

DRAFT

PHASE I ENVIRONMENTAL SITE ASSESSMENT

145 SOUTH MONTGOMERY STREET

AND

327 OTTERSON STREET

SAN JOSE, CALIFORNIA

October 25, 2016

Prepared for:

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CERTIFICATION

This environmental review of the properties located 145 South Montgomery Street and 327 Otterson Street in San Jose, California was conducted by RPS Iris Environmental on behalf of Google Inc. The review conducted by RPS Iris Environmental meets or exceeds the requirements for a Phase I Environmental Site Assessment (ESA) specified in the ASTM International (ASTM) Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

Qualifications for the environmental professionals involved in this review, Robert Balas and Karen Smith, of RPS Iris Environmental, are included in Appendix A.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Robert Balas
Principal

Date

Karen T. Smith
Senior Manager

Date

LIMITATIONS

This report has been prepared exclusively for use by Google Inc., its successors and assignees and may not be relied upon by any other person or entity without the express written permission of RPS Iris Environmental. The conclusions presented in this report represent RPS Iris Environmental's professional judgment based on the information available to us during the course of this assignment and on conditions that existed at the time of the assessment. We have made no independent verification of the information provided to RPS Iris Environmental. While RPS Iris Environmental has no reason to doubt the accuracy of any of the information provided, this report is accurate and complete only to the extent that information provided to RPS Iris Environmental was itself accurate and complete.

I. INTRODUCTION

RPS Iris Environmental was retained by Google Inc. (the Client) to conduct a Phase I Environmental Site Assessment (ESA) of the properties located at 145 South Montgomery Street and 327 Otterson Street in San Jose, California (the Site). The purpose of the Phase I ESA was to identify Recognized Environmental Conditions (RECs), as defined in the ASTM International Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard).

This report presents the results of our investigation. It is based on the following:

- A visit to the Site by Ms. Alexi Snyder and Mr. Bill Chen of RPS Iris Environmental on October 4, 2016. Ms. Snyder and Mr. Chen walked both interior and exterior areas of the Site. Photographs taken during the visits to the Site are included in Appendix B.
- Interviews during the Site visits with Mr. Juan Vasquez, Building Specialist for AT&T.
- Observation of adjoining properties from the Site boundaries.
- A search of regulatory agency databases for the Site, adjoining properties, and vicinity conducted by Environmental Data Resources (EDR) and reported to RPS Iris Environmental on September 13, 2016. A copy of the EDR report is presented as Appendix C.
- A review of the United States Geological Survey (USGS) 7.5-minute topographical maps for San Jose West and San Jose East dated 1953, 1961, 1968, 1973, 1980 and 2012 and 15-minute topographical maps for San Jose dated 1889, 1897, and 1899. Copies of the topographic maps are provided in Appendix D.
- A review of historical aerial photographs dated 1939, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2006, 2009, 2010, and 2012 provided by EDR. Copies of the aerial photographs are provided in Appendix D.
- A review of the City Directory Abstract provided by EDR. A copy is included in Appendix D.
- A review of documents pertaining to the Site on file at the San Jose Fire Department (SJFD), Santa Clara County Department of Environmental Health (SCCDEH), and Bay Area Air Quality Management District (BAAQMD). Key documents obtained from these agencies are provided in Appendix E.
- A review of the Regional Water Quality Control Board (RWQCB) Geotracker, Department of Toxic Substances Control (DTSC) Envirostor, the San Jose Building Department (SJBD), the Santa Clara County Department of Environmental Health (DEH), and the Santa Clara Valley Water District (SCVWD) databases for online documents on file for the Site, adjoining properties, and vicinity.
- A review of historical fire insurance maps of the Site and adjoining properties from EDR dated 1884, 1891, 1915, 1950, 1956, and 1966 (see Appendix D).

RPS Iris Environmental requested documents from the DTSC and San Francisco Region RWQCB. The San Francisco Region RWQCB and DTSC reported no documents for the Site were available.

No environmental or drinking water samples were collected as part of RPS Iris Environmental's Phase I ESA activities.

II. FINDINGS AND CONCLUSIONS

RPS Iris Environmental has performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Practice E 1527-13 of the properties located at 145 South Montgomery Street and 327 Otterson Street in San Jose, California. There were no exceptions to, or deletions from, this practice.

A. Recognized Environmental Conditions

ASTM Standard E 1527-13 defines a REC as (emphasis in original to indicate formally defined terms): “the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: (1) due to 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*. *De minimis conditions* are not *recognized environmental conditions*.”

In addition, ASTM Standard E 1527-13 defines a controlled recognized environmental condition (CREC; a type of REC) as (emphasis in original to indicate formally defined terms): “a *recognized environmental condition* resulting from a past *release* of *hazardous substances* or *petroleum products* that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with *hazardous substances* or *petroleum products* allowed to remain in place subject to the implementation of required controls (for example, *property* use restrictions, *activity and use limitations*, *institutional controls*, or *engineering controls*).¹ A condition considered by the *environmental professional* to be a *controlled recognized environmental condition* shall be listed in the findings section of the *Phase I Environmental Site Assessment report*, and as a *recognized environmental condition* in the conclusions section of the *Phase I Environmental Site Assessment report*.”²

This Phase I ESA has identified the following RECs in connection with the Site:

- During an on-Site investigation conducted in 2003, free product was noted in groundwater encountered at approximately 30 feet below ground surface (bgs) in three on-Site borings. The detection of free product is indicative of a release of petroleum

¹ For example, a leaking underground storage tank that has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, would be considered a controlled recognized environmental condition. The “control” is represented by the restriction that the property use remain commercial.

² A condition identified as a *controlled recognized environmental condition* does not imply that the *environmental professional* has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

hydrocarbons. The source of the free product is unknown but is likely due to either an on-Site release or an off-Site source that is impacting the Site. Note that there was a former “covered oil tank set in ground” noted on-Site that has not been investigated and is located upgradient of the free product detections.

- A possible off-Site source for the free product detections noted above is the adjacent property to the west (17 Otterson Street) which has residual total petroleum hydrocarbon (TPH) as diesel in soil due to a leaking underground storage tank (UST) removed from the property in 1989. Groundwater was not sampled in 1989 and it is unknown whether groundwater impacts from this upgradient property are the source of free product in on-Site groundwater.
- The adjacent property to the south (645 Park Avenue) is subject to a Site Management Plan (SMP) due to the presence of elevated concentrations of arsenic and lead in soil. Although this property received case closure from the RWQCB, the case closure letter indicates that the source of the arsenic and lead is not known. Given that the extent of the soil containing elevated metals concentrations is not known, it is possible that soil containing elevated metals concentrations may also be present on-Site.

B. Historical Recognized Environmental Conditions

ASTM Standard E 1527-13 defines a historical recognized environmental condition (HREC, which is not a REC) as: “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition.”

This Phase I ESA has identified the following HREC in connection with the Site:

- Two 6,000-gallon USTs have been used and removed from the 145 South Montgomery property in 1992 and 2003. Based on review of the results of a 2003 on-Site investigation, the RWQCB issued a No Further Action (NFA) letter for potential undetected releases from these tanks on August 6, 2004 (RWQCB 2004; see Appendix E). The letter indicates that, based on a review of the data, “groundwater beneath the subject site has not been impacted from undetected releases from the existing UST system” and that “no further action related to monitoring for MTBE and other fuel oxygenates is required at this time.” Note that the 2003 on-Site investigation may not have been sufficiently adequate to conclusively rule out a release from the UST. Based on our understanding of the groundwater flow at the time of the investigation, the sample

locations were not located in a downgradient location relative to the former UST and dispenser.

C. De Minimis Conditions

ASTM Standard E 1527-13 defines a de minimis condition as (emphasis in original to indicate formally defined terms): “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. Conditions determined to be *de minimis conditions* are not *recognized environmental conditions* nor *controlled recognized environmental conditions*.”

The following de minimis conditions were identified in connection with the Site:

- Current and historic on-Site operations include vehicle fueling and repair and may have included solvent use at 145 South Montgomery. At the time of RPS Iris Environmental’s Site visit, general housekeeping at the Site was substandard. Areas of oil or other staining were noted in the indoor parking areas of the 145 South Montgomery building, in the vehicle maintenance area of the 327 Otterson building, and the parking areas surrounding both properties. There was no visible evidence that significant spills or leaks had occurred.
- Historic operations on-Site have included an oil depot along the northern portion of the 327 Otterson Street property and an aboveground oil storage tank located on the west side of the 145 South Montgomery property noted on historical fire insurance maps. No information regarding releases from these features was found during this assessment.
- An annual Asbestos Notice to Employees in the 145 South Montgomery building states that the floor tiles/mastic throughout the building contains asbestos. Degrading portions of the wall and ceiling located in the southwestern corner of the radio shop area of the building were quarantined off by caution tape that read ‘Danger Asbestos.’

III. DESCRIPTION OF THE SITE AND ITS OPERATIONS

A. Site Description

1. Physical Description and Setting

The Site is located at 145 South Montgomery Street and 327 Otterson Street in San Jose, California, Santa Clara County, California, as shown on Figure 1. The Site covers an area of approximately 4.88 acres, and is identified as Assessor’s Parcel Numbers (APNs) 261-35-007 and -027. Key features of the Site include two one-story commercial buildings as follows:

Address	Year Built	Square Footage	Current Tenant	Description
145 South Montgomery Street	Prior to 1943	107,593	AT&T	Offices and employee training spaces, storage of hazardous materials

				and indoor parking.
327 Otterson Street	Between 1950 and 1956	2,566	AT&T	Building and unattached car port used for vehicle maintenance of AT&T vehicles.

The remainder of the Site includes surrounding parking and some landscaped areas.

The approximate layout of the Site at the time of RPS Iris Environmental's Site visit is indicated in Figure 2. The Site is owned by Pacific Bell and is located in a light industrial area, dominated by office and residential buildings.

Pacific Gas & Electric (PG&E) provides electricity and natural gas to the Site. Water and sanitary sewer service is reportedly provided by the City of San Jose.

2. General Site Conditions

At the time of RPS Iris Environmental's Site visit, general housekeeping at the Site was substandard. Areas of oil or other staining were noted in the indoor parking areas of the 145 South Montgomery building, in the vehicle maintenance area of the 327 Otterson building, and the parking areas surrounding both properties. There was no visible evidence that significant spills or leaks had occurred. No evidence of stressed vegetation was noted at the Site during the Site visit.

The detection of noise and odors is dependent on the weather conditions and ongoing operations. At the time of the Site visit, RPS Iris Environmental did not note strong odors. Excessive noise from the neighboring electrical substation and train station was noted during the Site visit.

3. Geological Setting

Based on a review of the 1980 USGS topographic map, ground elevation at the Site is approximately 95 feet above mean sea level. The majority of the Site is flat with a slight downward slope to the east-northeast.

The Site is situated on the western portion of the Santa Clara Valley within the Coast Ranges geomorphic province of California. The Santa Clara Valley is generally bounded by the Santa Cruz Mountains to the west, by the San Francisco Bay to the north, and by the Diablo Range to the east.

Soils encountered during a previous on-Site investigation consisted of lean dark gray to silty dark olive brown clays to between 12 to 14 feet below ground surface (bgs). Loose brown poorly sorted silty to sandy gravels and interbedded thin silty clays were encountered beneath the clays to 35 feet below grade, the total depth explored (Shaw 2003a).

4. *Hydrogeological Setting*

The nearest natural body of surface water is the Los Gatos Creek, which is located less than 50 feet to the east of the Site.

Storm water collection drains were observed on the buildings and in the parking areas. Storm water at the Site reportedly drains to the storm water systems in the streets surrounding the Site.

The EDR Report (EDR 2016a) indicates that the Site is not located within a 100- or 500-year flood zone area.

During a previous on-Site investigation conducted in 2003, groundwater was encountered in borings at approximately 30 feet bgs, and subsequently rose to approximately 21 feet bgs. Based on groundwater elevations measured in three temporary monitoring wells installed on-Site, groundwater flow was to the east-southeast (Shaw 2003a).

The groundwater flow at the adjacent 645 Park Avenue property is affected by the Park Avenue underpass located southwest of the 645 Park Avenue property which has a lower elevation causing the groundwater to flow to the southwest. This underpass may also affect the groundwater flow of the southern portion of the Site.

Based on a review of records for the Site and the adjacent 645 Park Avenue property and surface topography, RPS Iris Environmental assumes groundwater flow is generally towards the east-southeast with the exception of the southernmost portion of the Site.

Three temporary monitoring wells installed on-Site and removed in 2003 are discussed in further detail in Section K.

B. Adjoining Properties Description

1. *Physical Description*

Surrounding land uses include:

- North – West San Fernando Street, beyond which is a parking lot for the San Jose Diridon Station.
- South – A vacant lot (former 645 Park Avenue) is located directly south of Site, beyond which is Park Avenue and the San Jose Fire Department – BFO Emergency training school.
- East – South Montgomery Avenue, beyond which is a cocktail bar, welding gas supplier, and Taiko studio.
- West – An electrical substation operated by PG&E (17 Otterson Street) and the San Jose Diridon light rail station and tracks.

Based on observations made from the Site and public right of ways, these properties appear to be in good condition with well-maintained landscaped areas. Based on the current uses of the adjoining properties, and observations made at the time of the Site reconnaissance, RPS Iris Environmental considers that current adjoining property uses are not of potential concern. The historical use of the adjacent 645 Park Avenue and 17 Otterson Street properties have been identified as sources of contamination in the Site vicinity and are further discussed in Section K.

C. Site History

RPS Iris Environmental reviewed historical aerial photographs, historical topographic maps, historical fire insurance maps, historical City Directories, and information made available by local regulatory agencies to develop an understanding of historical uses of the Site and surrounding areas.

Based on a review of topographic maps, aerial photos, and historical fire insurance maps, the Site appears to have been utilized for industrial purposes as early as 1884. Various small buildings are located throughout the Site on the 1884 Sanborn map. Labelled uses include buildings on the north side of the Site labelled “oil depot” and “storage empty oil cans.” In addition, a building labelled as a “Chinese wash house” is located in the northern portion of the Site. These buildings are shown on Figure 3. Other labelled uses include sheds, a wood yard, a portion of a lumber yard, and a glass garden house. A grain warehouse and ice works were located to the west of the Site. Otterson Street is labelled as Crandal Street on the 1884 map.

By 1891, many of the on-Site structures, including the oil depot, storage building, and Chinese wash house on the north side of the Site, have been replaced with single-family residences. A small cigar factory is present in the northeastern corner of the 145 South Montgomery property. A wind mill, water tank, and water well are present near the southeastern corner of the 145 South Montgomery property. The lumber yard on the south side of the Site and grain warehouse on the west side of the Site are no longer present. Railroad tracks and a building labelled as the Electric Improvement Company (EIC) are located adjacent to the Site to the west. Notes on the Sanborn map indicate the EIC stored fuel on the property and had a 15,000-gallon elevated tank located adjacent to the Site to the west.

The 1915 Sanborn map indicates that the majority of the Site was occupied by single-family residences. A circular structure labelled as a “covered oil tank set in ground” is located on the western portion of the 145 South Montgomery property, as shown on Figure 3. Alameda Road bisects the 145 South Montgomery property parallel to and roughly 200 feet south of Otterson Street.

The EIC to the west of the Site is labelled as a PG&E property on the 1915 Sanborn map and includes a power house, a boiler house, workshops, and transformer rooms. The 15,000-gallon elevated tank is no longer shown on the PG&E property. A smaller oil tank “set in ground” is noted on the north side of the off-Site PG&E property. To the east of the Site across Montgomery Street, residential properties and a lumber yard are noted on the Sanborn map.

The 1939 aerial photo and 1950 Sanborn map indicate that a commercial building was constructed on the 145 South Montgomery Street property and occupied by Sunlite Bakery in 1950. Former Alameda Road, now labelled as Pearl Street, is adjacent to the bakery to the south. A contractor's office, storage building and storage yard were located on-Site south of Pearl Street. The circular covered oil tank set in ground noted on the 1915 Sanborn map is no longer noted on the western portion of the 145 South Montgomery property. A building labelled "auto" is noted in the area of the former oil tank on the western portion of the Site on the 1950 Sanborn map and is labelled as a "private truck repairing" building with a small "paint spraying" building located adjacent to the north on the 1956 Sanborn map.

Additions to the bakery building are noted on the 1956 Sanborn map and aerial photograph. The building at 327 Otterson is first evident on the 1956 Sanborn map and is labelled as a private truck storage building. The adjacent PG&E property to the west includes an oil storage area. A commercial building to the south of the Site is occupied by KNTV Television Broadcasting Station.

By 1963, the PG&E buildings located west of the Site had been removed and replaced with an electrical substation. In 1966, the 327 Otterson building is labelled as a "bread depot" on the Sanborn map. The truck repairing building located on the west side of the Site appears to have been removed from the Site in the late 1960s or early 1970s and is no longer evident on the 1974 aerial photograph. No other significant changes to the Site were noted between the late 1960s and today.

D. Description of Operations

1. Current Operations

Current operations in the on-Site buildings are as follows.

145 South Montgomery Street

The building at 145 South Montgomery Street is used by AT&T for offices, employee training, equipment storage, and indoor parking areas. The building is separated into a northern and southern office areas and northern and southern indoor parking areas.

The southern office areas include general office spaces and equipment storage rooms identified as the radio shop and building maintenance shop. Electronic and universal waste are stored in 55-gallon drums in the radio shop in addition to an empty fuel container, lighter fluid, helium, cable gel solvent, and a battery recycling container. A mezzanine in the radio shop was used for equipment and paint was stored in a cabinet in the mezzanine. Hazardous materials storage in the building maintenance shop included an assortment of transmission fluid, paint, lubricating oil, hydraulic and jack oil, and cylinders of the refrigerant monochlorodifluoromethane. The northern office area consists of general office spaces.

The floors of both indoor parking areas are stained. There was no visible evidence that significant spills or leaks had occurred. Two floor drains were noted in the restrooms of the southern parking area.

Outside, a loading dock is located on the northwest side of the 145 South Montgomery building. Several recycling bins, a locked flammable storage cabinet, and a trash compactor were located next to the loading dock. A locked gate located off of the northwestern part of the building contains storage for small compressed gas cylinders.

327 Otterson Street

The 327 Otterson building is used by AT&T for maintenance of their vehicle fleet. A vehicle lift is located in the center of the building. Staining was noted under the vehicle lift. An office is located in the southeastern portion of the vehicle maintenance building and all other areas of the building are used for material storage. Hazardous chemicals related to vehicle maintenance are primarily stored in flammable storage cabinets located along the north and south wall. Hazardous waste including used oil is stored in 5-gallon buckets and 55-gallon drums with secondary containment located inside the building.

Outside, a carport covering a hydraulic lift is located at the southwestern corner of the building. Two Conex boxes are used to store new and old tires. A metal container used to store metal automobile parts for recycling is located to the east of the building.

2. Past Operations

The 145 South Montgomery and 327 Otterson buildings were constructed prior to 1939 and 1956, respectively. Past tenants for the Site were compiled through available city directory listings, Sanborn maps and available records at the SJFD. The duration of occupancy and specific on-Site operations for the previous tenants is uncertain. The following tenants and dates were noted at the two Site addresses.

145 South Montgomery Street

The 145 South Montgomery property historically has been used for residential or industrial purposes including the following:

Tenant	Record Year	Description
New Cingular Wireless dba AT&T Mobility	2014	Telephone company, offices and storage.
Pacific Bell	2008	Telephone company, offices and storage.
No Current Listing	2000	Unknown

AT&T	1997-2015	Telephone company, offices and storage.
Pacific Telephone Co Plant Service	1975	Telephone company, offices and storage.
Sunlite Bakery, Inc.	1940-1970	Bakery.
Sunlite Bakery and Contractor	1950	Bakery and contractor's storage yard.
Unknown	1915	Multiple dwellings.
Unknown	1891	Operations include a corral, multiple dwellings and a cigar factory.
Unknown	1884	Site operations include an oil depot, storage of empty oil cans, a portion of the Alameda Hotel, a wood yard and a shed.

Little information regarding previous tenant operations and chemical use was found during this assessment.

Former Tenant, Pacific Bell submitted a permit application to the BAAQMD to perform solvent cleaning in 1987.

327 Otterson Street

Little is known on the historical uses of 327 Otterson Avenue. Based on review of historical Sanborn maps, two small buildings marked "oil depot" and "storage of empty oil cans" are shown on the north side of the property in 1884.

Tenant	Record Year	Description
Pacific Bell	2010-2015	Vehicle maintenance for fleet vehicles.
Unknown	1966	Bread depot.
Unknown	1956	Private truck storage.
Unknown	1884	Buildings labelled as an oil Depot and for storage of empty oil cans, Chinese wash house, and dwellings.

E. Polychlorinated Biphenyls (PCBs) and Asbestos

1. PCBs

Mr. Vasquez was not aware of any PCB-containing equipment on-Site. On-Site transformers appeared to be in good condition with no significant leaks or staining noted. As the on-Site buildings were constructed in the 1930s and 1950s, it is possible that PCB-containing equipment is present in the on-Site buildings and equipment

2. Asbestos

No asbestos survey reports were provided for the on-Site buildings. An annual Asbestos Notice to Employees was found on a bulletin board in the 145 South Montgomery building. The notice states that the floor tiles/mastic throughout the building contains asbestos. According to the notice, an asbestos survey was conducted and determined that employees are exposed to insignificant health risks. Degrading portions of the wall and ceiling located in the southwestern corner of the radio shop area of the building were quarantined off by caution tape that read 'Danger Asbestos.'

F. Hazardous Materials Use and Storage

1. Hazardous Materials Use

Based on the Site visit and a review of records on file at the San Jose Fire Department, hazardous materials have been used and stored in the on-Site buildings. The following is a summary of current and former hazardous material use identified during this assessment.

145 Montgomery Street

Current Use

Hazardous materials observed during the Site visit included one gallon or smaller containers of cleaning supplies used by the janitorial staff and stored in a janitorial closet. Hazardous materials are also stored in a storage room in the southeast corner of the building, the radio room, and the building maintenance room, as discussed in section D.1. The observed materials appeared to be stored properly.

Historic Use

SJFD records include hazardous materials annual inventories submitted by AT&T for storage of various chemicals between 1997 and 2015. Chemicals listed on the inventories include acetylene gas, motor oil, used motor oil, used oil filters, propane, antifreeze, used antifreeze, automatic transmission fluid, unleaded gasoline, nitrogen, Freon 12, Freon 22, universal waste, dry cell batteries, miscellaneous aerosols waste, helium, Safety Kleen general purpose cleaner, argon, 2-propanol, solid hazardous waste, and battery electrolyte (sulfuric acid). Inspection records

provided by the SJFD indicate that minor violations were found including out of date chemical inventories, unsecured gas cylinders, and an office located in an electrical room. All violations were corrected. No information regarding other historical tenants of 145 South Montgomery was found in MVFD or SCCEHD files.

SJFD records indicate that 6,000-gallon gasoline USTs were formerly located on the east side of the building, as shown on Figure 3 and as further discussed in Section F.2.

327 Otterson

Current Use

Hazardous materials used in the building consist of vehicle maintenance fluids such as motor oil stored in 55-gallon drums. Two flammable storage cabinets located on the southern wall of the building are used to store antifreeze, glass cleaner, and motor oil in five gallon or smaller containers.

Historic Use

Hazardous Materials Annual Inventories were completed by the tenant, Pacific Bell, in compliance with a Hazardous Materials Business Plan from 2010 to 2015. Average daily amounts stored on-Site have included up to 100 gallons of motor oil (all grades), 100 gallons of used motor oil, 35 gallons of antifreeze/coolant, 30 gallons of used antifreeze, 100 pounds of drained used oil filters, 50 pounds of waste absorbent, 30 gallons of automatic transmission fluid, and 20 gallons of grease/gear lube. Pacific Bell received two violation notices in 2015 for having an incomplete chemical inventory. No other records of historic hazardous materials use were found during this assessment.

2. *Underground Storage Tanks (USTs)*

No indications of current USTs were observed while on-Site.

Records of two historical USTs were reviewed. The USTs were used at the Site between at least 1981 and 2003. The first UST was a 6,000 gallon UST located on the east side of the 145 South Montgomery property, as shown on Figure 3. This UST was removed in 1992. The first UST that was removed in 1992 was replaced with a second 6,000-gallon UST that was used until 2003 when it was removed. Confirmation sampling conducted after the second UST removal is further discussed in Section K.

3. *Aboveground Storage Tanks*

According to Mr. Vasquez, no ASTs are currently located at the Site. RPS Iris Environmental observed no evidence of current or former ASTs during the Site reconnaissance.

In 1992, a 1,000-gallon stainless steel AST was used on-Site to continue fueling operations during the UST replacement.

Based on a review of the 1915 Sanborn map, a circular structure labelled as a “covered oil tank set in ground” was located on the western portion of the 145 South Montgomery property, as shown on Figure 3.

4. Drums and Small Containers

Drums and small containers were noted at both the 145 South Montgomery and 327 Otterson properties. At the 145 Montgomery property, 55-gallon drums used to store electrical and universal waste were stored in the radio shop and at the loading docks. An approximately 100-gallon container of motor oil located at the loading docks was used to store motor oil. Paint, automatic transmission fluid, Roundup, grease, oil and rodent poison were stored in one-gallon or smaller containers in a flammable storage cabinet in the building maintenance shop. Additionally, small containers (five gallons or less) located throughout the building on shelves and on the floor were used to store spray paint, lighter fluid, calibration gas, graffiti remover, gasoline (empty at the time of the Site visit). Six cylinders of monochlorodifluoromethane were stored on shelves in the building.

In the 327 Otterson Buildings, 55-gallon drums and 5-gallon buckets were used to store new engine oil, gear oil, hydraulic oil, and hazardous waste, which is further discussed in Section G.2.

G. Nonhazardous and Hazardous Waste

1. Nonhazardous Waste

Nonhazardous waste is limited to typical office waste and recyclable materials. Office waste is disposed of dumpsters on the northwest side of the 145 South Montgomery building and south side of the 327 Otterson building. Nonhazardous wastes are disposed of off-Site by Stevens Creek Disposal and Recycling. The dumpster areas appeared in fair condition; the dumpsters were rusted and showed evidence of heavy use.

2. Hazardous Waste

Electronic and universal waste (electronic device waste such as computer parts, wall jacks, plugs, power jacks) generated on Site is stored in large recycling containers located near the loading dock on the northwest side of the 145 South Montgomery building. Containers for universal waste and battery recycling were also located by the loading dock and in the radio shop room.

Hazardous waste is generated at 327 Otterson due to the current and historic uses of the building as an automotive servicing center. Waste including used motor oil, used antifreeze, used oil filters and used lead acid batteries is stored in 55-gallon drums and smaller containers located inside the building.

H. Air Emissions

No air emission sources were observed on-Site during the Site visit.

A request was made with the BAAQMD to determine if air emission permits have been issued for current or former tenants of the Site. The BAAQMD responded that no information was available for 327 Otterson Avenue. Permit applications were filed by Pacific Bell at 145 South Montgomery in 1987 for solvent cleaning and by New Cingular Wireless PCS doing business as AT&T Mobility in 2014 for an emergency standby diesel generator. An emergency generator was not observed on-Site during the Site visit.

I. Wastewater

Industrial and Sanitary Wastewater

Industrial wastewater is not currently generated at the on-Site buildings. Sanitary wastewater is discharged into the municipal sewer system, which is maintained by the City of San Jose.

Storm Water

Storm water collection drains were observed on the buildings and in the parking areas. Storm water at the Site reportedly drains to the storm water system on the surrounding streets. No indications of potential storm water contamination sources were observed during the Site visit.

It is not known whether storm water quality has been impacted in the past. No documentation pertaining to storm water issues was contained within City or County files.

J. Previous Environmental Reports

Environmental documents which pertain to the subject Site provided by the Client includes:

- *Additional Site Assessment Activities Report, SBC Facility, 145 South Montgomery Street San Jose, CA RWQCB File Number 1280.01-052 (BGS).* Prepared by Shaw Environmental, Inc. and dated October 2003.
- *Phase I Environmental Site Assessment of 145 Montgomery Street San Jose, CA 95110.* Prepared by SBC Services Inc. and dated December 29, 2005.
- *Phase I Environmental Site Assessment of 145 Montgomery Street & 327 Otterson Street San Jose, CA 95110.* Prepared by Sims and dated June 26, 2009.
- *Phase I Environmental Site Assessment of 145 Montgomery Street & 327 Otterson Street San Jose, CA 95110.* Prepared by Terracon Consultants, Inc. and dated February 25, 2016.
- *Recirculation of the Draft Environmental Impact Report (EIR) For the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section.* Prepared by the City of San Jose and dated August 2006.

Additional documents reviewed by RPS Iris Environmental are listed in Section P.

K. On-Site Soil, Soil Vapor, and Groundwater Contamination

The following potential sources of on-Site soil, soil vapor and / or groundwater contamination at the Site were found during this investigation:

- **Former Operations:** Historic operations on-Site have included an oil depot along the northern portion of the 327 Otterson Street property and an aboveground oil storage tank located on the west side of the 145 South Montgomery property noted on historical fire insurance maps.
- **Former USTs:** Two 6,000-gallon underground storage tanks (USTs) have been used and subsequently removed from the 145 South Montgomery property in 1992 and 2003.

Known surrounding potential source areas include:

- **645 Park Avenue:** The adjacent property to the south is subject to a SMP due to the presence of elevated concentrations of arsenic and lead in soil.
- **17 Otterson:** The adjacent property to the west has residual TPH as diesel contamination in soil due to a leaking UST that was removed from the property in 1989.

Former Operations:

Little information has been found regarding historic on-Site operations. Based on review of historical Sanborn maps, two small buildings marked “oil depot” and “storage of empty oil cans” are shown on the north side of the 327 Otterson property on the 1884 Sanborn and a “covered oil tank set in ground” is shown on the 1915 Sanborn map, as shown on Figure 3. Pacific Bell, who has been a tenant at the Site since at least 1975, has conducted vehicle fueling and repair on-Site. Pacific Bell also submitted a permit application for solvent cleaning operations to the BAAQMD in 1987. No additional information has been found regarding historical operations.

Former USTs:

Two 6,000-gallon USTs have been used and removed from the Site. A 6,000 gallon UST was located on the east side of the 145 South Montgomery property, as shown on Figure 3. The UST was removed in 1992 and the 1992 tank removal inspection report notes that the UST had “corrosion throughout” but that no holes were noted and no odors or staining were noted in the tank pit. Two soil samples collected from the pit, one soil sample collected beneath the piping, and two stockpile samples did not contain detectable concentrations of TPH as gasoline (TPHg) or benzene, toluene, ethylbenzene, and xylenes (BTEX).

The UST that was removed in 1992 was replaced with a new 6,000-gallon UST that was used until 2003 when it was removed. The 2003 tank removal inspection report notes that the UST was in excellent condition and that no odors or staining were noted in the tank pit. Soil samples were collected from the pit, from beneath the piping, from beneath the dispenser, and from the

stockpile. The samples did not contain detectable concentrations of TPHg, BTEX, or methyl tertiary butyl ether (MTBE).

Following the UST removal in 2003, the SFRWQCB requested additional assessment activities be conducted to further evaluate subsurface conditions surrounding the former UST. In September 2003, Shaw Environmental advanced three borings (SB-1, SB-2, and SB-3) to 35 feet bgs to collect soil samples and installed three temporary monitoring wells (MW-1, MW-2, and MW-3) at the boring locations shown on Figure 4 (Shaw 2003a). Free product was observed in groundwater encountered at 30 feet bgs in each boring. A petroleum stain was also noted in the soil at the base of SB-3 at 35 feet bgs. In total, five soil samples and three groundwater samples were collected. The soil samples were analyzed for TPHg, MTBE and other oxygenates, and total lead. No analytes were detected in the soil samples with the exception of TPHg, which was detected in four of the five samples at concentrations of 3.4 to 170 mg/kg. The groundwater samples were analyzed for TPH-g, BTEX, MTBE and other oxygenates, and total lead. TPHg and xylenes were detected in one of the three groundwater samples (MW-1) at concentrations of 440 µg/L and 4.2 µg/L, respectively. Additionally, lead was detected in all of the groundwater samples at concentrations considered by Shaw to be background levels (Shaw 2003a).

The RWQCB reviewed the results of the 2003 investigation and issued a No Further Action (NFA) letter for the Site on August 6, 2004 (RWQCB 2004; see Appendix E). The letter indicates that, based on a review of the data, “groundwater beneath the subject site has not been impacted from undetected releases from the existing UST system” and that “no further action related to monitoring for MTBE and other fuel oxygenates is required at this time.”

Potential Off-Site Sources

Potential off-Site sources include:

645 Park Avenue

Petroleum hydrocarbon and metal impacts have been identified in soil at the NBC Universal property (NBC property) located adjacent to the south of the Site at 645 Park Avenue. To address these impacts, soil was excavated from the NBC property in 2008. Post-excavation, the RWQCB issued case closure in 2008. The RWQCB requested and approved a SMP summarizing special soil handling and disposal requirements to address potential residue impacts in soil.

The case closure letter also states that the source of the arsenic and lead in soil at this property is not known. Given that the extent of the soil containing elevated metals concentrations is not known, it is possible that soil containing elevated metals concentrations may also be present on-Site.

17 Otterson Street

A 5,000-gallon fuel oil UST located at the PG&E Substation A property located adjacent to the west of the Site at 17 Otterson Street was removed in 1989. Confirmation soil samples were collected and the maximum TPH as diesel (TPHd) concentration detected was 13,000 milligrams per kilogram (mg/kg). The RWQCB issued case closure for the PG&E property in 2001 and stated, “residual contamination exists at the site; however, the concentration levels are below regulatory concern.” The letter also indicates that the residual contamination appears to be localized within the area adjacent to the former tank pit and it is expected to naturally attenuate through time. Groundwater was not sampled during UST removal in 1989 and it is unknown whether groundwater impacts from this upgradient property are present in on-Site groundwater.

L. Records Review

1. EDR Report

RPS Iris Environmental reviewed a report prepared by EDR that summarizes the results of a search of federal and state regulatory agency databases. The EDR report is included in Appendix C. The database search was conducted to evaluate whether the Site or any nearby properties are under investigation for potential environmental issues or have been identified as conducting operations that could potentially impact the environment. The EDR report includes searches of databases of sites with engineering controls and institutional controls. The findings of the EDR search are summarized below.

EDR conducted its search of environmental databases on September 13, 2016. Because the environmental databases themselves are sometimes not updated by the specific regulatory agencies for periods of up to 1 year (depending on the database), the database search conducted herein will not necessarily list a facility or site for which an environmental investigation/listing has been initiated subsequent to the last update. The dates of database updates are provided in Appendix C.

EDR conducted searches of the following federal databases, and all search radii were selected in accordance with ASTM standards:

- USEPA National Priorities List (NPL) for Uncontrolled Hazardous Waste Sites – 1-mile radius;
- USEPA Delisted NPL – ½-mile radius;
- USEPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP) – ½-mile radius;
- Corrective Action Site List (CORRACTS) of Resource Conservation and Recovery Act (RCRA) hazardous waste treatment, storage, and disposal (TSD) facilities subject to corrective action under RCRA – 1-mile radius;

- Resource Conservation and Recovery Act Information System (RCRIS) database of TSD facilities not subject to corrective action and hazardous waste generators – ½-mile radius (TSD) and property and adjoining properties (generators);
- Engineering Controls Sites List (US ENG CONTROLS) – property only;
- Sites with Institutional Controls (US INST CONTROL) – property only; and
- Emergency Response Notification System (ERNS) – property only.

EDR also conducted searches of the following State of California and tribal databases:

- RESPONSE database – 1-mile-radius;
- ENVIROSTOR database – 1-mile-radius;
- California Solid Waste Inventory System (SWIS) – ½-mile radius;
- Spills, Leaks, Investigation and Clean Up (SLIC) cost recovery listing – ½-mile radius;
- Leaking Underground Storage Tanks (LUST) Information System – ½-mile radius;
- Underground Storage Tank (UST) Registrations Database – property and adjoining properties;
- Site Mitigation and Brownfield Re-Use Program Facility Sites with Deed Restrictions and Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions (DEED) database – property only;
- Underground Storage Tanks on Indian Land (Indian UST) database – property and adjoining properties; and
- Leaking Underground Storage Tanks on Indian Land (Indian LUST) database – ½-mile radius.

Databases searched by EDR that record information on deed restrictions, engineering controls and institutional controls (DEED, US ENG CONTROL, US INST CONTROL) did not show any listings for the Site. The on-Site facilities were listed on the following databases:

Address	Owner or Tenant	Database	Details
145 South Montgomery Street	Pacific Bell (Fuel Unit)	UST, Sweeps UST	One 8,000-gallon regular unleaded gasoline UST.
		San Jose Hazmat	UST registration.
	AT&T California – N1306	FINDS	The Facility Index System contains facility information and ‘pointers’ to other sources that contain more detail.
		ECHO	No compliance information listed for AT&T California.

	Pacific Bell	RCRA-SQG	Registered as a small- quantity generator of hazardous waste in 1996. Registered as a large quantity generator in 1981. No violations found.
		FINDS	The Facility Index System contains facility information and 'pointers' to other sources that contain more detail.
		CUPA Listings	Generates 100 kg/year to <5 tons/year of hazardous waste. Registered as a Hazardous Materials Business Plan (HMBP) facility with 1-3 chemicals.
		ECHO	3-Year compliance status indicates no RCRA violations.
	Pacific Bell	EMI	Emissions inventory submitted between 1987 and 2015.
	Pacific Bell N1-693	HIST UST	One 6,000-gallon regular unleaded gasoline fiberglass UST installed in 1981.
		HAZNET	Disposed under manifest of off-specification, aged or surplus organics, waste oil and mixed oil, aqueous solution with total organic residues 10 percent or more, asbestos containing waste, other organic solids, unspecified organic liquid mixture, unspecified sludge waste, laboratory waste chemicals, unspecified oil-containing waste, liquids with halogenated organic compounds $\geq 1,000$ mg./L, and empty containers (30 gallons or more) from 1993 to 2014.
327 Otterson Street	Pacific Bell Telephone CO DBA AT&T	CUPA Listings	Generates 100 kg/year to <5 tons/year of hazardous waste. Registered as a HMBP facility

	Calif		with 4-6 chemicals.
		HAZNET	Disposed of unspecified sludge waste, unspecified oil-containing waste, and other organic solids from 2008 to 2012.
	AT&T California – N1342	FINDS	The Facility Index System contains facility information and ‘pointers’ to other sources that contain more detail.
		ECHO	No compliance information listed for AT&T California.
	Pacific Bell Tel Co DBA AT&T	San Jose Hazmat	Registered as class: miscellaneous complex firms and labs.

The following adjacent properties were identified within the ASTM-specified search radii:

Address	Owner or Tenant	Database	Details
17 Otterson Street	PG&E Substation A	LUST, HIST LUST	Case closed. Discussed in Section K.
645 Park Avenue	KNTV	RCRA-SQG	Discussed in Section K. Small quantity generator of ignitable waste, corrosive waste, reactive waste, methyl ethyl ketone, and spent nonhalogenated solvents. No violations found.
		SLIC	Discussed in Section K. Cleanup program site under SFBWQCB oversight for lead and arsenic soil contamination. Facility status listed as completed – case closed as of 2009.
		BROWNFIELDS	Discussed in Section K. Global ID: SL0608543397.
		HAZNET	Disposed of asbestos containing waste, other organic solids, off-specification aged or surplus organics, polychlorinated biphenyls and material containing PCBs, and unspecified aqueous solution between 2005 and 2009.
699 Park Avenue	O/B (formerly Peninsula Corridor Joint P)	San Jose Hazmat	Address classified as an auto repair operation.

Address	Owner or Tenant	Database	Details
669 Park Avenue	Caltrain-San Jose Mechanical Facility	AST	7,100-gallon above ground storage tank.
646 Park Avenue	Pacific Service & Supply	EDR Hist Auto	Listed as a gasoline and oil service station in 1935.
140 South Montgomery Street	Matheson Tri-Gas Inc.	CUPA Listings, HAZNET	Facility is registered with the CUPA and has a hazardous materials business plan with greater than 22 chemicals on its chemical inventory. Disposed hazardous waste (not specified) under manifest in 2012.
	Alliance Gas and Welding	San Jose Hazmat	Classified as a miscellaneous complex firm or lab.

As described in Section III.A.4, the groundwater flow direction is in a generally east-southeast direction.

Facilities in the vicinity of the Site were identified within the ASTM-specified search radii as follows:

Database	Number of Facilities	Details
SEMS	1	One facility is downgradient and unlikely to impact subsurface conditions at the Site.
RCRA-SGQ	13	Ten facilities are cross- to downgradient and unlikely to impact subsurface conditions at the Site. One facility (810 Park Avenue) received two general generator violations in 2007 and 2008 and achieved compliance within 3 months of each event. The two remaining facilities have no reported violations and are unlikely to impact subsurface conditions at the Site.
RESPONSE	1	A former PG&E manufacturing gas plant located 0.35 miles north of the Site and crossgradient of the Site has been certified by the DTSC indicating that cleanup is complete and that continued operation and maintenance of the remedial systems is required. Land use restrictions were also recorded and the facility was redeveloped as the San Jose Sports Arena. Given the location and regulatory status of this facility, this facility is unlikely to impact subsurface conditions at the Site.
ENVIROSTOR	12	These facilities are cross- to downgradient and unlikely to impact subsurface conditions at the Site. One of the facilities is the former PG&E facility discussed above in the Response section.

Database	Number of Facilities	Details
LUST	76 unique listings (21 duplicate address listings)	The adjacent 17 Otterson facility is listed as case closed and is discussed above. In addition, sixty-eight of the facilities have a case status of completed – case closed or eligible for closure. The seven remaining facilities are cross- to downgradient and are unlikely to impact subsurface conditions at the Site.
SLIC	18 unique listings (5 duplicate address listings)	The adjacent 645 Park facility is listed as case closed and is discussed above. In addition, seven of the facilities have a case status of completed – case closed. The ten remaining facilities are cross- to downgradient and are unlikely to impact subsurface conditions at the Site.
UST	1	The facility is cross- to downgradient and is unlikely to impact subsurface conditions at the Site.

Orphan Sites

Five “orphan” sites were identified in the EDR Report. None of the orphan sites listed in ATSM Standard databases were observed within the vicinity of the Site. Due to the distance and location of these sites, they are unlikely to impact subsurface conditions at the Site.

Summary

RPS Iris Environmental considers that, with the exception of the 17 Otterson and 645 Park facilities (discussed in Section K), none of the facilities identified by EDR have the potential to significantly impact subsurface conditions at the Site.

2. *Environmental Liens and Activity and Use Limitations*

RPS Iris Environmental reviewed an Environmental Lien Search Report for the Site, prepared by EDR, for evidence of environmental liens and Activity and Use Limitations (AULs) at the Site. AULs are defined in the ASTM Standard as (emphasis in original to indicate formally defined terms): “legal or physical restrictions or limitations on the use of, or access to, a site or facility: (1) to reduce or eliminate potential exposure to *hazardous substances* or *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the *property*, or (2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or *engineering controls*, are intended to prevent adverse impacts to individuals or populations that may be exposed to *hazardous substances* and *petroleum products* in the soil, soil vapor, groundwater, and/or surface water on the *property*.³

³ The term *AUL* is taken from Guide E2091 to include both legal (that is, institutional) and physical (that is, engineering) controls within its scope. Other agencies, organizations, and jurisdictions may define or utilize these terms differently (for example, EPA and California do not include physical controls within their definitions of “*institutional controls*.” Department of Defense and International County/City Management Association use “Land Use Controls.” The term “land use restrictions” is used but not defined in the *Brownfields Amendments*).

No environmental liens or AULs were noted on the Environmental Lien Search Report provided by EDR.

M. Interviews with Local Government Officials

RPS Iris Environmental requested documents from the following agencies:

Agency	Date of Request	Files Reviewed
San Jose Building Department	9/12/2016	Files available on www.sjpermits.org reviewed and referenced throughout the report.
San Jose Fire Department	9/12/2016	Files reviewed and referenced throughout the report.
Santa Clara County Department of Environmental Health	9/12/2016	Waiting for response.
DTSC	9/12/2016	No records available.
BAAQMD	9/12/2016	Files available for 145 South Montgomery. Files reviewed and referenced throughout the report. No files available for 327 Otterson.
RWQCB	9/12/2016	No files available. Files available on Geotracker and Envirostor regarding facilities in the Site vicinity reviewed and referenced throughout the report.

N. Information Provided by the User

In compliance with ASTM E 1527-13, a user/client questionnaire was submitted to Google. The information provided in the questionnaire will be summarized here and a copy of the questionnaire will be provided in Appendix F.

O. Data Gaps

Standard ASTM E1527-13 defines a data gap as, “a lack of or inability to obtain information required by this practice despite *good faith* efforts by the *environmental professional* to gather the information” (emphasis in original to indicate formally defined terms). Significant data gaps are identified as those that affected our ability to identify RECs.

No significant data gaps were identified during this ESA.

P. References

City of San Jose. 2006. *Recirculation of the Draft Environmental Impact Report (EIR) For the Baseball Stadium in the Diridon/Arena Area, Revised Cultural Resources Section*. August.

Environmental Data Resources (EDR). 2016a. *EDR Radius Map Report with Geotrack, 145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

EDR. 2016b. The EDR City Directory Abstract, *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

EDR. 2016c. The EDR Historical Topographic Map Report, *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

EDR. 2016d. The EDR Aerial Photo Decade Package, *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

EDR. 2016e. The EDR Certified Sanborn Map Report, *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

EDR. 2016f. The EDR Environmental Lien Search Report *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 19.

EDR. 2016g. The EDR Environmental Building Permit Report *145 South Montgomery Street and 327 Otterson Street, San Jose, California*. September 13.

MWH. 2005. *Phase II Environmental Site Assessment 645 Park Avenue San Jose, California, United States*. January 31.

SBC Services Inc. 2005. *Phase I Environmental Site Assessment of 145 Montgomery Street San Jose, CA 95110*. December 29.

Shaw Environmental, Inc. 2003a. *Additional Site Assessment Activities Report, SBC Facility, 145 South Montgomery Street, San Jose, CA RWQCB File Number 1280.01-052 (BGS)*. October.

Shaw Environmental, Inc. 2003b. *Underground Storage Tank Removal Report, SBC Facility, 145 South Montgomery Street, San Jose, California*. December.

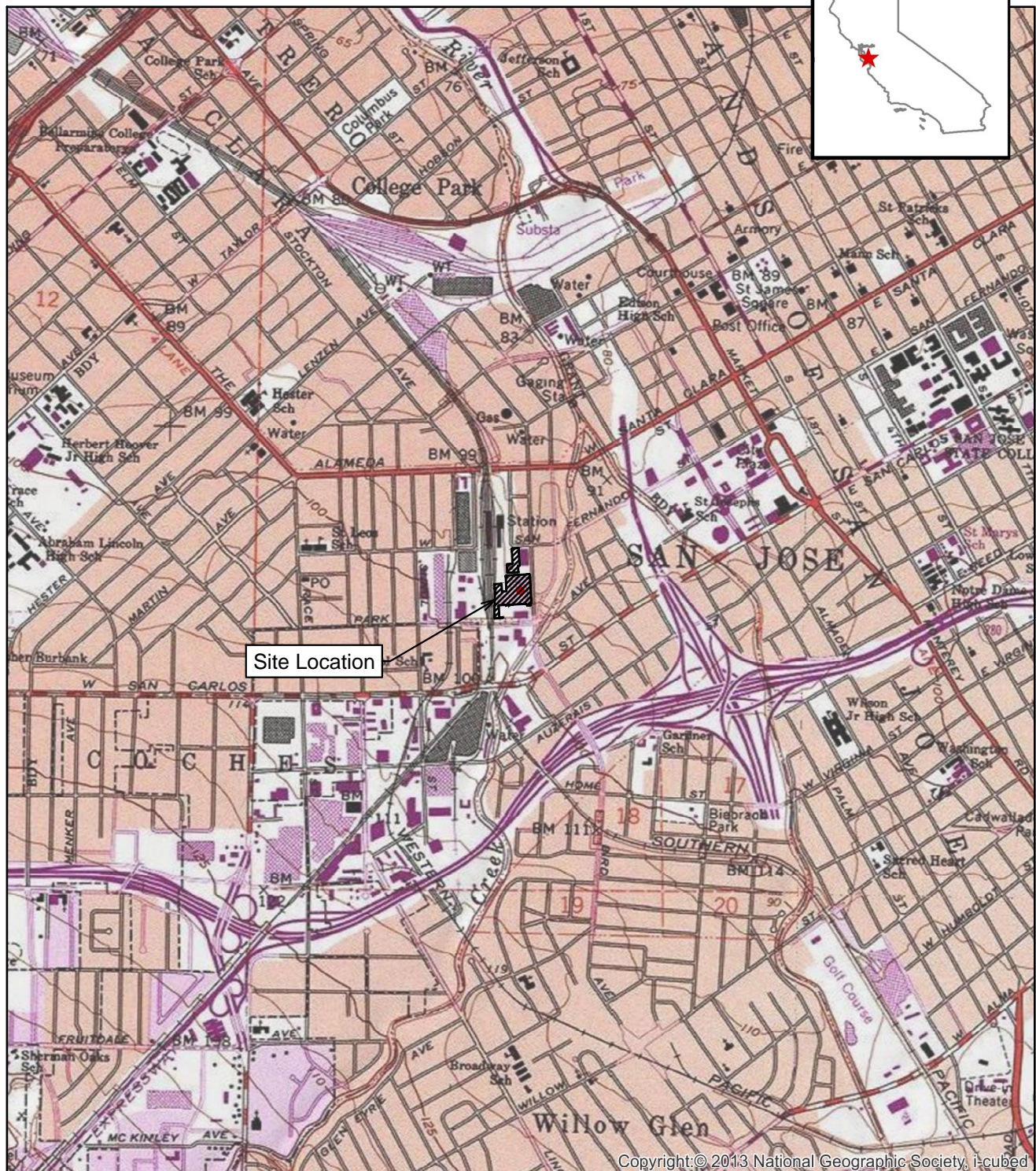
Sims. 2005. *Phase I Environmental Site Assessment of 145 Montgomery Street & 327 Otterson Street San Jose, CA 95110*. June 26.

Terracon Consultants, Inc. 2016. *Phase I Environmental Site Assessment of 145 Montgomery Street & 327 Otterson Street San Jose, CA 95110*. February 25.

IV. DEVIATIONS FROM THE ASTM STANDARD

There were no deletions or deviations from ASTM Practice E 1527-13 in conducting this Phase I Environmental Site Assessment.

Figures



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Site Location

145 South Montgomery Street San Jose, CA
327 Otterson Street San Jose, CA

Figure

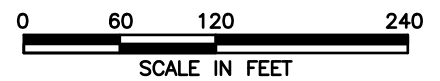
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Explanation

--- Approximate property boundary

Basemap: Google Earth.



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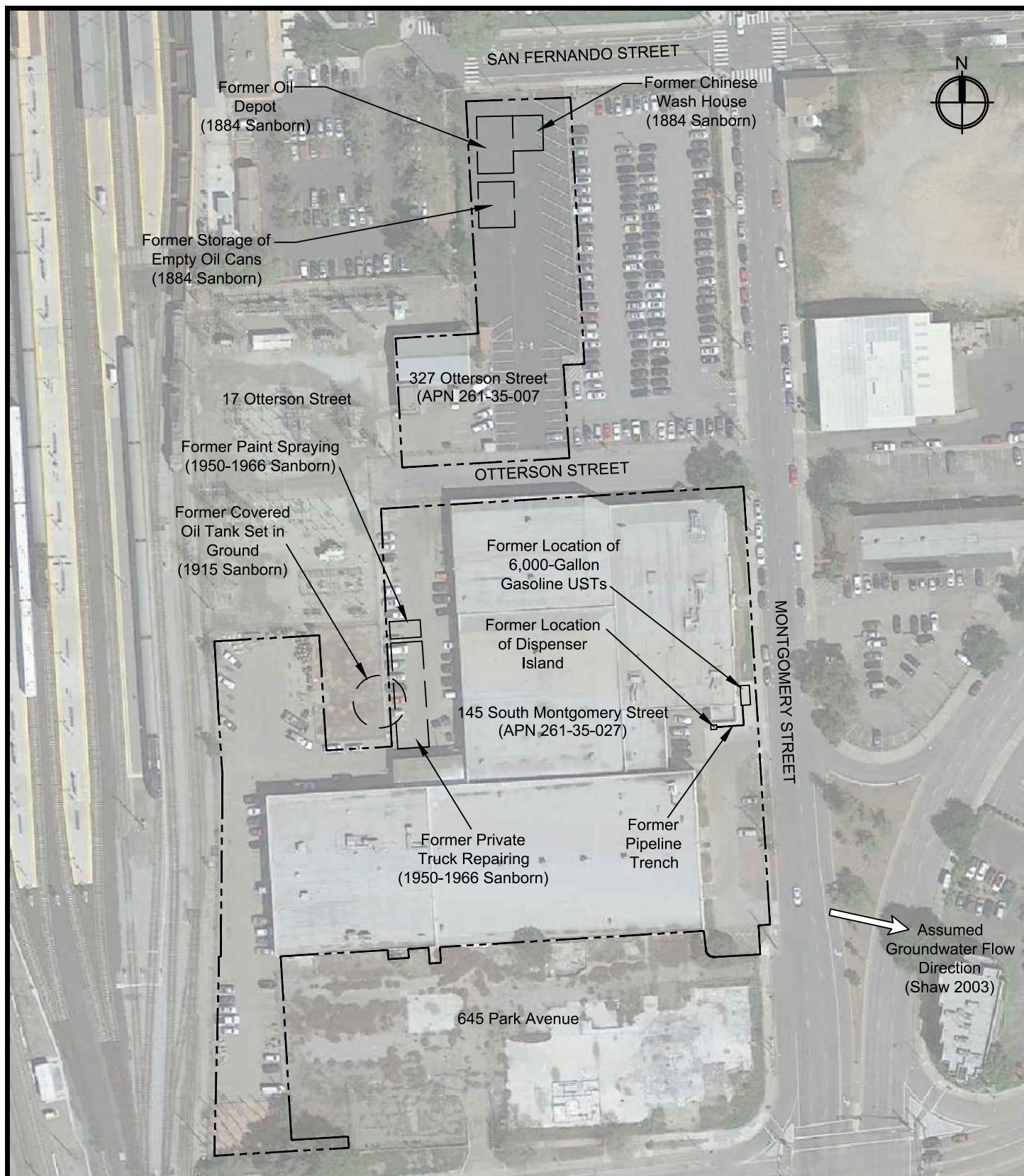
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Site Layout

145 South Montgomery Street San Jose, CA
327 Otterson Street San Jose, CA

Figure

2



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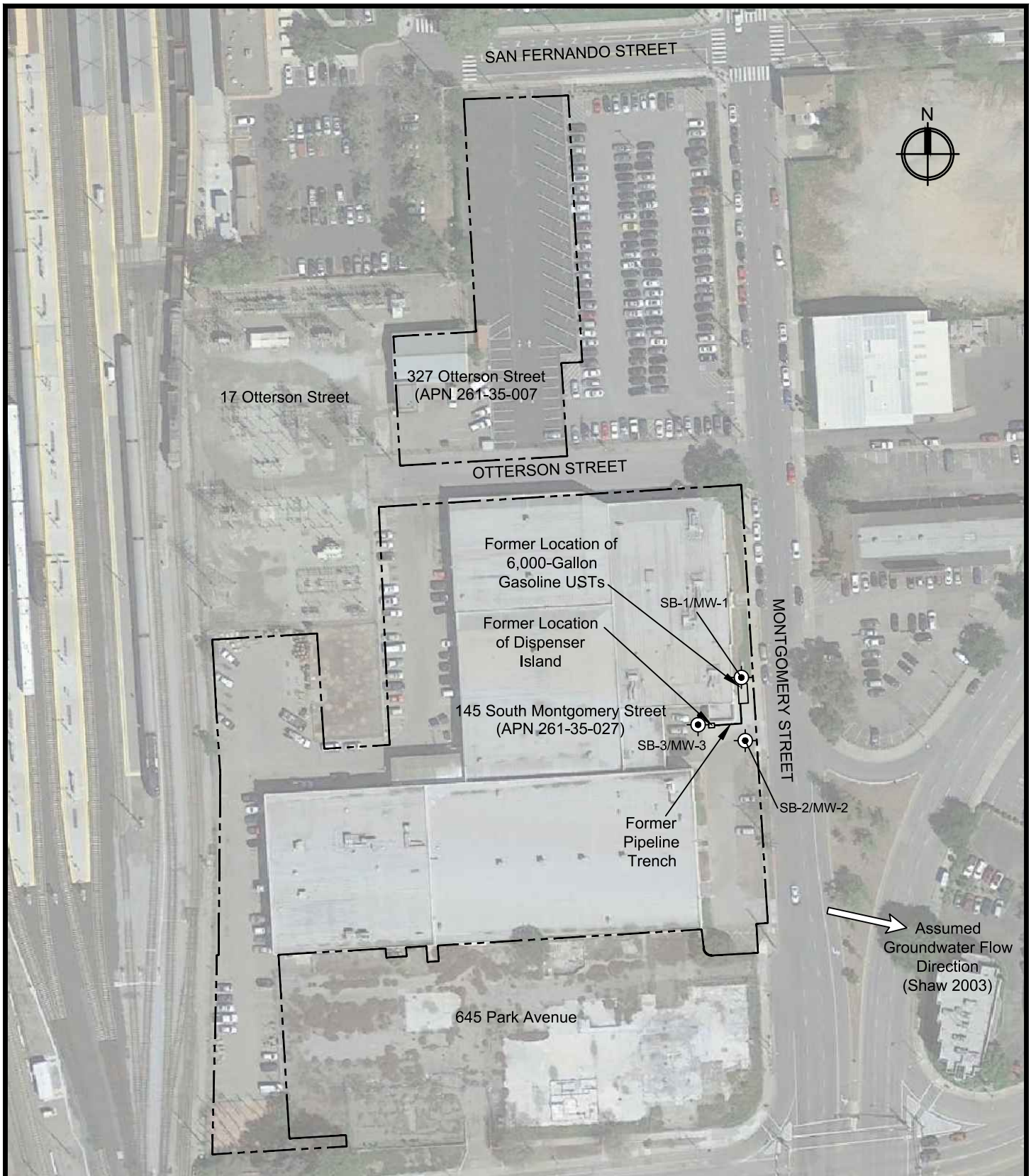
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Historical Site Features

145 South Montgomery Street San Jose, CA
327 Ottersson Street San Jose, CA

Figure

3



Explanation

- Approximate property boundary
- ⊙ Soil boring/temporary monitoring well location (Shaw 2003)

Basemap: Google Earth.



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Historical Sampling Locations

145 South Montgomery Street San Jose, CA
327 Otterson Street San Jose, CA

Figure

4

Appendix A

Qualifications of Environmental Professionals

Appendix B

Site Photographs (October 4, 2016)

Appendix C

EDR Report of Site and Vicinity

Appendix D

Historical Research Documentation

Appendix E

Agency Documentation

Appendix F

Client/User Questionnaire