2 Substructures

There are several substructures at the Site which are categorized by address and summarized below.

1660 Parcel

There is an approximately 60 sq. foot wooden structure at 1660 Old Bayshore near the northeastern property line. It appears to be an old storage shed. There is a grease trap unit on

the south side of the Smithfield facility. Process water, used to wash the plant and meats, flows through this system, and is routed to a water treatment system on the 1720 parcel.

1720 Parcel

There is a water treatment system on the northeastern side of the Site. It contains an equalization tank used to balance the pH of Smithfield's process water. Sodium hydroxide is used to balance pH within the City of San Jose's sanitary sewer discharge requirements. The treatment system also contains a grease trap upstream of the tank. This is separate from the grease trap unit described above. This system is downstream (pH balance tank and grease trap) of the grease trap at the 1660 parcel, and discharges to the City of San Jose's sanitary sewer.

1736 Parcel

There are three substructures on the 1736 parcel of note, including unfinished wooden warehouse, an unfinished wood-frame warehouse covered with corrugated metal sheeting, and an approximately 100 square foot guard shack. The wooden shed is constructed with wood framing and panels, measures about 1,800 sq. feet, and appears to have been used for equipment (i.e. forklift storage). The wood frame warehouse covered with corrugated sheet metal measures approximately 3,200 sq. feet, and housed a cashier's office and an employee breakroom. An in-ground truck scale is sited in front of this structure, and is discussed in further detail in Section 5.10.

2.3 Owner, Site Manager, and Occupant Information

Per Mr. Evans, the Site is currently owned by Mr. Stefano Tognoli and Ms. Martha Bonnici. Per information from the Site reconnaissance, Mr. Tognoli and Ms. Bonnici lease to two tenant businesses. One of the current occupants is in the process of vacating the Site. Current occupants are listed according to their respective addresses below:

1660 Old Bayshore Hwy	Smithfield
1720 -1736 Old Bayshore Hwy	Recycling Specialists (vacating the Site)

2.4 Zoning

The Site is zoned HI - Heavy Industrial according to the City of San Jose Land Use Zoning Map, accessed from the City of San Jose's Planning Department online ARC-GIS Map. A snapshot of the Zoning Map is included in **Appendix E**.

2.5 Utilities

The Site is serviced by the Santa Clara Valley Water District for water. The City of San Jose provides wastewater services. Electricity and natural gas are provided by Pacific Gas and Electric (PG&E).

2.6 Current Use

As discussed previously, the Site is currently utilized by two businesses. A summary table is provided for additional clarity below:

Site Owner	Street Address	Associated Assessor Parcel Numbers (APNs)	Approximate Size (Acres)	Occupants
Mr. Stefano Tognoli and Ms. Martha Bonnici	1660 Old Bayshore Hwy	237-12-98	1.25	Smithfield
	1720 Old Bayshore Hwy	237-12-117 & 237-12-118	1.62 & 2.74	Smithfield Recycling Specialists
	1736 Old Bayshore Hwy	237-12-101	0.47	Recycling Specialists

3.0 REGIONAL DESCRIPTION AND PHYSICAL SETTING

3.1 Topography

The topography of the Site is relatively flat and near sea level. According to the EDR Radius Check, the Site sits at a mean elevation of approximately 51 feet above mean sea level (msl). The EDR Radius Check references the United States Geological Service (USGS) 5640416 San Jose West, CA map, dated 2012.

3.2 Surface Water

Coyote Creek is the closest surface water body, and is located approximately 0.9 miles to the northeast of the Site. Coyote Creek drains to the marshlands located at the southern tip of the San Francisco Bay.

3.3 Floodplains

According to the Federal Emergency Management Agency (FEMA) Map Service Center, the Site is located on FEMA panel 06085C0231H. This parcel is within a shaded portion of a Zone X designated area, and has a 0.2% annual chance flood hazard (i.e. – 500 year flood). A snapshot of the FEMA map, obtained from FEMA's website, is included in **Appendix E**.

3.4 Geology

Site and local area geology is reported to be a surficial unit of fill underlain by native alluvial sediments. According to the United States Geologic Survey (USGS), the regional sediments from the Site and surrounding area are described as floodbasin sediments from the nearby Guadalupe River, and were deposited during the Holocene period (USGS, 1978). The San Francisco Bay is located north of the Site, the Santa Cruz Mountains to the southwest, and the Diablo Range to the east.

A subsurface investigation by Weiss Associates Geologic and Environmental Services (Weiss) in June 1991 included five exploratory borings a maximum exploratory depth of 31.5 feet below ground surface (bgs) and the installation of two monitoring wells at the former Chevron Station located at 1736 Old Bayshore Hwy (Weiss, 1991). Approximately four feet of sandy gravelly material interpreted as fill was encountered across the 1736 parcel. Native materials were predominantly clays with some interbedded sandy and silty layers.

3.5 Hydrology and Hydrogeology

Closure reports for 1660, 1720 and 1736 Old Bayshore indicate that the groundwater elevation has fluctuated between approximately 6.5 feet and 17 feet bgs (State Water Board, 1999a, 1999b, 2001). Gradient has generally been reported to be north to northwest. The present alignment of the Guadalupe River is located approximately 0.75 mile west of the Site, and flows north to the San Francisco Bay. Regional groundwater gradient is generally believed to be northerly.

3.6 Surrounding Properties

The Site is located between US101, I-880, and Zanker Road. The immediately adjacent surrounding properties include the following:

Northeast

1675 Rogers Ave Recology South Bay

1623 Rogers Ave	Commercial Warehouse
1630 Old Bayshore Hwy	Commercial Warehouse

Northwest

401 – 499 Reynold Circle, 1780 Old Bayshore	Reynolds Circle Business Park

South

Old Bayshore Hwy, US101	

East

1650 Old Bayshore Hwy	Commercial warehouse space occupied by Galli Produce, Inc.

West

1770 Old Bayshore Hwy	Commercial building occupied by Elegant Tile

4.0 SITE AND REGIONAL HISTORY

This Site is located in a portion of northern San Jose that was first developed during the 1940s with subsequent phases of development continuing through the 1980s. This area was originally utilized primarily as agricultural land that included orchards. Specific development in the area of the Site was typically commercial and light industrial along the Bayshore Highway corridor, with increased development occurring after the enlargement of US101 in the early 1960s and the construction of I-880 in the mid-1950s.

4.1 Aerial Photographs

Langan reviewed 14 aerial photographs provided by EDR to help evaluate past uses and relevant characteristics of the Site and surrounding properties:

- July 31, 1939
- September 26, 1948
- April 1, 1950
- June 9, 1956
- July 8, 1963
- June 14, 1968

- June 6, 1974
- July 5, 1982
- 1993 (acquisition date is June 12)
- August 27, 1998
- 2006 (date unreported by EDR)
- 2009 (date unreported by EDR)
- 2012 (date unreported by EDR)
- 2016 (date unreported by EDR)

Langan also reviewed eight aerial photographs provided by NearMap, an online database with aerial photographs:

- August 2, 2016
- March 12, 2017
- October 21, 2017
- February 25, 2018
- September 15, 2018
- March 17, 2019
- June 2, 2019
- August 25, 2019

EDR's Aerial Photo Decade Package report, which contains a copy of each photograph, is provided in **Appendix D**. Features noted in the photographs are discussed below.

1939 Photograph. The Site appears as undeveloped agricultural space, with several tilled fields occurring within its footprint. The surrounding area appears primarily used for agricultural cultivation including orchards and cultivated fields interpreted to be fruit trees, feed grasses, and row crops. There are a few residential structures visible. The two-lane Bayshore Highway extends northwest-southeast, and portions of its alignment appear to overlap with portions of the approximate present alignment of the 10-lane US101 freeway.

1948-1956 Photographs. The Site was developed with three structures and paved with concrete during the late 1940s. There is also a structure on the adjacent property to the west. An early, and smaller, version of the structure currently standing on the 1660 parcel is visible in the eastern corner. A larger version of the warehouse structure in the northern corner of the Site on the 1720 parcel is visible. This building appears roughly twice the size of the present structure. The office portion of the building at the 1736 parcel is also visible. This 1948 structure at the 1736 parcel appears to be the present office portion of the 1736 parcel building, as it has roughly the same size and appearance. The remaining portions of the Site exhibit characteristics of a laydown yard with equipment and trucks staged in rows across

the Site. Some additional commercial and light industrial development is visible on the surrounding properties over this interval.

1963-1974 Photographs. During this interval, the 1660 parcel building undergoes some additions, reaching its approximate present size by 1974. The ancillary buildings at the 1736 parcel are first visible in 1963. The Chevron gas station, located at 1736 Old Bayshore Highway, is first visible in 1963. The major addition to the 1736 building, which was added in a perpendicular alignment to the office space, is first visible in 1968. In 1974, the 1720 building has been revised into its approximate present alignment and size. Trucks and moving equipment are staged in neatly arranged rows throughout the Site during this interval, suggesting commercial and light industrial Site use. In 1974, a building is visible in the approximate present footprint of the front parking lot (to the southeast of the 1736 parcel building), and has the appearance of a warehouse.

In 1963, US101 is visible in its approximate present alignment, and a portion of the previous 2-lane highway appears to have been realigned into a city street and identified as Old Bayshore Highway. The interchange between US101 and I-880, located approximately 0.25 miles to the east of the Site, is also visible. There appears to have been additional commercial and light industrial development centered on the interchange between US101 and I-880. During this interval, most development occurs to the north, south, and east of the property, with the densest development occurring closest to the respective freeways.

1982 Photograph. The Site conditions appear unchanged from the previous interval, but the surrounding area appears to have undergone a third phase of commercial and industrial development to a degree that it appears to nearly match its approximate present development.

1993 to 2012 Photographs. In 1993, the Chevron station has been decommissioned, and is no longer visible. The lot appears to have undergone various stages of paving with both asphalt and concrete. It appears to be paved mostly with asphalt between the late 1990s and early 2000s, with additional stages of concrete occurring by 2009. Portions of the pavement have features suggestive of various degrees of staining. These features appear more concentrated on the along the western side of the Site, on the 1736 parcel.

2016 Photograph. The warehouse building in the footprint of the present front parking lot is no longer present, and it its place a paved parking lot in its present alignment is visible. Overall the Site appears to have undergone additional stages of paving with asphalt and concrete. A concrete pad measuring approximately 150 feet by 160 feet is visible on the western corner of the Site. A concrete a pad has been added to the northern portions of the 1736 parcel, adjacent to the 1720 parcel warehouse building.

2016 to 2019 Photographs (Near-Map). Langan reviewed eight photographs dated from August 2, 2016, through August 25, 2019. In general, features having the appearance of stockpiled metals are first visible in the March 12, 2017 photograph. In June 2019, a feature inferred to be ponded water is visible on the paved area immediately south of the features inferred to be stockpiled metals. These features are not visible in the August 2019 photograph. For the duration of this period, a blue tarp is intermittently visible on the roof the

office at the 1736 parcel, and appears to be present during the approximate storm season (October to March). In general, the remainder of the Site appears generally consistent with the 2016 photograph.

4.2 Topographic Maps

Langan reviewed the following 9 historical topographic maps from EDR:

- 1889
- 1897
- 1899
- 1953
- 1961
- 1968
- 1973
- 1980
- 2012

The following additional information was obtained from the topographic maps about the Site and/or the immediate areas near the Site:

- Topographic maps from the 19th century indicate the Site and surrounding area were mostly open space, with some early roads and residential structures plotted. An early version of downtown San Jose is visible approximately 5 miles to the south. The Southern Pacific Railroad is visible approximately 0.33 miles to the east.

- The 1953 through 2012 maps indicate a similar progression of development to the Site and surrounding area as the aerial photographs. Regionally, the Norman Y. Mineta International Airport is first depicted as a municipal airport on the 1961 topographic map, and the surrounding area appears to reach its approximate present alignment during the 1980s.

- The Site is depicted as dry land on each map; the nearest hydrologic features are Guadalupe River approximately 0.75 mile to the west, and Coyote Creek approximately 1.25 miles to the east.

A copy of EDR's Historical Topography Maps report is provided in **Appendix D**.

4.3 Sanborn Maps

Sanborn maps provide information on structures related to building construction and materials that could impact fires (i.e. gasoline tanks, chemical storage, etc.) within these structures. EDR provided two Sanborn maps covering the Site and adjoining properties dated 1961 and 1966. A

copy of the Sanborn map report is provided in **Appendix D**. Additional information not included in the aerial photographs and/or topographic maps include the following items:

1961-1966 Maps. The 1660 parcel is occupied by a meat packing company. The 1720 and 1736 parcels appear to be occupied by a transportation company (Garden City Transportation). The ancillary buildings at the 1736 parcel house truck maintenance operations, tire storage, and miscellaneous storage. There appear to be three ancillary structures marked on the 1660 parcel including paper storage, a machine shop, and storage shed. The adjacent property to the east is also occupied by a meat packing company. Other surrounding property uses include commercial and light industrial operations. There appears to be significant development both on Site and to the eastern adjacent parcels between 1961 and 1966. No storage tanks are identified on either of the Sanborn maps.

4.4 Historic Site Occupants (City Directory Review)

Langan reviewed a city directory search and abstract provided by EDR. For each address, the directory lists the name of the corresponding occupant at approximate five year intervals. Business directories including city, cross reference, and telephone directories were reviewed, if available, for the years spanning 1922 through 2014. Available data for the target property appears to be dated from 1975 to 2014. The City Directory Report is included in **Appendix D**. Below is a summary of the occupant listings for the Site addresses:

Address	Reported Year	Reported By	Occupant
1660 Old Bayshore Hwy	Present	EDR	Smithfield (meat packing)
	1975-2014	EDR	Mohawk Packing Co. (meat packing)
1720 Old Bayshore Hwy	1991-Present	EDR	Recycling Specialists
	1975 - 2010	EDR	Assorted Freight and Towing Companies
	2000	EDR	Carmilk Industries
	1985	EDR	Carburetor Sales & Service
	1975	EDR	Garden City Transportation Co. Ltd.
1736 Old Bayshore Hwy	Present	Site Visit	Recycling Specialists
	1975-1985	EDR	Lee Wilbur Bayshore Chevron station

EDR city directory records indicate that Recycling Specialists occupied the Site in approximately 1991. As discussed in Section 4.1, a review of NearMap aerial imagery suggests that metals

piles were staged as noted on **Figure 2** approximately between the first quarter of 2016 and the third quarter of 2019. The metals piles were not observed in the EDR aerial imagery.

4.5 Historic Site Ownership

The Phase I ESA did not include a search for historic title record reports.

4.6 Environmental Orders, Liens, Use Limitations

Langan did not identify environmental orders, liens, or use limitations associated with the Site.

4.7 Valuation Reductions for Environmental Issues

Langan has not identified established, public reductions in the valuation of the Site for environmental issues.

4.8 Prior Assessments

Prior environmental assessments in relation to leaking underground storage tanks (LUST) were performed at the Site. The activities and report findings are summarized below:

Leaking Underground Storage Tank (LUST) Case, 1660 Parcel. Langan reviewed a Fuel Leak Site Case Closure letter dated 3 February 1999 from James S. Crowley, a Special Programs Engineer with the Leaking Underground Storage Tank Oversight Program (Tank Program), which at that time was a division of the Santa Clara Valley Water District (SCVWD). The Tank Program was transferred to the Santa Clara County Department of Environmental Health (SCDEH) in 2004, but the letter is also available online on the Water Board's Geotracker database. The closure letter was addressed to Dean Miller at Mohawk Packing. The letter and associated documentation indicate that three USTs containing gasoline and diesel, and ranging in size from 7,500 to 10,000 gallons were removed from the 1660 parcel in September 1994. A LUST case was opened for the 1660 parcel in 1994, and closed by the SCVWD in 1999 subsequent to demonstration of low-threat closure conditions through overexcavation, confirmation soil sampling, and groundwater monitoring. Low-threat closure was granted with petroleum products including gasoline, diesel, and the BTEX compounds (benzene, toluene, ethylbenzene, and xylenes) present in soil and groundwater. Confirmation soil samples indicated gasoline, diesel, and total BTEX were present at respective concentrations of 160 mg/kg, 630 mg/kg, and 2.8 mg/kg in soil. Groundwater monitoring indicated diesel and BTEX were present at respective concentrations of 110 µg/L and 3.6 µg/L in groundwater.

Leaking Underground Storage Tank (LUST) Case, 1720 Parcel. Langan reviewed a Fuel Site Case Closure Letter dated 29 October 2001 from James S. Crowley, the Engineering Unit Manager of the Tank Program, which was addressed to Mr. Charles Bonnici of the Mohawk Land & Cattle Co. Inc. Langan also reviewed the *Tank Closure Report* by KTW & Associates (KTW, 1992). Both documents are available online at the Geotracker database. The letter, its associated documentation, and the tank removal report indicate that two

USTs, sized 10,000 gallons and containing gasoline and diesel, were removed from 1720 parcel in September 1992. A LUST case was opened for the 1720 parcel in 1992, and closed in 2001 subsequent to demonstration of low-threat closure conditions through overexcavation, confirmation soil sampling, and groundwater monitoring. Low-threat closure was granted with petroleum products including gasoline and BTEX present in groundwater at respective concentrations of 1,800 µg/L and 145 µg/L. Petroleum products were not detected above laboratory reporting limits in confirmation soil samples.

Leaking Underground Storage Tank (LUST) Case, 1736 Parcel. Langan reviewed a Fuel Site Case Closure Letter dated 13 May 1999 from James S. Crowley, a Special Programs Engineer of the Tank Program, which was addressed to Mr. Mark Lafferty of Chevron USA Products Company. Langan also reviewed a report, *Subsurface Investigation*, Weiss Associates (Weiss, 1991). The letter and report are available on the Geotracker database. The closure letter documents the removal of four USTs from the 1736 parcel ranging in size from 500 to 10,000 gallons and containing waste oil, diesel, and gasoline. The tanks were removed in August of 1985, when the Chevron retail gas station was closed. A LUST case for the 1736 parcel was opened in 1985, and closed in 1999 subsequent to demonstration of low-threat closure conditions through overexcavation, confirmation soil sampling, and groundwater monitoring. Low-threat closure was granted with petroleum products including gasoline, diesel, and BTEX present in soil and groundwater. Confirmation soil samples indicated gasoline, diesel, and BTEX were present at respective concentrations of 840 mg/kg, 3 mg/kg, and 13.6 mg/kg in soil. Groundwater monitoring indicated that gasoline and BTEX were present at respective concentrations of 1,800 µg/L and 145 µg/L.

5.0 SITE RECONNAISSANCE AND INTERVIEWS

The Site reconnaissance was conducted in a systematic manner, focusing first on the building exteriors at the Site, progressing to the indoor areas, and finishing with driving the nearby public streets and viewing adjacent and surrounding properties.

The assessment of the adjacent and surrounding properties was limited to identifying, as possible, indications of past or current use that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products. The assessment was also geared to collect information regarding the general type of current Site use, the general topography of the surrounding area, and the general use of adjoining facilities or adjacent structures.

Mr. Maxwell Balbin, a Langan representative, performed the Site and vicinity reconnaissance on 21 November 2019. Photographs from the Site reconnaissance are included in **Appendix B**. At the request of Smithfield, no photos were taken of the indoor portions of the Smithfield facility.

5.1 Interviews

For the Phase I ESA, Langan interviewed Mr. John Velasquez, a site manager, and part owner of Recycling Specialists. Langan also interviewed Mr. Jay Molcan, the Plant Engineer for the Smithfield facility, and Mr. Dave Evans, a Senior Vice President with Colliers International, the real estate representative of the Site's ownership. The objective of the interviews was to obtain information indicating the potential for RECs in connection with the Site, and to provide further details regarding historical use of the Site. Mr. Velasquez reported he has worked at the Site for approximately seven years. Mr. Molcan reported that he has worked at the Site for approximately 20 years, and Mr. Evans has been involved with the Site for approximately 2 years. The results of the interviews are included the sections below as appropriate.

5.2 Site Features and General Reconnaissance Observations

The Site is located in a commercial and light industrial area in San Jose, California.

Site Use

The Site is occupied by a meat packing company (Smithfield). A metals recycling company, Recycling Specialists, was in the process of vacating the Site during the Site Reconnaissance.

Structures

There are three main buildings, and five ancillary structures (including the water treatment system), on the Site as previously described in Section 2.2. The site visit and interview process did not yield additional information beyond that already presented. Site and regional history reviews discussed in Section 4.0 suggest the two the three primary buildings are believed to be late 1940s era structures, with additions made during the 1960s and 1970s. An early version of the third building dated to the late 1940s, with the present configuration dated to the early 1970s. The ancillary structures, excluding the water treatment system, are believed to have been constructed in the 1960s.

Overall Condition / Upkeep

Overall building condition is considered suitable for current site operations and consistent with inferred age.

Odors

Langan noted an odor commensurate with meat storage inside the Smithfield facility. No other odors were observed.

Pools of Liquids

Langan observed puddled water with a possible sheen in the storm water catch basins on the 1736 parcel. Langan also observed puddled water in potholes in the pavement, which appeared to have a sheen. This ponding appeared localized to an area with potholes in the pavement immediately south of a concrete pad reportedly used to stage piles of recycled metals. This pad is located in the northern portion of the 1736 parcel, is adjacent to the 1720 parcel, and is noted on the Site Plan in **Figure 2**.

Pits, Ponds, or Lagoons

Langan observed potholes in the asphalt on the 1736 parcel, suggestive of heavy truck traffic. As discussed above, ponded water was observed in some of these potholes. The potholes appeared most concentrated in the area immediately south of the former recycled metals staging piles. The larger feature inferred to be ponded water, as noted in NearMap imagery and discussed in Section 4.1, was not observed.

Stained Soil and/or Surfaces

The Site is almost entirely paved, with some exposed soil in the potholes previously noted. Some staining was observed in the potholes. Drip stains were also observed on paved surfaces across the facility. In general, the staining appeared localized on the Recycling Specialists portion of the facility.

Stressed Vegetation

No vegetation was observed growing on the Site.

Abandoned Equipment / Waste

Langan did not observe abandoned equipment or waste. Recycling Specialists was observed to be in the process of vacating from the Site.

5.3 Storm Water

Storm Drain Catch Basins

Four storm drain catch basins were observed in the paved area on the north side of the 1736 parcel. A storm water collection culvert, lined with concrete, was observed on the southern side of the 1736 parcel. That culvert had a catch basin and manhole access point near its approximate center. Three storm water catch basins were observed across the 1720 and 1660 parcels. These basins are understood to drain to the municipal storm sewer. In San Jose, the municipal storm

sewers flow to the regional hydrologic features (e.g. Guadalupe River, Coyote Creek, etc.) which ultimately drain to the South San Francisco Bay. These features are marked on the Site Plan (**Figure 2**).

Other Water Drainage Management Features

Three additional catch basins and a grease trap culvert were observed on the 1660 Parcel. According to Mr. Molcan, water drainage management features catch runoff water from the meat packing operation, and route it to the grease trap. From the grease trap, the water is routed to the on-site water treatment system, and ultimately to the City of San Jose's Sanitary Sewer (**Figure 2**). Permits were not available for review.

Langan observed a concrete berm on the northeastern margin of the Site, the purpose of which was inferred to prevent stormwater onflow from the adjoining properties to the east. The berm does not extend the full length of the northeastern Site-boundary. Mr. Molcan was unsure how much stormwater onflow is received from the northeaster adjoining properties. Along the northwestern and southern property margins, the Site appears to have been graded to minimize stormwater onflow. Mr. Velasquez reported minimal offsite water onflow.

5.4 Material & Waste Storage

At the 1660 and 1720 parcels, Langan observed materials storage which included and poly drums containing proprietary pH balance solution and detergents, and palletized packing materials. The detergents appear to be chlorine-based, and contain ingredients such as sodium hypochlorite. The pH balance solution contains sodium hydroxide as the primary active ingredient. Based on a review of a Hazardous Materials Inventory submitted to the California Environmental Reporting System (CERS) in July of 2019, additional chemical storage was at that time reported to include the following:

- FS Amine Z (quaternary ammonium), one 100-gallon plastic container
- Lead acid batteries
- Refined Petroleum Oil, two 55-gallon steel drums
- Waste oil, six 55-gallon steel drums
- Sodium Nitrite, sixty 50-pound bags
- BT-R Boiler Treatment (sodium sulfite), two 55-gallon poly drums

The full Hazardous Materials Inventory is attached in **Appendix E**.

At the 1736 parcel, Langan observed a pile of empty storage bins; these reportedly contained recycled metals during active site operations. Langan also observed a 55-gallon steel drum containing waste oil; the label indicated an accumulation date in 2017. Langan also observed an unlabeled 55-gallon steel drum, which was uncovered, and accumulated with what appeared to be absorbent material. Several storage bins measuring approximately 4 feet by 8 feet containing recycled metal (mostly sheet metal) were also observed. A storage bin measuring approximately 10 cubic yards was filled with plastic pellets. During the Site Reconnaissance, the metals piles described in Section 4.1 were not present, and additional clarification on pile staging was not provided during the site interviews.

5.5 Storage Tanks

No aboveground storage tanks (ASTs) were observed on Site, and no indications of active underground storage tanks (USTs) were observed on Site. Langan is aware of historical UST use at the Site, but obtained documents an available records suggest each historical tank was abandoned by removal in the 1980s and 1990s. Langan observed saw-cut lines in the approximate locations of potential former USTs. In other areas, no saw-cut lines were observed, but portions of the pavement are believed to have been resurfaced since the 1990s. Langan did observe a 20,000-gallon Baker storage tank at the 1736 parcel. Per information from Mr. Velasquez, the Recycling Specialists site manager, it contained water that had previously ponded south of the former metals pile area. Its contents were being vacated by a vacuum truck on the morning of the Site Reconnaissance.

5.6 Wastewater Discharges

Septic Systems

Langan did not observe indicators of septic systems at the Site during the reconnaissance.

Wastewater

Regular wastewaters, including water from sinks and toilets, is discharged to the local sanitary sewer system and treated by the City of San Jose. At the Smithfield facility, Langan observed that water used to wash meats and the facility is collected into floor drains inside the building, as well as three catch-basins outside the building, and routed through a grease-trap and a water treatment system prior to discharge under permit to the City of San Jose sanitary sewer.

5.7 Air Emissions

The Smithfield operation was observe to also include the smoking of meat. It was unclear during the site walk to the extent this operation is permitted by the Bay Area Air Quality Management District. Air permits were not provided for review. The fuel source is believed to be propane, and is reported in the CERS documentation as Liquefied Petroleum Gas (LPG).

5.8 PCBs

Langan observed one pad-mounted transformer at the Site, on the south side of the 1660 parcel. Langan also observed three pole-mounted transformers on the south side of the 1660 parcel. The 1660 parcel transformer was labeled as PG&E owned. Langan was unable to observe the details relative to the pole-mounted transformers. No visible labelling regarding PCB content or transformer type was observed, and no staining was observed on the concrete pad, or at the base of the poles. Langan did not observe other Site equipment or operations suggestive of PCB storage or use.

5.9 Groundwater Wells

Langan did not observe environmental monitoring wells at the Site during the reconnaissance. Also, no irrigation or industrial water supply wells were observed.

5.10 Other

An in-ground truck-scale set in concrete was observed in front of an ancillary building at the 1736 parcel. The ancillary building appeared to have been used as a cashier's office, employee breakroom, and tool storage area. The at-grade truck scale appeared to be an electronic scale, as hydraulic components were not observed, and was set in approximately 12 inches of concrete.

Langan observed floor drains inside the 1660 parcel building. These are understood to drain to the Smithfield plant's water treatment system, and ultimately to the sanitary sewer. An unidentified pipe stubout was identified in the guard shack at the 1736 parcel. It appeared to have wires protruding from it. Mr. Velasquez reported having hired a contractor to probe the pipe. He reported finding that the pipe ran southwest towards the building adjacent to the southwestern corner of the Site, and that the pipe appeared to have been abandoned, as the contractor reported not being able to probe further than the approximate property line.

A discussion of asbestos is included in Section 7.2. However, Mr. Molcan stated during the Site Reconnaissance that asbestos containing material was removed from the 1660 parcel building

during an interior remodeling performed approximately 20 years ago. He was unsure whether the roof was included in the remodeling effort.

Mr. Molcan stated that the Smithfield/Mohawk meat packing operation received several notices of violation for discharging water to the City of San Jose sanitary sewer that did not meet permitted conditions for pH. In response to those violations, the pH balancing stage and additional grease trap were added to their waste water treatment process approximately three years ago.

6.0 ENVIRONMENTAL RECORDS REVIEW

6.1 Federal and State Database Review

Langan reviewed an environmental database search report, prepared by EDR, for the Site and surrounding area. The EDR report is a listing of properties identified on select federal and state standard source environmental databases within the approximate search radius specified by ASTM Standard Practice for E1527-13. This information is reported to Langan by EDR, and to EDR by government sources; therefore, neither Langan nor EDR can verify the completeness or accuracy of the database information. Langan reviewed each environmental database on a record-by-record basis to estimate if certain sites identified in the report are suspected to represent a potential impact to the Site. A copy of regulatory database information was provided by EDR and is included in **Appendix C**.

The following summary table lists the number of properties by database within the prescribed search radius appearing in the EDR Radius Map Report:

Database (Date of Government Version)	Minimum Search Area	Site Listed	Cases Within Search Area
Federal			
Superfund Enterprise Management System Archive (SEMS-ARCHIVE) (10/2/2019)	1/2 mile radius	No	4
Corrective Action Report (CORRACTS) – Hazardous Waste Handlers with corrective action activity (9/16/2019)	1 mile radius	No	2
Resource Conservation and Recovery Act – Treatment Storage and Disposal (RCRA-TSDF) (9/16/2019)	1/2 mile radius	No	2
RCRA – Large Quantity Generators (RCRA – LQG) (9/16/2019)	1/4 mile radius	No	2
RCRA –Small Quantity Generators (RCRA –SQG) (9/16/2019)	1/4 mile radius	Yes	35
Federal Emergency Response Notification System (ERNS) (9/9/2019)	Target Property	Yes	--

Database (Date of Government Version)	Minimum Search Area	Site Listed	Cases Within Search Area
State, Local, and Tribal			
State Response Sites (RESPONSE) (7/31/2019)	1 mile radius	No	2
ENVIROSTOR (7/31/2019)	1 mile radius	No	28
Active, Closed, and Inactive Landfills (SWF/LF) (8/13/2019)	1/2 mile radius	No	2
California Leaking Underground Storage Tank Sites (CA LUST) (9/9/2019)	1/2 mile radius	Yes	96
Cleanup Program Sites and Spills, Leaks, Investigations, and Cleanups (CA CPS-SLIC) (9/9/2019	1/2 mile radius	No	17
Historical California Leaking Underground Storage Tank Sites (CA HIST LUST) (9/9/2019)	1/2 mile radius	Yes	71
Active Underground Stage Tank Facilities in California (CA UST) (9/9/2019)	1/4 mile radius	No	7
Aboveground Storage Tank Facilities in California (CA AST) (9/12/2019)	1/4 mile radius	No	6
Additional Environmental Sources			
HIST Cal-Sites (8/8/2005)	1 mile radius	No	1
California Environmental Reporting System Hazardous Waste (CERS HAZ WASTE) (9/24/2019)	1/4 mile radius	Yes	40
California Statewide Environmental Evaluation and Planning System UST (CA SWEEPS UST) (6/1/1994)	1/4 mile radius	Yes	26
California Historical UST (CA HIST UST) (10/15/1990)	1/4 mile radius	No	22
California Environmental Reporting System Tanks (CERS TANKS) (8/14/2019)	1/4 mile radius	No	5
California Deed Restriction Listing (CA DEED) (9/4/2019)	1/2 mile radius	No	4
California Hazardous Material Incident Reporting System (CA CHMIRS) (7/26/2019)	Target Property	Yes	--
Other Ascertainable Records			
RCRA Non-generators/No longer regulated (RCRA – NonGen/NLR) (9/16/2019)	1/4 mile radius	Yes	28
Facility Index System/Facility Registry System (FINDS) (9/4/2019)	Target Property	Yes	--
Enforcement and Compliance History Information (ECHO) (10/8/2019)	Target Property	Yes	--
CA Bond Expenditure Plan (1/1/1989)	1 mile radius	No	1
California "Cortese" Hazardous Waste and Substances Sites List (CA Corteste) (9/24/2019)	1/2 mile radius	No	6
California Unified Protection Agency (CA CUPA Listings)	1/4 mile radius	Yes	122
California Emissions Inventory Data (CA EMI) (9/18/2019)	Target Property	Yes	--
Facility and Manifest Data (HAZNET) (12/31/2017)	Target Property	Yes	--
CA HIST CORTESE (4/1/2001)	1/2 mile radius	Yes	63
Hazardous Waste Permitted Facilities as tracked in Envirostor (HWP) (8/20/2019)	1 mile radius	No	4
Hazardous Waste Transporters as tracked in Envirostor (HWT) (10/8/2019)	1/4 mile radius	No	1
(NY Manifest)	1/4 mile radius	No	1

Database (Date of Government Version)	Minimum Search Area	Site Listed	Cases Within Search Area
California National Pollutant Discharge Elimination System (CA NPDES) (8/13/2019)	Target Property	Yes	--
(CA HAZMAT)	1/4 mile radius	Yes	64
California Waste Discharge System (CA WDS) (6/19/2007)	Target Property	Yes	--
California Integrated Water Quality System (CA CIWQS) (9/4/2019)	Target Property	Yes	--
CalEPA Regulated Site Portal Data (CA CERS) (8/14/2019)	Target Property	Yes	--
EDR High Risk Historical Records			
EDR Hist Auto (not dated)	1/8 mile radius	No	5
EDR Hist Cleaner (not dated)	1/8 mile radius	No	1
EDR Recovered Government Archives			
RGA LUST (not dated)	Target Property	Yes	--

A description of the reviewed databases is provided in the EDR Radius Map Report **(Appendix C)**. A summary of Site database listings and other properties identified within the prescribed search area is presented below.

6.1.1 Site Listings

The Site's address was identified by EDR in 20 databases, including the RCRA-SQG, ERNS, CA LUST, CA HIST LUST, CERS HAZ WASTE, CA SWEEPS UST, CA CHMIRS, RCRA-NLR, FINDS, ECHO, CA CUPA Listings, CA EMI, HAZNET, CA HIST CORTESE, CA NPDES, CA HAZMAT, CA WDS, CA CIWQS, CA CERS, and RGA LUST databases. These listings are related to three known LUST cases at the Site, as well as compliance-based entries in relation to the storage, generation, and disposal of hazardous waste at the Site. The CA EMI listing appears to be in relation to the release of volatile refrigerant to the atmosphere. These listings appear generally consistent with observed Site operations.

6.1.2 Neighboring Property Listings

Langan reviewed the EDR listings of off-Site facilities exhibiting the greatest likelihood to represent potential environmental concerns to the Site. This included the following four properties adjacent to the Site, or locations in the near vicinity of the Site:

1675 Rogers Ave. This facility is adjacent to the northeast side of the Site, and is occupied by Recology South Bay, a municipal waste pickup company. The facility is an active UST permitted facility, and SCDEH records indicate the UST is permitted to store B5 biodiesel. The rated capacity was not specified in available SCDEH documents. Geotracker and EDR entries indicate a historical LUST case associated with the facility, which was closed in 1993. The estimated age of the present UST is approximately six years, based the earliest reference date to the UST occurring in 2013 in SCDEH records.

1650 Old Bayshore Hwy. This property is adjacent to the east of the Site, and is occupied by Galli Produce. EDR and Geotracker records reflect a historic LUST case when the facility was occupied by B+C Produce. Five USTs ranging in size from 1,000 to 10,000 gallons and containing gasoline and diesel were removed from that facility in 1990. The case was closed in 1992. No leaks were reported in association with the five removed tanks; the available case records document the removal activity.

1615 Terminal Ave. The Cascade Computer Coatings property has a LUST listing in EDR records. SCDEH and Envirostor do not contain records of release, however, Geotracker does have a petroleum LUST case plotted at 1611 Terminal Ave, currently occupied by an exterminator.

1555 Old Bayshore Hwy. This facility is occupied by Coca Cola Bottling Company. Site operations appear to consist of bottling and distribution. Geotracker and EDR records reflect a historical LUST case for a diesel UST, which was closed in 1996.

6.1.3 Orphan Listings

According to EDR, an orphan listing is a property that cannot be mapped due inadequate address information. There were no orphan listings identified by the EDR search. However, there is a CPS-SLIC listing for a dry-cleaner, identified as Civic Plaza between Fourth Street and San Fernando Block, which is reportedly located in downtown San Jose, five miles away. EDR plots the facility at the intersection between Zanker Road and Old Bayshore Hwy, approximately 520 feet west of the site. Geotracker contains a listing for a dry cleaning facility plotted at that approximate location, and identified by the address 200 E Santa Clara St, which is in Civic Plaza in down San Jose.

6.2 Local Agency Review

Additional inquiries were made with, and records searched from, SCDEH, City of San Jose, GeoTracker (maintained by the RWQCB), and EnviroStor (maintained by DTSC). The intent of the searches were to identify files which would indicate past or current fuel and hazardous materials leaks at the Site or nearby facilities. Key findings included:

- The City of San Jose Environmental Department did not have case files for the target property. The Building Department did have building permits available for review.
- The SCDEH did have case files for the target property including several hazardous materials business plans and CERS hazardous materials inventories. SCDEH records also contained a notice of violation for the Mohawk Packing operation due to discharge of wastewaters to the City of San Jose sanitary sewer that violated permit conditions for pH.
- The EnviroStor database has no current or historical cases for the Site. The Geotracker

database contains three historical LUST cases associated with the Site.

- GeoTracker contains 67 project listings with a 0.5 mile radius of the Site. There are several on-going clean-up sites including chlorinated solvent sites (dry cleaners and a metal plating site) approximately 0.25 to 0.33 miles north and west of the Site, and a LUST site at 1441 Terminal Ave in relation to a 1,500 gallon gasoline UST. The solvent sites are believed to be downgradient of the Site, and the open LUST case at 1441 Terminal Ave. is 0.25 miles upgradient of the Site. A 2012 conceptual site model from that project did not depict off-site migration of petroleum products in subsurface media. The remaining sites listed within the 0.5 mile search radius are closed petroleum LUST cases.

- Envirostor contains 13 project listings with a 0.5 mile radius of the Site. These include listings for the Cascade Computer Coating facility at 1615 Terminal Ave and the former San Jose Plating facility at 1501-1575 Terminal Ave. Both facilities are upgradient of the Site on the south side of Old Bayshore Hwy. However, the Envirostor case files do not contain documented chlorinated solvent release, and the SCDEH did not have records suggestive of chlorinated release. County records for these facilities consisted of HMBP's and CERS inventory submittals. The former Moyer Chemical Facility located at 1300 – 1336 Old Bayshore Hwy appears to be undergoing on-going investigation of historical releases of pesticides to soil. This facility is located approximately 0.5 miles to the east of the Site.

7.0 SUPPLEMENTAL CONSIDERATIONS

7.1 Wetlands

No evidence of wetland characteristics such as hydrophilic soil or associated vegetation was observed during the site reconnaissance.

7.2 Asbestos

The era of construction of most of the structures on the Site (1940s to 1970s) indicates there is a potential for ACM in various building materials, including thermal system insulation, surfacing materials, and ceiling, wall, and flooring products. ACM materials would be expected to be concentrated in the 1660 and 1736 parcel primary buildings with finished interiors.

7.3 Lead-In-Paint

The age of the majority of the structures (1940s to 1970s) indicates the potential for lead containing paint (LCP) to have been used on Site.

7.4 Lead-In Drinking Water

San Jose Water (SJW) provides drinking water service for the subject property. System-wide lead screening of the water is performed by SJW, and the water supply is reportedly in compliance with the USEPA's Lead and Copper Regulations (SJW, 2018).

7.5 Radon

The subject property is located in Zone 2 (Moderate Radon Potential) per the USEPA's Map of Radon Zones. Radon is not considered an environmental risk for the Site due to its slab-on grade construction and non-residential use.

7.6 Mold

Langan did not observe indicators of mold during the Site reconnaissance.

8.0 LIMITED SITE INVESTIGATION

8.1 Scope and Timing

Langan completed the following limited Site investigations on November 25 through 26, 2019:

- Geophysical scanning of proposed boring locations for the potential presence of underground buried features;
- Eight (8) exploratory soil borings advanced to a maximum depth of 28 feet bgs, and collecting at least one from each boring and 17 soil samples total; and
- Collection of five grab groundwater samples, from temporary wells installed within five of the soil borings; and

The locations of completed sampling points are shown in **Figure 3**. The geophysical survey was completed with a push-cart mounted ground-penetrating radar (GPR) unit. GPR utilizes electromagnetics to passively survey the subsurface for underground encumbrances, such as utilities.

Langan mobilized a California licensed C-57 driller, Cascade Drilling and Technical Services (Cascade) of Sacramento, California, to complete the soil borings. As appropriate, the driller cored through asphalt and concrete to soil at each proposed soil boring location. Soil borings were hand-cleared with an auger to a depth of five feet bgs and then advanced with a trucked-mounted,

Geoprobe 6600 direct-push drill rig utilizing a Geoprobe Dual-Tube 22 (DT22) sampler. The DT22 includes a 4-foot inner sampling probe and an outer casing, which are advanced in tandem via the addition of extension rods to the sampler and casing rod to the casing. The DT22 was advanced by a single run depth (4 feet), and the sampler was retracted for soil recovery, measured as a fraction of the run depth.

Recovered soils were logged by a Langan professional. Boring logs are included in **Appendix F**. In the five borings targeting groundwater, the DT22 was advanced approximately three feet past first observed groundwater, as determined by the first observation of wet soil. The inner sampler was retracted from the annular space, and 1-inch polyvinyl chloride (PVC) casing with a 5-foot long slotted interval was inserted into the annulus. The outer casing of the DT22 was partially retracted to expose the 0.020-inch sized slots to the inferred water-bearing soil formation. The boring was then allowed to stand for a sufficient time to allow for measurement of static water level, which was generally about twenty minutes.

In addition to the subsurface soil and groundwater samples, Langan collected a water sample of ponded water in a stormwater catch basin on the 1736 parcel, and a 4-point composite of surface soil in the vicinity of the former metals stockpile area of the 1736 parcel.

Soil samples were collected into 8-ounce, clear glass jars which were labeled and placed on ice pending transport to McCampbell Analytical Laboratory, of Pittsburg, California, licensed under the California Environmental Laboratory Accreditation Program (ELAP no. 1541; McCampbell). Groundwater was collected with a peristaltic pump by placing 0.25-inch low-density polyethylene (LDPE) tubing in the middle of the slotted interval of the PVC casing. Groundwater was sampled into clear 40 milliliter (mL) volatile organic analysis (VOA) viles preserved with hydrochloric acid, amber and unpreserved 40 mL VOA viles, and 250 mL unpreserved polyethylene jars. Groundwater samples were placed on ice pending transport to McCampbell. All samples were labeled appropriately and logged under chain of custody procedures. Samples were analyzed for some combination of the following:

- Volatile organic compounds (VOCs) by USEPA Method 8260
- Total Petroleum Hydrocarbons (TPH) in the gasoline, diesel, and motor oil chromatographic ranges (TPH-g/d/mo) by USEPA Method 8015
- California Assessment Manual 17 Heavy Metals (CAM17 metals) by USEPA Method 6020

8.2 Results

8.2.1 Encountered Lithology and Presence of Groundwater

The lithology encountered at the Site typically included a surficial layer of asphalt or concrete underlain by 3 to 5 feet of heterogeneous material interpreted as fill. This fill is typically distinguished by grayish brown to very dark brown gravelly to silty sands with some clays. Native alluvial sediments underlie the fill, typically being first noted approximately between 3 and 5 feet bgs. These native sediments are generally distinguished by grayish brown to brown clays with high plasticity. One layer that was occasionally present between 17 and 20 feet bgs was a sandy clay.

Groundwater was encountered in five of the eight borings, and generally at depths between 16 feet and 23 feet bgs. Boreholes were allowed to sit open for an interval of 20 minutes to allow inflow for sampling. Groundwater yielded readily into the boreholes, such that final static water level was generally measured to be 6 to 10 feet bgs.

8.2.2 Soil Chemistry Results

Soil chemistry results are also summarized in **Table 1** of **Appendix A**. Laboratory analytical reports are included in **Appendix F**. Of the 17 subsurface soil samples collected, nine (9) were analyzed for VOCs, TPH-g/d/mo, and CAM17 metals. The surface soil composite sample was also analyzed for those constituents. The following is a summary of soil chemistry results:

- VOCs were generally not detected above laboratory reporting limits in soil
- TPH-d and TPH-mo were present in the surface soil sample at concentrations of 7,200 milligrams per kilogram (mg/kg) for TPH-mo and 2,200 mg/kg for TPH-d. In the shallow soil (1.5 feet bgs) collected from LB-7, which was proximal to the surface soil composite sample, those constituents were present at respective concentrations of 1,400 mg/kg and 280 mg/kg. TPH was present in surficial soil samples (down to four feet bgs) in the remaining samples, but at concentrations not exceeding 220 mg/kg for TPH-mo and 99 mg/kg for TPH-d, as observed at LB-3.
- CAM17 metals including Arsenic, Chromium, and Lead appear to be present in surficial soils. Arsenic was detected at a peak concentration of 45 mg/kg in LB-2, and at concentrations less than 12 mg/kg elsewhere. Chromium was present at a concentration of 270 in the surface soil composite sample, 210 mg/kg in LB-4, and less than 80 mg/kg elsewhere. Lead was detected at a concentration of 280 mg/kg in LB-2, 110 mg/kg in the surface soil composite, and did not exceed 45 mg/kg elsewhere.

8.2.3 Groundwater Analytical Results

Groundwater analytical results are also summarized in **Table 2** of **Appendix A**. Laboratory analytical reports are included in **Appendix F**. Five groundwater samples and one surface water sample were analyzed for VOCs, TPH-g/d, and CAM17 metals. The following is a summary of groundwater results:

- VOCs were not detected above laboratory reporting limits in groundwater. Aside from Acetone, 2-Hexanone, and tert-butyl alcohol, VOCs were not detected in the surface water sample.
- TPH-g and TPH-d were present in the surface water sample at respective concentrations of 160 micrograms per liter (µg/L) and 13,000 µg/L. TPH-d was also present in groundwater at a concentration of 160 µg/L in LB-7; LB-7 was sited proximally to the former metals stockpiles. The stormwater catch basin containing water was sited on the concrete pad formerly used to stockpile metals. TPH was not detected above reporting limits in the remaining groundwater samples.
- CAM17 metals, including Arsenic, are present in groundwater. Arsenic was detected at a peak concentration of 24 µg/L the groundwater sample collected from LB-5.

8.2.4 Findings

Langan's findings from the limited site investigations are the following:

- The soil and groundwater results do not include detected concentrations of compounds that are suggestive of vapor intrusion concerns.
- TPH is present in surficial soils, and appears localized to the potholed area in the vicinity of a concrete pad reportedly used to stockpile recycled metals, with the peak detections occurring up to 1.5 feet bgs.
- A selection of the soil results exceed the Water Board's Tier I Environmental Screening Levels (ESLs), but only one soil result exceeded the commercial / industrial ESL (diesel in the surface soil composite at 2,200 mg/kg).
- A selection of the groundwater results exceed the Tier I ESLs, but only one groundwater result exceeded the Water Board's Maximum Contaminant Level (MCL) Priority List (arsenic in LB-5 at 24 µg/L).
- Metals results from the ponded water sample including Copper (440 µg/L) and Zinc (490 µg/L) are elevated for stormwater discharge, relative to the numerical action levels established by the Water Board in its General Permit for Stormwater Discharges Associated with Industrial Activities (Water Board, 2014). This sample was collected from the 1736 parcel, and is inferred to be in relation to the prior staging of recycled metals at the facility by Recycling Specialists. This operation has ceased, and Recycling Specialists was observed vacating the Site. The conditions of the ponded water are not predictive of potential future discharge conditions.
- CAM17 metals are present in subsurface media, with peak concentrations in surficial soils localized to the 1736 parcel.

9.0 FINDINGS AND RECOMMENDATIONS

Langan's findings with respect to RECs and BERs and our opinion of these findings are as follows.

9.1 Known or Suspect RECs and BERs

The following HREC and BER were identified in association with the Site:

HREC 1 – Closed LUST Cases

Site historical records and past environmental documents detail known and reported releases of petroleum hydrocarbons in soil and petroleum hydrocarbons in groundwater. The release of hydrocarbons include three LUST cases associated with the Site. A total of nine USTs ranging in size from 500 to 10,000 gallons and containing waste oil, gasoline, and diesel are known to have historically been used at the Site, and were removed by the mid-1990s. Overexcavation of soils containing petroleum is reported in all three cases, although volume estimates were not provided. Groundwater monitoring was performed on site during the 1990s, ceased by the early 2000s. All three cases were closed by the Santa Clara Valley Water District, with closure letters being obtained for each case after confirmation soil samples and on-going groundwater monitoring indicated low-threat residual impacts. The dates of issue for each closure letter are as follows:

- 1660 Old Bayshore Highway, closure letter dated February 3, 1999;
- 1720 Old Bayshore Highway, closure letter dated October 29, 2001;
- 1736 Old Bayshore Highway, closure letter dated May 13, 1999.

Impacts of petroleum including observations of staining or odors, photoionization (PID) measurements, and chemical analytical results were not measured in the samples obtained in deeper soils, or in recovered groundwater, as was reportedly left in place at the time low-threat closure was granted for these cases.

BER 1 – Possible Asbestos Containing Material and Lead Containing Paint within Site's Finished Interiors

Based on the Site reconnaissance, Langan estimates that there is approximately 50,000 square feet of finished office space and/or partially finished warehouse interiors. Given the era of construction for the three primary buildings (late 1940s) and perceived renovations or replacement structures (1970s), these areas should be considered as potentially having asbestos containing materials (ACM) and lead containing paint (LCP). Further testing would be required to identify specific occurrences and volumes of ACM.

9.2 Other Items

Langan identified the following de minimus conditions as additional items of note:

- *Occasional stained concrete and asphalt – de minimus condition*: Langan observed small stained areas during the site walk on concrete and asphalt that were stained. These were inferred to be drip stains from parked semi-trucks, and are separate from the potholes with stained surficial soils which were sampled during the limited site investigation.

- *Surficially stained soils – de minimus condition*: During its limited site investigation of soil and groundwater as part of this Phase I ESA, Langan observed visual staining, odors, and photoionization measurements suggestive of localized surficial (0 to 2 feet bgs) petroleum impacts in soil. Analytical results of soil and groundwater indicate petroleum impacts in surficial soil, and the presence of some heavy metals in surficial soils. These impacts appear to be localized to multiple potholed locations observed around the former metals staging area at the 1736 parcel.

- *Historical stained pavement – de minimus condition*: Review of historical aerial imagery also revealed the historical presence of a larger stained area measuring approximately 40 feet by 120 feet. This was determined to be a de minimus condition because it was observed only in the 2006 aerial photograph, and was not present during the Site Reconnaissance. In addition, a boring (B-3) was sited in the approximate foot print of this area during the limited site investigation, with minimal detections of TPH (7.7 mg/kg of TPH-g, 99 mg/kg of TPH-d, and 220 mg/kg of TPH-mo) observed in the surficial soil sample collected from 2 feet bgs.

9.3 Conclusion

Langan conducted the Phase I ESA with limited site investigation with a standard of care consistent with commercial and customary practices and with ASTM E1527-13. A hazardous materials building survey was performed on January 8, 2020, which will be reported under separate cover. No further evaluations or investigations are recommended.

REFERENCES

The sources below were referenced during the performance of this Phase I ESA:

Guidances

ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process;

40 CFR Part 312, Standards and Practices for All Appropriate Inquiry, Federal Register, Volume 70, Number 210 dated 1 November 2005;

Databases / Online Information

FEMA, Flood Map Service Center map and online database, https://msc.fema.gov/portal

State of California Department of Toxic Substances Control EnviroStor online database, http://www.envirostor.dtsc.ca.gov/public/;

State of California State Water Resources Control Board GeoTracker online database, http://geotracker.waterboards.ca.gov/;

United States Environmental Protection Agency (EPA), EPA Radon Zones (with State Information), https://www.epa.gov/radon/find-information-about-local-radon-zones-and-state-contact-information#radonmap/

City of San Jose Planning and Building Department, 2019. Land Use Zoning Map. Accessed 6 November 2019. Available online https://www.arcgis.com/apps/webappviewer/index.html?id=6f379e130e9a43ab9dee28806ed2c885&extent=-13574341.156%2C4480904.8205%2C-13559818.1207%2C4490039.0454%2C102100

Reports / Work Products

Closure Solutions, Inc., 2012. Conceptual Site Model Action Forklift 1441 Terminal Avenue San Jose, California 95112 CSDEH Case No. 14-048, SCVWDID No. 06S1E31K01f. 29 June.

Environmental Data Resources, Inc (EDR). – Environmental Database Search Report: 1660 Old Bayshore Hwy, 1660 Old Bayshore Hwy, San Jose, CA 95112.

The EDR – Radius Map™ Report with GeoCheck® dated 14 October 2019;
The EDR – Aerial Photo Decade Package dated 14 October 2019;
The EDR – Historical Topographical Map Report dated 14 October 2019;
The EDR – Certified Sanborn® Map Report dated 14 October 2019;
The EDR – Building Permit Report dated 14 October 2019;
The EDR – Property Tax Map Report dated 14 October 2019; and
The EDR – City Directory Abstract dated 14 October 2019.

KTW & Associates, 1992. Tank Closure Report for Mohawk Packing Recycling Specialists Site 1720 Old Bayshore Highway San Jose, California. October 22.

Mohawk Packing Co., 2019. Hazardous Materials Inventory for Mohawk Packing Company. August 12. This item was obtained from Santa Clara County Department of Environmental Health records on November 5, 2019. The original was submitted to the California Environmental Reporting System (CERS).

Roux Associates, Inc., 2015. Remedial Investigation San Jose Concrete 1336 Old Bayshore Highway San Jose, California. 2 November

San Jose Water (SJW), 2018. Annual Water Quality Report 2018.

Santa Clara Valley Water District, Leaking Underground Storage Tank Oversight Program (SCVWD), 1992. Case Closure for B&C Produce, 1650 Old Bayshore, San Jose, CA – Site Code No. 19H. February 5.

SCVWD, 1999a. Fuel Leak Site Case Closure – Mohawk Packing, 1660 Old Bayshore Highway, San Jose, CA; Case No. 14-265. February 3.

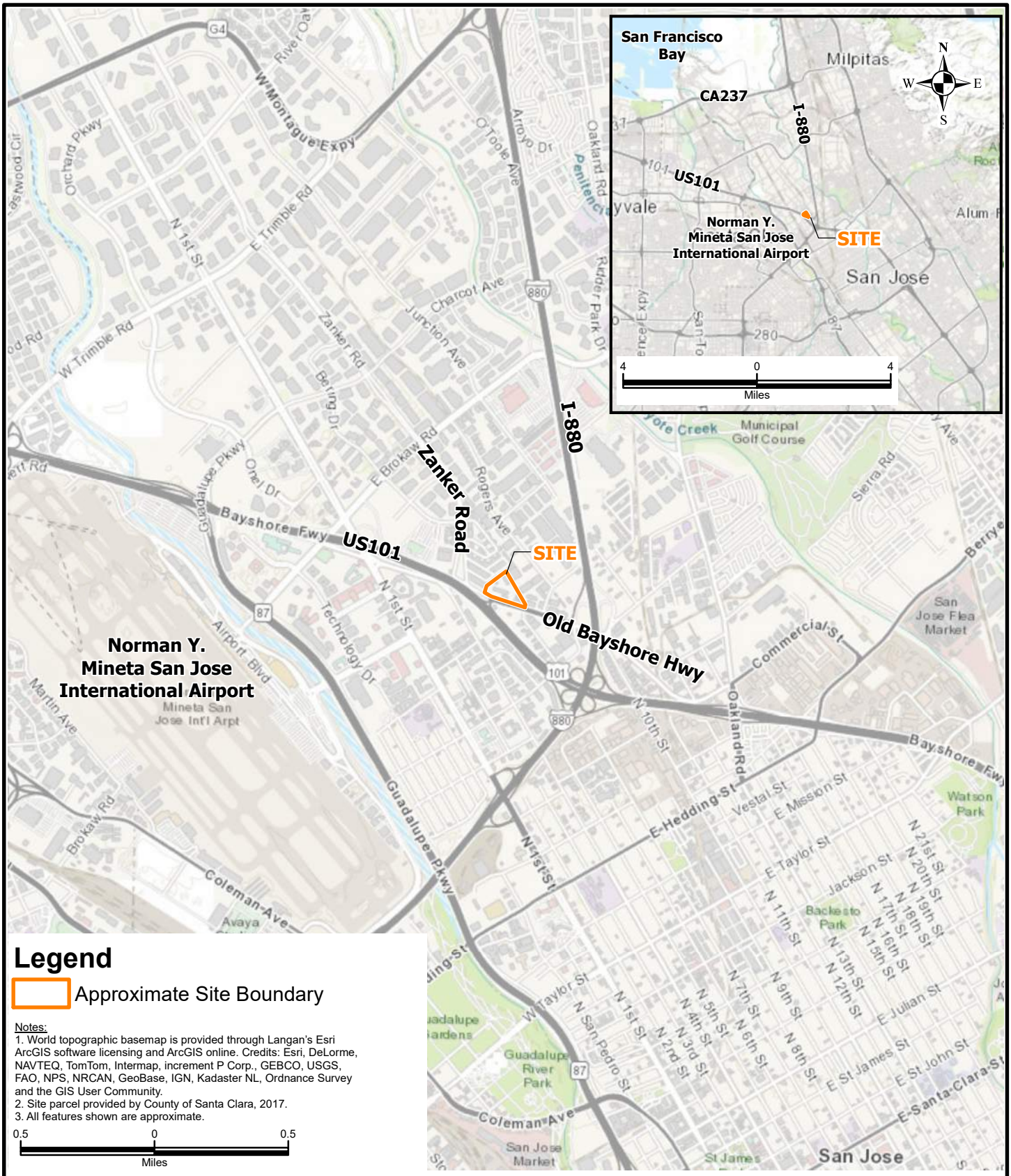
SCVWD, 1999b. Fuel Leak Site Case Closure – Chevron No. 9-6668, 1736 Old Bayshore Highway, San Jose, CA; Case No. 03-023. May 13.

SCVWD, 2001. Fuel Leak Site Case Closure, Mohawk Packing Recycling, 1720 Old Bayshore Highway, San Jose, CA; Case No. 11-093; SCVWDID #06S1E31F11f. October 29.

San Francisco Regional Water Quality Control Board (Water Board), 2014. National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Industrial Activities Order NPDES No. CAS000001. April 1.

Weiss Associates Geologic and Environmental Services (Weiss), 1991. Subsurface Investigation at Former Chevron Service Station #9-6668 1736 Old Bayshore Highway San Jose, California. June 24.

APPENDIX A
FIGURES AND TABLES



Legend

Approximate Site Boundary

Notes:
1. World topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online. Credits: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey and the GIS User Community.
2. Site parcel provided by County of Santa Clara, 2017.
3. All features shown are approximate.

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Miles

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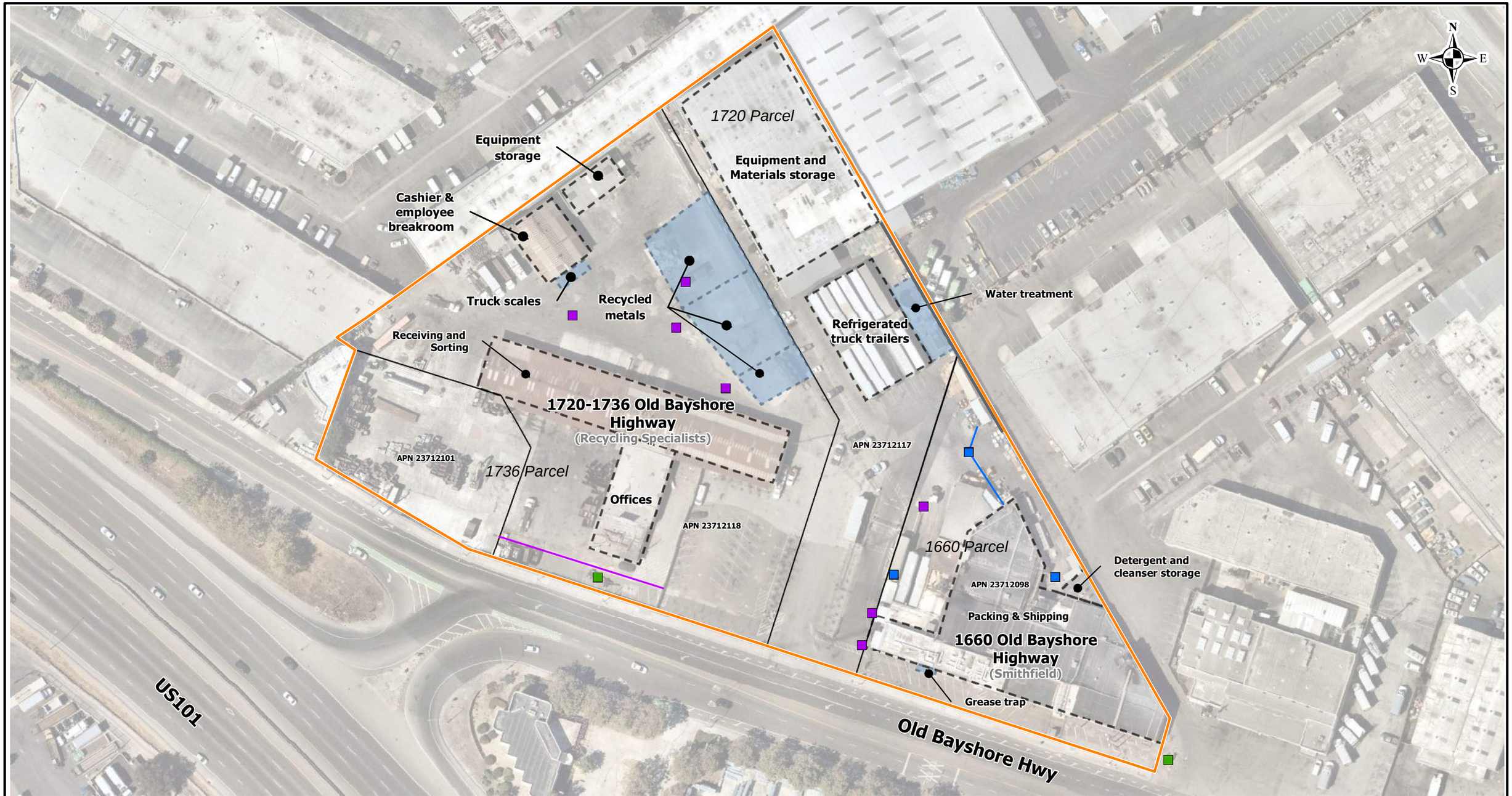
Project	1660-1736 OLD BAYSHORE HWY SAN LEANDRO SANTA CLARA COUNTY CALIFORNIA
Drawing Title	SITE LOCATION MAP
Project No.	750661601
Date	11/26/2019
Scale	1 " = 0.5 miles
Drawn By	ZIS
Figure	1

Path: \\langan.com\data\OAK\data6\750661601\Project Data\ArcGIS\MXD\Environmental_Figures\Fig1_SiteLocationMap.mxd



Legend

- Grease trap catch basins
- Stormwater catch basins
- Stormwater manhole access point
- Grease trap culvert
- Stormwater culvert
- Site features
- Building footprint
- Parcel boundary
- Site boundary
- Approximate alignment, concrete berm

Notes:
1. Aerial imagery provided by Near Map, aerial flown on 8/25/2019.
2. Site boundary provided by the Santa Clara County parcel dataset, 2017.
3. All features shown are approximate.

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SCALE IN FEET

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Project
1660-1736 OLD BAYSHORE HWY
SAN JOSE
SANTA CLARA COUNTY CALIFORNIA

Drawing Title
SITE PLAN

Project No.	Figure
750661601	2
Date: 12/4/2019	
Scale: 1 " = 90 '	
Drawn By: JNE	

Path: \\langan.com\data\OAK\data6\750661601\Project Data\ArcGIS\MXD\Environmental_Figures\Site Plan Phase I.mxd Date: 12/4/2019 User: jenzminger Time: 3:14:26 PM

Legend

- Approximate locations for 4-point composite of surface soil proximal to former recycled metals piles
- Approximate locations for soil borings with soil and grab groundwater samples
- Approximate locations for soil borings with soil samples only
- Approximate location surface water sample from storm water catch basin
- Site boundary

Notes:
1. Aerial imagery provided by Near Map, aerial flown on 8/25/2019.
2. Site boundary provided by the Santa Clara County parcel dataset, 2017.
3. All features shown are approximate.

90 0 90
SCALE IN FEET

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Project
1660-1736 OLD BAYSHORE HWY
SAN JOSE
SANTA CLARA COUNTY CALIFORNIA

Drawing Title
SITE PLAN
LIMITED
SITE INVESTIGATION

Project No.	Figure
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Date: 12/4/2019	
Scale: 1 " = 90 '	
Drawn By: JNE	

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Table 1
Soil Sample Chemistry Results

1660 Old Bayshore Highway
San Jose, California
Langan Project No.: 750661601

Analyte	Location Sample ID Sample Depth Sample Date Unit	Background (Kearney Foundation)	Tier I ESLs	Commercial/ Industrial ESLs	LB-1 LB-1-3 3 11/25/2019	LB-2 LB-2-4 4 11/25/2019	LB-3 LB-3-1.5 1.5 11/25/2019	LB-4 LB-4-2 2 11/25/2019	LB-5 LB-5-1.5 1.5 11/25/2019	LB-6 LB-6-2 2 11/25/2019	LB-7 LB-7-1.5 1.5 11/26/2019	LB-7 LB-7-8 8 11/26/2019	LB-8 LB-8-2 2 11/26/2019	SS_COMP SS-COMP 11/26/2019
Volatile Organic Compounds														
Benzene	mg/kg	--	0.025	1.4	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Toluene	mg/kg	--	3.2	5,300	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Ethylbenzene	mg/kg	--	0.43	26	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.022	NA	< 0.005	< 0.005
Total Xylenes	mg/kg	--	2.1	2,500	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.14	NA	< 0.005	< 0.005
Ethyl Tert-Butyl Ether	mg/kg	--	NE	NE	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Tert-Butyl Alcohol	mg/kg	--	0.075	NE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	NA	< 0.05	< 0.05
Methyl Ter-Butyl Ether (MTBE)	mg/kg	--	0.028	210	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Naphthalene	mg/kg	--	0.042	17	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Acetone	mg/kg	--	0.92	670,000	< 0.1	< 0.1	< 0.1	< 0.1	0.14	< 0.1	< 0.1	NA	< 0.1	< 0.1
Cis-1,2-Dichloroethene	mg/kg	--	0.19	85	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Tetrachloroethene (PCE)	mg/kg	--	0.08	2.7	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Trichloroethene (TCE)	mg/kg	--	0.085	6.1	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
Vinyl Chloride	mg/kg	--	0.0015	0.15	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	NA	< 0.005	< 0.005
All Other VOCs	mg/kg	--	Varies	Varies	ND	ND	ND	ND	ND	ND	ND	NA	ND	ND
Total Petroleum Hydrocarbons														
Gasoline Range Organics	mg/kg	--	100	2,000	< 1	< 1	7.7	2.2	< 1	< 1	5	NA	< 1	1.2
Total Petroleum Hydrocarbons, Diesel	mg/kg	--	260	1,200	1.1	4	99	26	6.3	11	280	NA	< 1	2,200
TPH-Motor Oil (C18-C36)	mg/kg	--	1,600	180,000	16	6.5	220	97	120	83	1,400	NA	< 5	7,200
Metals														
Antimony	mg/kg	0.15 - 1.95	11	160	0.6	0.69	0.77	0.97	0.71	0.92	0.75	0.78	0.68	2.5
Arsenic	mg/kg	0.6 - 11	0.067	0.31	7.0	45	8.0	8.9	7.7	9.2	6.5	12	8.6	5.9
Barium	mg/kg	133 - 1400	390	220,000	230	130	270	230	330	290	550	310	260	230
Beryllium	mg/kg	0.25 - 2.7	5.0	230	0.6	0.52	0.66	0.54	< 0.5	0.54	0.69	0.73	0.63	< 0.5
Cadmium	mg/kg	0.05 - 1.7	1.9	4,000	< 0.25	0.27	< 0.25	0.27	0.43	0.27	< 0.25	< 0.25	< 0.25	0.87
Chromium, Total	mg/kg	23 - 1579	160	NE	68	50	62	210	60	65	54	80	63	270
Cobalt	mg/kg	2.7 - 46.9	23	1,900	14	9.7	13	25	13	15	12	15	14	17
Copper	mg/kg	9.1 -96.4	180	47,000	38	59	37	38	40	44	50	43	41	250
Lead	mg/kg	12.4 - 97.1	32	320	11	280	15	16	20	21	45	13	19	110
Mercury	mg/kg	0.05 - 0.9	13	190	0.071	0.1	0.75	0.62	0.9	1.2	0.45	0.086	0.76	1.1
Molybdenum	mg/kg	0.1 - 9.6	6.9	5,800	0.9	< 0.5	0.93	0.98	1.1	0.78	1.6	1.9	1.0	13
Nickel	mg/kg	9 - 509	86	11,000	95	58	90	380	87	91	71	110	100	210
Selenium	mg/kg	0.015 - 0.43	2.4	5,800	2.0	1.3	1.9	1.6	2.0	2.1	< 0.5	2.2	< 0.5	< 0.5
Silver	mg/kg	0.1 - 8.3	25	5,800	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	0.7
Thallium	mg/kg	5.3 - 36.2	0.78	12	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Vanadium	mg/kg	39 - 288	18	5,800	50	48	52	50	53	54	42	65	50	44
Zinc	mg/kg	88 - 236	340	350,000	77	88	79	98	99	96	91	89	85	530

Notes:
< 1 - Analyte was not detected at or above the laboratory reporting limit
0.6 - detections
Grey - detections that exceed the higher of the background concentrations and established Tier I ESLs
Grey with outline - detections that exceed the commercial/industrial ESLs
mg/kg - milligrams per kilogram
NA - Not analyzed
ND - Not detected above laboratory reporting limit; reporting limts vary
NE - Not established
Commercial/Industrial ESLs Shallow Soil Exposure = Direct Exposure Human Health Risk Level for Commercial/Industrial Soils, cancer and non-cancer hazard, Table S-1; Established by the San Francisco Regional Water Quality Control Board (RWQCB), August 2019 revision
Tier I ESLs - Tier I Environmental Screening Levels; Established by theRWQCB, based on a generic conceptual site model designed for most sites, August 2019 revision
Background -Bradford, et al. "Background Concentrations of Trace and Major Elements in California Soils". ***Kearney*** Foundation of Soil Science Division of Agriculture and Natural Resources University of California. March 1996

Table 2
Ground Water and Surface Water Sample Chemistry Results

1660 Old Bayshore Highway
San Jose, California
Langan Project No.: 750661601

Analyte	Tier I ESLs	MCLs	Location Sample ID Sample Date Unit	LB-1-W LB-1-W 11/25/2019	LB-2-W LB-2-W 11/25/2019	LB-4-W LB-4-W 11/25/2019	LB-5-W LB-5-W 11/25/2019	LB-7-W LB-7-W 11/26/2019	SW-1 ** SW-1 ** 11/26/2019
Volatile Organic Compounds									
Benzene	0.42	1.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Toluene	40	40	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethylbenzene	3.5	30	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Total Xylenes	20	20	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Ethyl Tert-Butyl Ether	NE	NE	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tert-Butyl Alcohol	12	12	µg/L	< 5	< 5	< 5	< 5	< 5	9.7
Methyl Tert-Butyl Ether (MTBE)	5.0	5	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	0.17	0.17	µg/L	< 1	< 1	< 1	< 1	< 1	< 1
2-Hexanone	NE	NE	µg/L	< 1	< 1	< 1	< 1	< 1	10
Acetone	1,500	14,000	µg/L	< 10	< 10	< 10	< 10	< 10	120
Cis-1,2-Dichloroethene	6.0	6.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Tetrachloroethene (PCE)	0.64	5.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Trichloroethene (TCE)	1.2	5.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Vinyl Chloride	0.0086	0.5	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
All Other VOCs	Varies	Varies	µg/L	ND	ND	ND	ND	ND	ND
Total Petroleum Hydrocarbons									
Gasoline Range Organics	100	760	µg/L	< 50	< 50	< 50	< 50	< 50	160
Total Petroleum Hydrocarbons, Diesel	100	200	µg/L	< 50	< 50	< 50	< 50	160	13,000
Metals									
Antimony	6.0	6.0	µg/L	< 0.5	< 0.5	0.51	< 0.5	< 0.5	8
Arsenic	10	10	µg/L	1.1	< 0.5	4.5	24	0.71	8.5
Barium	1,000	1,000	µg/L	82	97	140	440	110	29
Beryllium	2.7	4.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Cadmium	0.25	5.0	µg/L	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25
Chromium, Total	50	50	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	4.4
Cobalt	3.0	6.0	µg/L	1.4	2.2	1.1	2.2	2.1	7
Copper	3.1	1,000	µg/L	2.2	1.6	0.82	1.4	1.9	440
Lead	2.5	15	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	6.2
Mercury	0.025	2.0	µg/L	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.17
Molybdenum	100	100	µg/L	11	5.9	17	14	15	170
Nickel	8.2	100	µg/L	10	20	9.9	8.7	16	25
Selenium	0.5	50	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	2.1
Silver	0.19	100	µg/L	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19	< 0.19
Thallium	2.0	2.0	µg/L	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Vanadium	19	50	µg/L	0.94	0.6	1.3	< 0.5	1.3	21
Zinc	81	5,000	µg/L	< 15	< 15	< 15	< 15	< 15	490

Notes:
< 1 - Analyte was not detected at or above the laboratory reporting limit
5.9 - detections
Grey - detections that exceed background concentrations or established Tier I ESLs
Grey with outline - detections that also exceed commercial/industrial ESLs
** - SW-1 not compared to the Tier I ESLs or MCLs established for groundwater
µg/L - micrograms per liter
NA - Not analyzed
ND - Not detected above reporting limit; reporting limits vary.
NE - Not established
Tier I ESLs - Tier I Environmental Screening Levels; Established by the RWQCB, based on a generic conceptual site model designed for most sites, August 2019 revision
MCLs - Maximum Contaminant Level Priority List; Established by the RWQCB, August 2019 revision

APPENDIX B
SITE VISIT PHOTOGRAPHS

Photographs from 21-Nov-2019 Site Visit
Phase I Environmental Site Assessment
1660 – 1736 Old Bayshore Highway, San Jose, CA

Photo Log Organization

Photos 01 – 02	Overall Site
Photos 03 – 14	1660 Old Bayshore Hwy (Smithfield)
Photos 15 – 28	1720 – 1736 Old Bayshore Hwy (Recycling Specialists)
Photos 29 – 32	Adjacent Parcels
Photos 33 – 35	Surrounding Area

Overall Site

Photograph 1. Front entrance to Site (facing North). 1660 Old Bayshore Highway (1 of 2).

Photograph 2. Front entrance to Site (facing North). 1736 Old Bayshore Highway (2 of 2).

1660 Old Bayshore Hwy (Smithfield – meat packing)

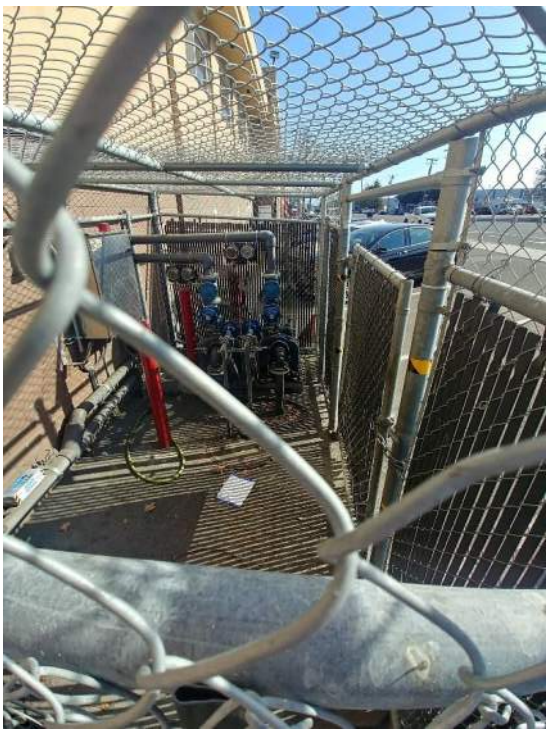
Note: Langan walked the entire portion of the facility. Photos were taken only of outdoor facilities at the tenant's request.

Photograph 3. Pad-mounted and pole-mounted, PGE owned transformers.

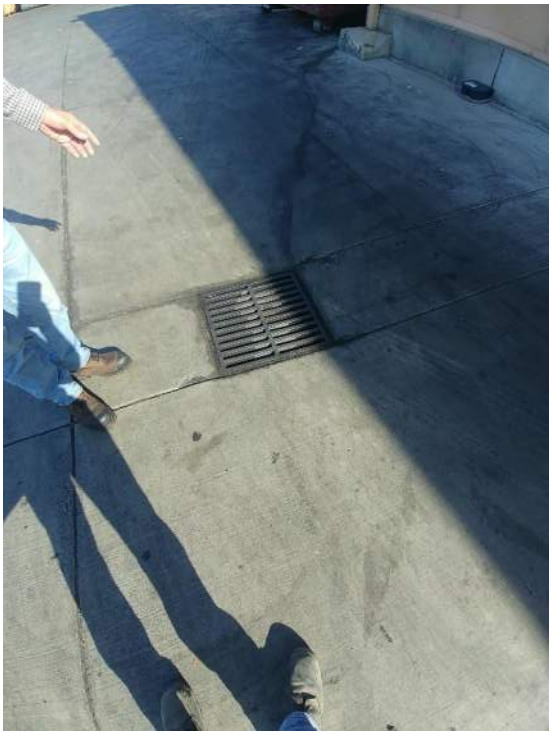
Photograph 4. Manhole access point for sampling stormwater discharge. Facing west, located on the southeast corner of the Smithfield facility.

Photograph 5. PGE gas supply on the south side of the Smithfield facility.

Photograph 6. Water catch-basin on the north side of Smithfield packing operations. This catch-basin feeds a grease-trap and water treatment system.



Photograph 7. Grease trap on the south side of the Smithfield facility.



Photograph 8. The Smithfield facility also has storm water catch basins that drain directly to the municipal storm sewer. This drain is located in the driveway on the west side of the packing operations.

Photograph 9. Water treatment system located in the northern portion of the Smithfield facility. The system has a grease removal component, and a pH balancing portion. Discharge pH is regulated by titration with proprietary solution containing sodium hydroxide.

Photograph 10. The solution is stored in 55-gallon polyethylene drums which are palletized.

Photograph 11. General storage in the northern portion of the facility.

Photograph 12. Detergent storage on the northern side of the packing operation.

Photograph 13. Air-conditioner at the Smithfield facility. The other A/C units are roof-mounted. This unit is mounted on an 8-inch pad that appears free of staining.

Photograph 14. Refrigerated truck-trailers waiting to be loaded on the northern side of the Smithfield facility. At left is the equipment and materials storage warehouse.

1736 Old Bayshore Hwy (Recycling Specialists)

Photograph 15. Southern portion of the Recycling Specialists facility fronting along Old Bayshore; standing inside the fenceline. A manhole access point and storm water culvert are visible in the foreground.

Photograph 16. Storm water catch basin outfitted with a silt filter. There are four storm water catch basins on this facility; three have the silt filter.

Photograph 17. Recycling Specialists is in the process of vacating the facility. Pictured here are empty bins staged outside the receiving portion of the facility.

Photograph 18. Facing the western portion of the site, and the footprint of the former Chevron gas station. That area is now covered with a concrete pad approximately six to 12 inches thick.

Photograph 19. Recycling Specialists was removing ponded water which had been accumulated into the pictured baker tank on the west side of the site. The water reportedly had ponded around the former metal scrap piles, and contained lubricating oils from the metal cuttings. Refer to features 1 and 4 in Photograph 20.

Photograph 20. Feature 1 (circled) is where metal scrap piles have historically been staged. Feature 2 is a truck scale. Feature 3 is a building containing a cashier's office and an employee breakroom. Feature 4 indicates pits in the asphalt containing exposed soil.

Photograph 21. Receiving and shipping portion of the Recycling Specialists facility (1 of 4).

Photograph 22. Receiving and shipping portion of the Recycling Specialists facility (east end). Some tool and chemical storage suggestive of light vehicle maintenance (2 of 4).

Photograph 23. Approximately three bins still contain recycled metals components (including sheet metal and wiring) (3 of 4).

Photograph 24. Approximately five 55-gallon drums (four steel, and one polyethylene) containing motor oil, used oil, and the pictured drum which contains soil. The soil did not appear stained, and did not have an odor.

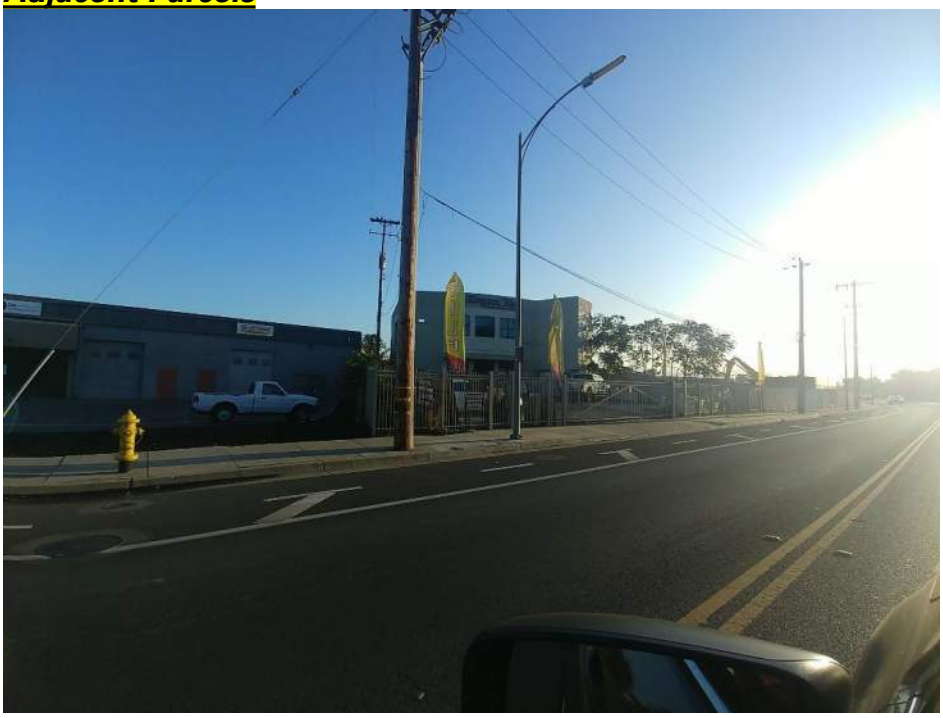
Photograph 25. Office portion of the Recycling Specialists facility (1 of 2).

Photograph 26. Office portion of the Recycling Specialist facility (2 of 2).

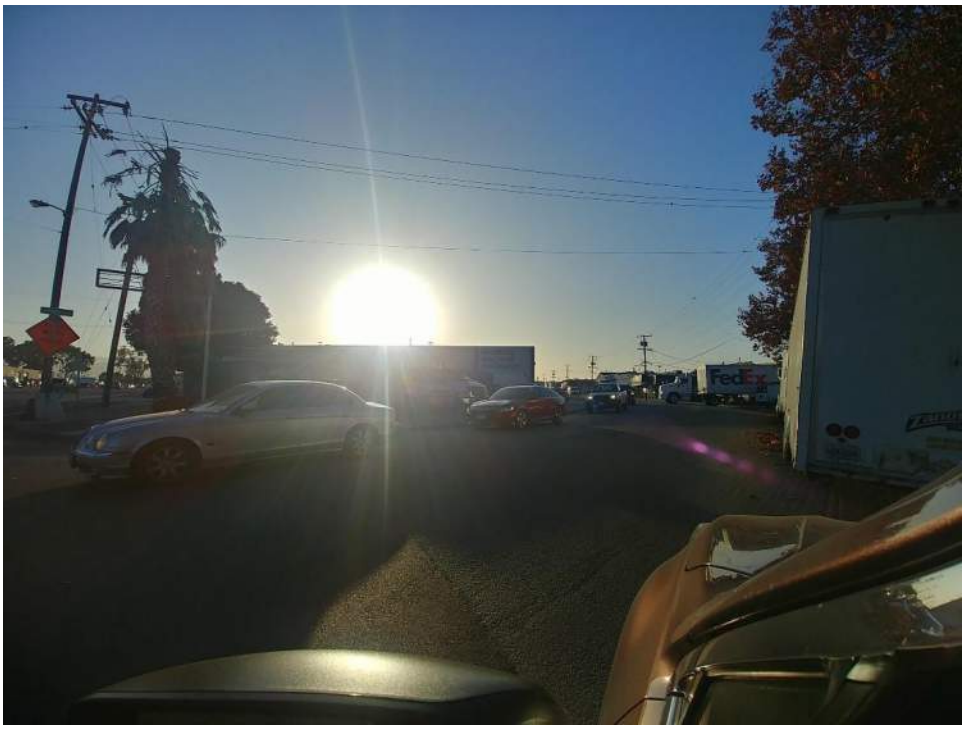
Photograph 27. Fire suppression water supply to the Site. Located in the Recycling Specialists parking lot, near Old Bayshore Highway.

Photograph 28. Guard shack on the west side of the site.

Adjacent Parcels



Photograph 29. The adjacent parcel to the west is occupied by Elegant Tile Kitchen and Bath Design, located at 1770 Old Bayshore Hwy.



Photograph 30. Properties across Old Bayshore Hwy to the south of the Site are commercial/light industrial. Pictured here is Modern Machine Company at 1633 Old Bayshore Hwy (1 of 2).

Photograph 31. Property to the northeast of the Site is a parking lot Galli Produce (1650 Old Bayshore Hwy) and a commercial warehouse (1623 Rogers Ave).

Photograph 32. Properties northwest of the Site appear to be commercial warehouses such as the one pictured here, which front along Zanker Road. The property pictured here was photographed from the corner of Zanker Road and Old Bayshore Hwy, and the photo is facing north.

Surrounding Area

Photograph 33. The properties surrounding the Site to the north are generally characterized as commercial and light industrial, similar to the store fronts in this photo (1707 Rogers Ave).

Photograph 34. Western Exterminator facility located at 1611 Terminal Ave.

Photograph 35. Coca Cola Bottling Co. located at 1555 Old Bayshore Hwy. Distribution appears to be a part of the operation, with a fleet and associated maintenance facilities visible from Terminal Ave.