

***FINAL***

**ENVIRONMENTAL CONDITION OF  
PROPERTY REPORT**

**JONES HALL UNITED STATES ARMY  
U.S. ARMY RESERVE CENTER CA031  
1776 OLD MIDDLEFIELD WAY  
MOUNTAIN VIEW, CALIFORNIA**

***Prepared For:***

**U.S. Army Corps of Engineers – Louisville District  
Engineering Division – Environmental Engineering Branch  
600 Dr. Martin Luther King, Jr. Place  
Louisville, Kentucky 40202-2232**

**MARCH 2007**

## CERTIFICATION

All information/documentation provided accurately reflects the environmental condition of the property. This ECP Report is in general accordance with the U.S. Department of Defense (DOD) requirements for completion of an Environmental Condition of Property (ECP) Report.

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**WAYNE J. ALVES** **DATE**  
**Environmental Division ARIM**  
**Chief Environmental Division**  
**63rd Regional Readiness Command**

The undersigned certifies the contents of this report are in general accordance with DoD policies for the completion of an ECP.



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**LENARD GUNNELL, P.G.** **DATE**  
**Project Geologist**  
**U.S. Army Corps of Engineers**

## EXECUTIVE SUMMARY

Lawhon & Associates, Inc. (L&A), in conjunction with Fuller, Mossbarger, Scott and May Engineers, Inc. (FMSM) has prepared this Environmental Condition of Property (ECP) report for the Jones Hall U.S. Army Reserve Center (Facility ID CA031), hereafter referred to as the "Site" or "USAR Center". The Site is located at 1776 Old Middlefield Way, Mountain View, Santa Clara County, California. The tract of land encompasses approximately 7.06 acres.

This ECP Report was prepared in conformance with primary Department of Defense and Army guidance, the Department of Defense's Base Redevelopment and Realignment Manual, DoD 4165.77-M (BRRM), Army regulations and the American Society for Testing and Materials (ASTM) Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys*, as secondary guidance when it was not inconsistent with the primary guidance.

This ECP Report details the history of the property, including the U.S. Army Reserve and any prior tenant uses of the Site and the resulting environmental condition of the property.

The USAR Center is situated on approximately 7.06 acres of land with six permanent structures: a 34,958 square-foot (sf) administration building, a 5,150 sf Organizational Maintenance Shop (OMS) building, 25 sf Radio Dispatch building and three storage sheds, all approximately 100 sf. The Site is currently occupied by the 351<sup>st</sup> Civil Affairs Command and the 445<sup>th</sup> Civil Affairs Branch.

Based on a review of aerial photographs dating back to 1939 and U.S. Geological Survey (USGS) topographic maps dating back to 1899, the Site has served as a USAR Center since 1956. The administration building and the OMS were constructed in 1957 for the USAR Center.

Areas of potential environmental concern were reviewed. There is evidence that hazardous substances and petroleum products have migrated onto the Site. The release of hazardous substances is being addressed under Record of Decisions (RODs) and a Final Cleanup and Abatement Order dated 1991, as part of the cleanup of two Superfund Sites. The petroleum contamination is low level and the USARC is not required to take further action.

In accordance with Department of Defense policy defining the classifications (See Deputy Under Secretary of Defense Goodman Memorandum dated 21 October 1996), the Property has been classified as Category 4. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would

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not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

## TABLE OF CONTENTS

SECTION & TITLE	PAGE NO.
LIST OF ACRONYMS .....	IX
1.0 INTRODUCTION .....	1
1.1 Purpose of Environmental Condition of Property Report.....	1
1.2 Scope of Services .....	2
2.0 SITE LOCATION AND PHYSICAL DESCRIPTION.....	4
2.1 Site Location .....	4
2.2 Asset Information .....	4
2.3 Physical Description.....	5
2.4 Site Hydrology and Geology.....	6
2.4.1 Surface Water Characteristics .....	6
2.4.2 Geology/Hydrogeology Characteristics .....	6
2.5 Site Utilities .....	7
2.6 Water Supply Wells & Septic Systems.....	8
3.0 SITE HISTORY.....	9
3.1 History of Ownership.....	9
3.2 Past Uses and Operations .....	9
3.3 Past Use, Storage, Disposal, and Release of Hazardous Substances .....	10
3.3.1 Past Use and Storage of Hazardous Substances.....	10
3.3.2 Past Disposal and Release of Hazardous Substances.....	11
3.4 Past Presence of Bulk Petroleum Storage Tanks .....	11
3.5 Review of Previous Environmental Reports .....	11
3.5.1 Environmental Baseline Survey, Jones Hall USARC Center, Installation Management Agency, Army Reserve Division, April 30, 2004.....	11
3.5.2 ITI of South Florida, Asbestos Containing Materials Survey and Management Plan Report, 2001 .....	14
4.0 ADJACENT PROPERTIES.....	15
5.0 REVIEW OF REGULATORY INFORMATION.....	16
5.1 Federal Environmental Records.....	16
5.1.1 National Priorities List (NPL).....	18
5.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) .....	18
5.1.3 CERCLIS – No Further Remedial Action Planned (NFRAP).....	19
5.1.4 Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG) .....	19
5.1.5 Engineering Controls Sites List (US ENG Controls) .....	20
5.1.6 Superfund (CERCLA) Consent Decrees.....	20
5.1.7 Records of Decision (ROD) .....	20
5.1.8 Facility Index System/Facility Registry System (FINDS) Site .....	20
5.2 State and Local Environmental Records .....	21
5.2.1 Annual Workplan Sites (AWP).....	22
5.2.2 Calsites Database (Cal- Sites).....	22

---

5.2.3	California Bond Expenditure Plan (Cal Bond Exp. Plan).....	23
5.2.4	California Waste Discharge System (CaWDS) .....	23
5.2.5	“Cortese” Hazardous Waste & Substances Site List (CORTESE) .....	23
5.2.6	Facility and Manifest Data (HAZNET) .....	24
5.2.7	Recycler Database (SWRCY).....	24
5.2.8	Leaking Underground Storage Tank List (LUST).....	25
5.2.9	Facility Inventory Database (CA FID) .....	26
5.2.10	CA Stateside Spills, Leaks, Investigations, and Cleanups (SLIC) .....	26
5.2.11	Historic Leaking Underground Storage Tanks (HIST LUST) Santa Clara	26
5.2.12	Historic Underground Storage Tanks (HIST UST) .....	27
5.2.13	Statewide Environmental Evaluation and Planning System (SWEEPS) .	27
5.2.14	Proposition 65 Notification Records (Notify 65) .....	28
5.2.15	Deed Restriction Listing (DEED) .....	28
5.2.16	Voluntary Action Program Properties (VCP).....	28
5.2.17	Underground Storage Tank (UST) – Registered Underground Storage Tanks .....	28
5.3	Tribal Environmental Records .....	30
5.4	EDR Proprietary Records.....	30
5.5	Santa Clara Valley Water District .....	31
5.6	Unmapped Sites.....	31
5.7	Summary of Properties Evaluated to Determine Risk to the Site .....	31
6.0	SITE INVESTIGATIONS AND REVIEW OF HAZARDS .....	34
6.1	Aboveground Storage Tanks (ASTs) .....	34
6.2	Asbestos Containing Material (ACM) .....	34
6.3	Hazardous Substances, Wastes and POL .....	35
6.4	Hydraulic Equipment .....	36
6.5	Indoor Firing Range (IFR) .....	36
6.6	Lead Based Paint (LBP).....	36
6.7	Munitions and Explosives of Concern (MEC) .....	36
6.8	Nearby Properties .....	36
6.9	Oil/Water Separator (OWS).....	36
6.10	Pits, Sumps, Drywells, and Catch Basins.....	37
6.11	Polychlorinated Biphenyl Containing (PCB) Transformers .....	37
6.12	Polychlorinated Biphenyl Containing (PCB) Equipment .....	37
6.13	Radioactive Materials .....	37
6.14	Radon .....	37
6.15	Underground Storage Tanks (USTs).....	38
6.16	Waste Disposal Activities .....	38
6.17	Waste Disposal Sites .....	38
7.0	REVIEW OF SPECIAL RESOURCES.....	39
7.1	Land Use.....	39
7.2	Coastal Zone Management .....	39
7.3	Wetlands .....	39
7.4	100-Year Flood Plain .....	39
7.5	Natural Resources .....	39

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7.6 Cultural Resources.....	39
8.0 CONCLUSIONS .....	40
9.0 LIMITATIONS.....	43
10.0 REFERENCES.....	45
10.1 Persons Contacted.....	45
10.2 Resources Consulted.....	45
10.3 Agencies Contacted.....	47

## LIST OF APPENDICES

### APPENDIX A: FIGURES

- Figure 1 General Location Map
- Figure 2 Site Layout Plan
- Figure 3 1899 USGS 15-Minute Topographic Map, Palo Alto, California
- Figure 4 1902 USGS 30-Minute Topographic Map, Santa Cruz, California
- Figure 5 1943 USGS 15-Minute Topographic Map, Palo Alto, California
- Figure 6 1947 USGS 15-Minute Topographic Map, Palo Alto, California
- Figure 7 1948 USGS 15-Minute Topographic Map, Palo Alto, California
- Figure 8 1953 USGS 7.5-Minute Topographic Map, Mountain View, California
- Figure 9 1961 USGS 7.5-Minute Topographic Map, Mountain View, California
- Figure 10 1961 USGS 15-Minute Topographic Map, Palo Alto, California
- Figure 11 1968 7.5-Minute Topographic Map, Mountain View, California
- Figure 12 1973 7.5-Minute Topographic Map, Mountain View, California
- Figure 13 1991 7.5-Minute Topographic Map, Mountain View, California
- Figure 14 1997 7.5-Minute Topographic Map, Mountain View, California
- Figure 15 1939 Aerial Photograph
- Figure 16 1948 Aerial Photograph
- Figure 17 1956 Aerial Photograph
- Figure 18 1965 Aerial Photograph

Figure 19 1974 Aerial Photograph

Figure 20 1982 Aerial Photograph

Figure 21 1993 Aerial Photograph

Figure 22 1998 Aerial Photograph

Figure 23 Flood Insurance Rate Map

APPENDIX B: SITE RECONNAISSANCE PHOTOGRAPHS

APPENDIX C: ENVIRONMENTAL LIEN AND CHAIN OF TITLE REPORT

APPENDIX D: PREVIOUS ENVIRONMENTAL SITE ASSESSMENT REPORTS

APPENDIX E: REGULATORY DATABASE SEARCH REPORTS

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## LIST OF ACRONYMS

1-2 DCE	1,2-dichloroethene
ACM	Asbestos Containing Material
AMSA	Area Maintenance Support Activity
AR	Army Regulation
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AWP	Annual Work Plan
bgs	Below Ground Surface
BRAC	Base Realignment and Closure
Cal Fid	California Facility Inventory Database
CESQGs	Conditionally Exempt Small Quantity Generators
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	CERCLA Information System
CFR	Code of Federal Regulations
CONEX	Container Express
CRWQCB	California Regional Water Quality Control Board
DECAM	Directorate of Environmental Compliance and Management
DTSC	California Department of Toxic Substances
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
FEMA	Federal Emergency Management Agency
FMSM	Fuller, Mossbarger, Scott May Engineers, Inc.
Hist LUST	Historical Leaking Underground Storage Tank

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Hist UST	Historical Underground Storage Tank
HSWA	Hazardous and Solid Waste Amendments
IFR	Indoor Firing Range
kg	Kilogram
L&A	Lawhon & Associates, Inc.
LBP	Lead Based Paint
LQG	Large Quantity Generators
LUST	Leaking Underground Storage Tank
MEC	Munitions and Explosives of Concern
MEP	Military Equipment Parking
MSDS	Material Safety Data Sheet
NPL	National Priorities List
O&M	Operations & Maintenance
OMS	Organizational Maintenance Shop
OWS	Oil/Water Separator
PCBs	Polychlorinated Biphenyls
pCi/l	PicoCuries per Liter of Air
PG&E	Pacific Gas & Electric
POL	Petroleum, Oil, and Lubricant
POV	Privately-Owned Vehicle
PRG	Preliminary Remediation Goal
ROD	Record of Decision
RRC	Regional Readiness Command
sf	Square Foot
SHPO	State Historic Preservation Office

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Site	U.S. Army Reserve Center, CA031
SQG	Small Quantity Generator
SWEEPS	Statewide Environmental Evaluation and Planning System
SWRCB	Statewide Review Control Board
TCA	trichloroethane
TCE	trichlorethene
TSD	Treatment, Storage, or Disposal
TPH	Total Petroleum Hydrocarbons
USACE	United States Army Corps of Engineers
USAR	United States Army Reserve
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	Underground Storage Tank

## **1.0 INTRODUCTION**

L & A, in conjunction with FMSM was contracted by the USACE – Louisville District, to prepare an ECP Report for the Jones Hall United States Army Reserve Center (CA031). The facility is located at 1776 Old Middlefield Way, Santa Clara County, Mountain View, California hereafter referred to as the “Site” or “USAR Center”. In support of the ECP Report, a visual reconnaissance of the Site was conducted on August 10, 2006. The purpose of the visit was to visually obtain information indicating the environmental condition of property at the Site.

### **1.1 PURPOSE OF ENVIRONMENTAL CONDITION OF PROPERTY REPORT**

The Military Department with real property accountability shall assess, determine and document the environmental condition of all transferable property in an ECP Report. This ECP Report is based on readily available information. Pursuant to the Department of Defense’s policy, set forth in the Base Redevelopment and Realignment Manual (DoD 4165.66-M, March 1, 2006) Section C8.3 (BRRM), the primary purposes of the ECP Report include the following:

- Provide the Army with information it may use to make disposal decisions;
- Provide the public with information relative to the environmental condition of the property;
- Assist in community planning for the reuse of Base Realignment and Closure (BRAC) property;
- Assist Federal agencies during the property screening process;
- Provide information for prospective buyers;
- Assist prospective new owners in meeting the requirements under EPA’s “All Appropriate Inquiry” regulations;
- Provide information about completed remedial and corrective actions at the property;
- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction.

The ECP Report contains the information required to comply with the provisions of 40 Code of Federal Regulations (CFR) Part 373, which require that a notice accompany contracts for the sale of, and deeds entered into, for the transfer of federal property on which any hazardous substance was stored, released or disposed of. The

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h) stipulates that a notice is required if certain quantities of designated hazardous substances have been stored on the property for one year or more – specifically, quantities exceeding 1,000 kilograms or the reportable quantity, whichever is greater, of the substances specified in 40 CFR 302.4 or one kilogram of acutely hazardous waste as defined in 40 CFR 261.30. A notice is also required if hazardous substances have been disposed of or released on the property in an amount greater than or equal to the reportable quantity. Army Regulation (AR) 200-1 requires that the ECP Report address asbestos, lead-based paint, radon and other substances potentially hazardous to human health.

This ECP Report used the American Society for Testing and materials (ASTM) Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys* as a guideline when not inconsistent with the BRRM, CERCLA § 120, Army regulations and other applicable Army guidance.

## 1.2 SCOPE OF SERVICES

This ECP report covers the 7.06 acre USAR Center located at 1776 Old Middlefield Way, Mountain View, Santa Clara County, California 94043. The property lies on the north side of the road, approximately 700 feet east of the intersection of Sierra Vista Avenue and Old Middlefield Way. Site maps are provided in Appendix A. Appendix B provides photographs taken during the August 2006 site visit. Appendix C provides environmental lien documentation for the property and chain of title information. Previous environmental documents and reports are provided in Appendix D, while Appendix E contains the Environmental Data Resources, Inc. (EDR) reports.

This ECP report classifies the property into one of seven DoD Environmental ECP categories as defined by the Deputy Under Secretary of Defense S. Goodman Memorandum, “Clarification of ‘Uncontaminated’ Environmental Condition of Property at BRAC Installations” (21 October 1996). The property classification categories are as follows:

- Category 1 – Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).
- Category 2 – Areas where only the release or disposal of petroleum products has occurred.
- Category 3 – Areas where release, disposal, and/or migration of hazardous substances has occurred, but at concentrations that do not require a removal or remedial response.
- Category 4 – Areas where release, disposal, and/or migration of hazardous substances has occurred, and all removal or remedial actions to protect human health and the environment have been taken.

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- Category 5 – Areas where release, disposal, and/or migration of hazardous substances has occurred, and removal or remedial actions are under way, but all required remedial actions have not yet been taken.
  - Category 6 – Areas where release, disposal, and/or migration of hazardous substances has occurred, but required actions have not yet been implemented.
  - Category 7 – Areas that are not evaluated or require additional evaluation.

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## 2.0 SITE LOCATION AND PHYSICAL DESCRIPTION

### 2.1 SITE LOCATION

The USAR Center is located in Santa Clara County, California, within the city limits of Mountain View, California. The Site is located in a primarily commercial area. The Property lies on the north side of the road, approximately 700 feet east of the intersection of Sierra Vista Avenue and Old Middlefield Way. The Property encompasses approximately 7.06 acres. Figure 1 in Appendix A provides a general site location map.

### 2.2 ASSET INFORMATION

Facility Name and Address: Jones Hall U.S. Army Reserve Center CA031  
1776 Old Middlefield Way  
Mountain View, California 94043-01809

Property Owner: The land is owned by the Department of the Army.  
The Department of the Army owns the buildings.

Date of Ownership: April 26, 1956

Current Occupant: 351<sup>st</sup> Civil Affairs Command and the 445<sup>th</sup> Civil Affairs  
Branch.

Zoning: CO – Commercial Office

County, State: Santa Clara County, California

USGS Quadrangle(s): Mountain View, California

Section/Township/Range: Section 16, Township 6 South, Range 2 West,  
MDB&M

Latitude/Longitude: 37° 24' 50.8" N; 122° 5' 10.7" W

Legal Description: Being that parcel or tract of land, situated and lying in  
Section 16, Township 6 South, Range 2 West,  
MDB&M in the City of Mountain View, Santa Clara  
County, State of California.

Assessor's Parcel No: 153-11-061

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## 2.3 PHYSICAL DESCRIPTION

The USAR Center is situated on approximately 7.06 acres of land with six permanent structures: a 34,958 square-foot (sf) administration building, a 5,150 sf Organizational Maintenance Shop (OMS) building, 25 sf Radio Dispatch building and three storage sheds, all approximately 100 sf. Construction of the administration and OMS buildings occurred in 1957.

The administration building is the predominant structure on the Site. The building is a two-story, primarily L-shaped structure located on a concrete slab. The building is supported with concrete block walls, and has a finished stucco exterior. The OMS building is a rectangular, one-story cinder block building, with a stucco veneer. The Radio Dispatch Building is located near the entrance of the Property. This building is a half-story square building that rests on a concrete foundation with concrete block wall and a stucco façade. There are three aluminum storage sheds on the Property located west of the OMS and are constructed from plywood and sheet metal. Photographs in Appendix B provide views of the POV areas and of the MEP area. Chain-link security fencing topped with barbed wire encloses the Site. In addition, chain-link security fencing topped with barbed wire separates the POV areas and the main administration building from the MEP area and OMS building. The majority of the Site is covered by asphalt parking areas for military and privately owned vehicles. The remaining ground surface is covered by grassy, landscaped areas surrounding the main buildings and there is a sparse population of deciduous and coniferous trees around the main buildings and along the boundaries of the Property. Topographically, the Site is relatively flat with a land surface elevation of approximately 24 feet above mean sea level. Figure 2 in Appendix A provides a current plan view layout of the Site. Appendix B also provides photographs taken during the August 2006 site visit.

The administration building is approximately 34,958 square feet. It functions mainly as office space, classrooms and storage. The building is a two-story, primarily L-shaped structure situated on a concrete slab. In the 1982 aerial photograph, it shows an addition of the drill hall on the north side of the USARC Center. The interior of the administration building consists of office space, classrooms, and storage. A variety of floor covering is used in the building including, linoleum, carpet, tile, and hardwood flooring. Finished concrete floors are present in the drill hall and caged storage areas. Appendix A provides a layout of the interior of the administration building and Photographs are in Appendix B.

The OMS building is a one-story, rectangular shaped structure. The OMS building is comprised of four metal overhead retractable bay doors, an administrative area, several caged storage areas, a former battery storage room, and two flammable-materials storage cabinets. The OMS is currently used to provide approximately 20% of the organizational level maintenance on equipment and vehicles that belong to the 351<sup>st</sup> and 445<sup>th</sup>, including "Level #1" vehicle maintenance (oil changes, tire changes, wheel bearing repacks, etc.) The only floor drains in the OMS are located in the former battery

storage room and reportedly discharge to the sanitary sewer. Appendix B provides photographs.

The Radio Dispatch Building is located near the entrance of the Property and appears to have functioned as a security guard station in the past. The building was empty at the time of site reconnaissance. Photographs in Appendix B show the exterior/interior of the Radio Dispatch Building.

There are three aluminum storage sheds located west of the OMS Building. At the time of site reconnaissance, the sheds were used to store picnic tables, empty drums, chain, shelving, field desks, caging, weapons racks, cabinets, and janitorial supplies. Photographs in Appendix B show the exterior/interior of the aluminum storage sheds.

## **2.4 SITE HYDROLOGY AND GEOLOGY**

### **2.4.1 Surface Water Characteristics**

The Property is situated in a relatively flat-lying area with a land surface elevation of approximately 24 feet above mean sea level, based on the National Geodetic Vertical Datum (NGVD) of 1929. Based on surface topography and a visual inspection of the Property, storm water generally flows towards the north-northwest in the direction of Permanente Creek, which borders the Property to the west. Permanente Creek flows almost directly north into the Mountain View Slough, which enters southern San Francisco Bay approximately 2.5 miles north of the Property (see Appendix E – U.S.G.S Topographic Quadrangle Map).

Adjacent properties to the south are topographically higher than the Property. Based on the fact that these properties are residential and had no noticeable outside storage of liquid chemicals (e.g., drums or hazardous waste storage areas) at the time of the site reconnaissance, it does not appear that storm water runoff from adjacent properties to the south would pose an environmental threat to the Property. Adjacent properties to the west are hydraulically separated from the Property by Permanente Creek and adjacent properties to the east and north are of approximate equal elevation and would not drain stormwater on to the Property.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 060347 0004 E (FEMA Flood Insurance Rate Map is included as Figure 23 in Appendix A), the central and southwestern portions of the Site lie within the 100-year flood zone, while the northeastern portion of the Site lies within the 500-year flood zone (See EDR Database Report).

### **2.4.2 Geology/Hydrogeology Characteristics**

According to the U.S. Department of Agriculture's Soil Conservation Service data, the prominent soil type at the Property has been identified as Botella. This classification consists mainly of clay loam that has moderate infiltration rates. Soils are deep and moderately deep, moderately well and well drained with moderately course textures.

These soils do not meet the requirements for a hydric soil. Depth to bedrock is greater than 60 inches.

The Property is located within the Santa Clara Valley groundwater basins within the San Francisco Bay Area. The basin is commonly divided into two areas: (1) the forebay, where groundwater occurs in a single, unconfined aquifer, and (2) the confined area, which consists of two aquifer zones (upper and lower) separated by a regional aquitard. The forebay is considered the primary recharge area for the groundwater basin and is located adjacent to the hills, which form the perimeter of the basin on the west, south and east. The confined area, as defined by the presence of regional aquitard, makes up the largest portion of the groundwater basin, occupying the central and northern portion of the basin. The Property is located in the confined portion of the basin. Depth to groundwater at the Property is approximately 15 feet below ground surface.

Three hydrostratigraphic zones comprise the confined area: (1) the upper aquifer zone, (2) the regional aquitard, and (3) the lower aquifer zone. The upper aquifer zone is composed of Holocene aged alluvial deposits including the young bay muds, older bay muds, and Quaternary alluvial sediments less than 50 feet thick. This zone is characterized by irregular bedding and interfingering fine and course grained materials.

The regional aquitard zone is generally between 50 feet and 150 feet below ground surface. Sediments within this zone are predominantly fine-grained with overall very low hydraulic conductivity that prevents natural connection between groundwater in the upper aquifer zone and the lower aquifer zone.

The lower aquifer zone is generally deeper than 150 feet and is composed predominantly of materials that have a low hydraulic conductivity, but contains numerous individual confined aquifers that conduct water under pressure.

Groundwater flow direction has been estimated to be towards the north-northeast, based on a review of the 7.5 minute U.S.G.S. topographic map of the area. It should be noted that this groundwater flow direction is not known within certainty and cannot be determined without the installation of monitoring wells and/or piezometers on the Property.

## **2.5 SITE UTILITIES**

**Water Service** – The City of Mountain View provides potable water service to the Site.

**Sanitary Sewer System** – The City of Mountain View provides sanitary sewer service to the Site.

**Gas & Electric** – Pacific Gas & Electric (PG&E) provides electricity and natural gas to the Site.

## **2.6 WATER SUPPLY WELLS & SEPTIC SYSTEMS**

Based upon a review of available historical site and agency records and interviews with site personnel, there are no drinking wells or irrigation wells located at the Site. No visual or physical evidence of dry wells was discovered on the Property.

According to the 63<sup>rd</sup> RRC, the Property is serviced exclusively by City of Mountain View sanitary sewer, and there are no septic tanks on the Property.

A search of Federal water well databases found no wells near the Site, as reported in the EDR report. A search of State water well databases found one well located a ½ mile – 1 mile WNW of the Site.

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## 3.0 SITE HISTORY

### 3.1 HISTORY OF OWNERSHIP

Land titles for the Site were reviewed back to 1940. Appendix C contains a chain of title report completed for the Site. The chain of title report did not identify any environmental liens against the USAR Center property. According to historical documentation, the United States of America purchased the Property from J and E Construction Corporation on April 26, 1956. No coverage of historical Sanborn fire insurance maps was available from EDR.

Available business directories including City, cross-reference, and telephone directories were reviewed, if available, at approximately five-year intervals for the years spanning 1922 through 2001. According to a City Directory provided by EDR and dated July 14, 2006, the address of the USAR Center was first listed in the research source (Pacific Telephone) in 1975 as the Jones Hall US Army Reserve Center (1776 Old Middlefield Way). The Site is also listed in the 1991 Pacific Bell White Pages as United States Government, and in the 2001 Haines & Co. Directory as US Army RESCT. A copy of the City Directory is included in Appendix E.

### 3.2 PAST USES AND OPERATIONS

Several sources of historical information with regard to the Property, including historical aerial photographs, city directories, and information supplied by interviews were completed as part of this assessment.

Based on the documents provided by the 63<sup>rd</sup> RRC, the Property was purchased by the Department of the Army in 1956. Prior to 1956, based on a review of historical aerial photographs, the Property was idle and surrounded by land used for agricultural purposes.

A review of historical aerial photographs for the Property corroborates this information in that they show the Property as idle farmland from the date of the earliest aerial photograph available (1939). The administration building and OMS appear in the 1965 aerial photograph in generally the same locations as they exist today. The 1982 aerial photograph shows the addition of the drill hall on the north side of the administration building. The 2002 aerial photograph shows the property in generally the same condition as it exists today.

Currently and historically, the OMS building has been used to perform limited maintenance activities on military equipment. Activities inside the OMS building are limited to preventative maintenance checks, including checking vehicle fluids such as motor oil, water, and antifreeze, and light maintenance activities. Equipment requiring major overhaul is sent off site. No major vehicle or equipment overhauls have been performed at the facility.

A visual reconnaissance was undertaken to locate any aboveground storage tanks (ASTs) or underground storage tanks (USTs) on the Property. Evidence of USTs, including vent pipes, fill pipes, concrete pads, and access ways were explored. Based on a visual reconnaissance and the 63<sup>rd</sup> RRC, there are no ASTs or USTs currently located on the Property. In addition, the 63<sup>rd</sup> RRC states that there has never been a UST on the Property in the past.

Historic documents, personnel interviews and historical aerial photographs and topographic maps were the primary source of information on the past use and operations at the Site. Figures 3-14 in Appendix A provide USGS topographical maps and aerial views of the Site and surrounding areas in 1899, 1902, 1943, 1947, 1948, 1953, 1961, 1969, 1973, 1991 and 1997.

The 1899 to 1953 USGS topographical maps (Figures 3-8, Appendix A) are at a scale that does not show the Site. Highway 101 brought residential and commercial north of Highway 101.

The 1961 USGS topographical map (Figure 10, Appendix A) shows the main administration building and the OMS.

The 1968 USGS topographic map (Figure 10, Appendix A) and the 1974 aerial photograph (Figure 19, Appendix A) shows minimal change from the 1961 USGS topographic map.

The 1991 and 1997 topographic maps (Figures 13 and 14, Appendix A) shows essentially the same development that the 1973 aerial does.

### **3.3 PAST USE, STORAGE, DISPOSAL, AND RELEASE OF HAZARDOUS SUBSTANCES**

#### **3.3.1 Past Use and Storage of Hazardous Substances**

Information related to the past use and storage of hazardous substances at the Site was compiled through review of available Site records, search of Federal and State environmental databases, and interviews with Army Reserve personnel.

Chemicals formerly used and stored at the Site were associated with vehicle and facility maintenance activities, and janitorial services. Janitorial chemicals and building maintenance-related products were stored in the designated storage area within the janitorial closets located in the administration building. Vehicle maintenance products and POL products were stored within designated POL area in the OMS building. Potentially hazardous materials would have also been stored in the POL storage room or in outdoor portable hazardous material sheds located west of the OMS building within the MEP area.

Certain types of chemical products used and stored at the Site would have contained CERCLA hazardous substances and would have been stored on a rotational basis in amounts necessary to support the unit through direct support level maintenance.

However, there is no indication that CERCLA hazardous substances were stored at the Site for one year or more in excess of corresponding reportable quantities.

### **3.3.2 Past Disposal and Release of Hazardous Substances**

Information related to past disposal and potential release of hazardous substances at the Site was compiled through review of available site records, search of Federal and State environmental databases, and interviews with current Army Reserve personnel. According to Army Reserve personnel and site records, on-site disposal of hazardous materials or wastes has not occurred at the Site. No stained soil or stressed vegetation (other than that reflecting very dry weather conditions) was observed during the August 2006 site visit.

### **3.4 PAST PRESENCE OF BULK PETROLEUM STORAGE TANKS**

A visual reconnaissance was undertaken to locate any aboveground storage tanks (ASTs) or underground storage tanks (USTs) on the Property. Evidence of USTs, including vent pipes, fill pipes, concrete pads, and access ways were explored. Based upon visual inspection and information provided by the 63<sup>rd</sup> RRC, no ASTs or USTs are located on the Property. In addition, the representatives of the 63<sup>rd</sup> RRC stated that there has never been a UST on the Property in the past.

### **3.5 REVIEW OF PREVIOUS ENVIRONMENTAL REPORTS**

Based on a review of documents provided, several site assessments with regards to the former grease rack on the Property were available. Copies of the reports, unless otherwise specified, are provided in Appendix D.

#### **3.5.1 Environmental Baseline Survey, Jones Hall USARC Center, Installation Management Agency, Army Reserve Division, April 30, 2004**

The Installation Management Agency, Army Reserve Division (IMA-ARD) prepared the Environmental Baseline Survey (EBS) for the 63<sup>rd</sup> Regional Readiness Command at the Jones Hall United States Army Reserve (USAR) Center. IMA-ARD has identified four recognized environmental conditions that could potentially have negative impacts on the environmental condition of the Property.

- **Former Grease Rack.** Oil and diesel fractions are present at low levels in the soil beneath the former grease rack. No gasoline fractions were identified in soil. Arsenic, beryllium (during the 1997 investigation), and thallium (during the 2002 investigation), were detected in soil samples in the area of the former grease rack at concentrations exceeding their respective U.S. EPA Region 9 residential Preliminary Remediation Goal (PRG).
- **Lead Dust.** Jones Hall USAR Center was equipped with an IFR. The IFR was located on the second level of the administration building and was removed in

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1986. No IFR Closure report or record of clearance wipe sampling was identified during the course of this EBS.

- Off-site Migration from Crittenden Middle School. Due to the location of Crittenden Middle School (directly south of the property and hydraulically up-gradient), the California Regional Water Quality Control Board (CRWQCB) was contacted to gather more information on this facility. According to a regulator for the CRWQCB, two side by side, steel, underground storage fuel tanks (one 1,000 gallon diesel, and one 500-gallon gasoline) were reportedly installed near the northeastern corner of the on-site maintenance shop in the mid 1960s. The historic location of the USTs is approximately 800 feet south (and up-gradient) of the Property. Several off and on site hydrogeologic, groundwater, soil, and soil vapor quality investigations have subsequently been conducted at this facility. These investigations revealed the presence of a petroleum hydrocarbon plume moving in a northwesterly direction from the school (in the direction of the Property).

Based on the location of this facility and the above information, the Crittenden Middle School is the likely source of petroleum contaminated groundwater identified on the Property.

- Off-site Migration from Spectra-Physics/Teledyne Semiconductors. According to the EDR report and the CRWQCB, Spectra-Physics has a plume of contaminated groundwater that has merged with the Teledyne Semiconductors (Teledyne) plume and migrated off-site. Spectra-Physics manufactured electronic equipment/gas lasers and Teledyne manufactured semiconductors. An investigation in 1984 identified trichloroethene (TCE), trichloroethane (TCA), and 1,2-dichloroethene (1-2 DCE) in soil and groundwater. Teledyne is operating two extraction wells on-site, one in the shallow aquifer and one in the intermediate aquifer. In 1990, Spectra-Physics installed a vapor extraction system to reduce concentrations in the soil. A remedial investigation/feasibility study was completed for the site in 1990. In 1991 the CRWQCB adopted a final cleanup and abatement order requiring Spectra-Physics to implement the best remedial alternative outlined in the remedial investigation/feasibility study.

Due to the location of these facilities in relation to the USAR Center (upgradient), the CRWQCB was contacted to gather more information. According to a representative of the CRWQCB, the Teledyne and Spectra-Physics Superfund sites are contiguous and have commingled releases that are regulated jointly under Board Order No. 91-025. The representative stated that the western portion of the USAR Center falls within the Spectra-Physics/Teledyne down gradient plume boundary. Monitoring wells W-2 (shallow zone aquifer completion) and W-2A (intermediate zone aquifer completion), are located just outside the fence of the northern USAR Center boundary, and were installed to monitor the VOC plume that extends north from Spectra-Physics/Teledyne to the Mountain View Landfill (north of U.S. Highway 101). Based on 1995 data, the

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USAR Center sits off the western edge of the Spectra-Physics/Teledyne plume between the 0.01 and 0.10 ppm contour for TCE in shallow groundwater.

Remedial investigations began at Teledyne in 1982 and groundwater extraction and treatment began operating in 1986. Cleanup efforts consist of two off-site groundwater extraction systems: the Spring Street system consists of five extraction wells located in a residential neighborhood northwest of Teledyne. The North Bay system includes 16 extraction wells and is located further north of Teledyne. Based this data, it is probable that solvent (TCE, TCA, 1-2 DCE) groundwater contamination has migrated onto the USAR Center from the Spectra-Physics/Teledyne facilities.

- Asbestos Containing Materials. Based on a review of the 2001 Report of Asbestos Containing Materials Survey and Management Plan, conducted by ITI of South Florida, Inc., the following materials were found to contain asbestos:

#### Administration Building

##### Confirmed Asbestos

- Floor leveling compound, non-friable, in fair condition
- Brown floor tile, non-friable, in good condition
- Gold floor tile, non-friable, in good condition
- Floor tile mastic, non-friable, in good condition
- Roof penetration mastic, non-friable, in good condition
- Tar pipe coating, non-friable, in fair condition
- Built-up roofing, non-friable, in good condition
- Sheetrock and joint compound, friable, in good condition
- Molded tank insulation, friable, in damaged condition (due to incomplete removal)
- Paper Wrap insulation, friable, in good condition
- Black mastic, non-friable, in good condition
- Flue Pipe, non-friable, in good condition

##### Presumed Asbestos

- Fire doors
- Electrical wiring

#### OMS

##### Confirmed Asbestos

- Flooring mastic, non-friable, in good condition

##### Presumed Asbestos

- Fire doors
- Electrical wiring

- Roofing materials

#### Storage Buildings

- No visible or accessible materials were found to contain asbestos

ITI concluded that an imminent asbestos hazard was not present at the facility.

- Lead-Based Paint. According to the 63<sup>rd</sup> RRC, a Lead-Based Paint (LBP) survey has not been conducted for the buildings on the Property.

Based upon these data, this EBS report classified the Site as a Type 3 property.

### **3.5.2 ITI of South Florida, Asbestos Containing Materials Survey and Management Plan Report, 2001**

This report was referenced from the information from ITI of South Florida's Asbestos Containing Materials Survey and Management Plan Report (see 3.5.1) as stated in the Environmental Baseline Survey report dated April 30, 2004.

#### 4.0 ADJACENT PROPERTIES

The Property is bounded to the north and east by U.S. Highway 101. Old Middlefield Way borders the Property to the south and residential properties lie further south of Old Middlefield Way. Permanente Creek makes up the western Property boundary. Table 1 provides a list of adjacent properties with their directional location in regards to the Site. Photographs in Appendix B provide views of adjacent properties and surrounding land use.

<b>Direction From Site</b>	<b>Name/Type of Property</b>	<b>Address</b>	<b>Zoning</b>
North	U.S. Highway 101	Undeveloped	ML-Limited Industrial
South	Old Middlefield Way	Undeveloped	R1 – Single Family
East	U.S. Highway 101	Undeveloped	ML- Limited Industrial
West	Permanente Creek	Undeveloped	MM-40 General Industrial

Appendix A and Appendix E provide historical aerial photographs, topographic maps, and EDR Reports, which were used to evaluate any potential environmental impacts on adjacent properties that may have also impacted the environmental condition at the Site. Land use at all adjacent properties does not appear to have changed significantly over the years and does not appear to have impacted the environmental conditions of the USAR Center.

## 5.0 REVIEW OF REGULATORY INFORMATION

A component of the ECP is the review of all reasonably obtainable Federal, State, and Local government records for the Site and surrounding properties, where there has been a release or likely release of any hazardous substance or any petroleum product, and which is likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product on the Federal real property. A regulatory database summary was acquired from EDR on July 14, 2006. The regulatory database summary consolidates standard Federal, State, Local, and tribal environmental record sources based on ASTM D 6008-96 (2005) recommended minimum search distances from the Site. A copy of the complete EDR report is included in Appendix E. "High Risk" properties are those that exhibit significant environmental conditions that have the probability of adversely affecting the environmental conditions at another site.

### 5.1 FEDERAL ENVIRONMENTAL RECORDS

The regulatory information presented in Table 2 was obtained from the EDR Federal regulatory database search report.

<b>TABLE 2 FEDERAL DATABASE SEARCH</b>								
<b>Database</b>	<b>Search Distance (miles)</b>	<b>Target Site</b>	<b>&lt;1/8</b>	<b>1/8 – 1/4</b>	<b>1/4 – 1/2</b>	<b>1/2 – 1</b>	<b>&gt;1</b>	<b>Total Plotted</b>
<b>NPL</b>	<b>1.000</b>		<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>NR</b>	<b>3</b>
Proposed NPL	1.000		0	0	0	0	NR	0
Delisted NPL	1.000		0	0	0	0	NR	0
NPL Recovery	TP		NR	NR	NR	NR	NR	0
<b>CERCLIS</b>	<b>0.500</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>NR</b>	<b>NR</b>	<b>4</b>
<b>CERC-NFRAP</b>	<b>0.500</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>1</b>
CORRACTS	1.000		0	0	0	0	NR	0
RCRA TSD	0.500		0	0	0	NR	NR	0
RCRA LQG	0.250		0	0	NR	NR	NR	0
<b>RCRA SQG</b>	<b>0.250</b>	<b>X</b>	<b>5</b>	<b>4</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>9</b>

**TABLE 2  
 FEDERAL DATABASE SEARCH**

Database	Search Distance (miles)	Target Site	<1/8	1/8 – 1/4	1/4 – 1/2	1/2 – 1	>1	Total Plotted
ERNS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
<b>US ENG CONTROLS</b>	<b>0.500</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>1</b>
US INST CONTROL	0.500		0	0	0	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
US Brownfields	0.500		0	0	0	NR	NR	0
<b>CONSENT</b>	<b>1.000</b>		<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>NR</b>	<b>1</b>
<b>ROD</b>	<b>1.000</b>		<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>NR</b>	<b>3</b>
UMTRA	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES	0.250		NR	NR	NR	NR	NR	0
<b>FINDS</b>	<b>TP</b>	<b>X</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>0</b>

<b>TABLE 2                      FEDERAL DATABASE SEARCH</b>								
Database	Search Distance (miles)	Target Site	<1/8	1/8 – 1/4	1/4 – 1/2	1/2 – 1	>1	Total Plotted
RAATS	TP		NR	NR	NR	NR	NR	0

Acronyms – are defined in detail in the attached EDR Report, Appendix E  
 TP=Target Property (the Site) NR=Not Requested at this Search Distance

### 5.1.1 National Priorities List (NPL)

The National Priorities List (Superfund Sites) list is a subset of CERCLIS and identifies sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA. A review of the NPL list as provided by EDR has revealed that there are 3 sites within approximately 1 mile of the target property.

- Printex Corporation Plymouth & Conley Streets (0-1/8 mile NNW)
- Spectra-Physics Inc. 1250 W. Middlefield Road(1/4-1/2 mile SE)
- Telcom Semiconductors Inc. 1300 Terra Bella Ave (1/4-1/2 mile ESE)

### 5.1.2 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private citizens pursuant to Section 103 of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the NPL list and sites which are in the screening and assessment phase for possible inclusion on the NPL.

The following 4 sites were provided by the EDR report.

- Printex Corporation Plymouth & Conley Streets (0-1/8 mile NNW)
- Spectra-Physics Inc. 1250 W. Middlefield Road(1/4-1/2 mile SE)
- Telcom Semiconductors Inc. 1300 Terra Bella Ave (1/4-1/2 mile ESE)
- Sierra Vista Properties 465 Sierra Vista Way (1/8-1/4 mile W)

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### **5.1.3 CERCLIS – No Further Remedial Action Planned (NFRAP)**

Archived sites that have been removed and archived from the inventory of CERCLIS sites. This indicates that to the best of the EPA's knowledge, assessment at the site has been completed and EPA has determined no further steps will be taken to list the site on the NPL unless other information comes available. This does not mean that there is no hazard associated with a given site.

- Montwood 1615 Plymouth St. (1/4-1/2 mile NE)

### **5.1.4 Resource Conservation and Recovery Act (RCRA) Small Quantity Generator (SQG)**

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the RCRA. Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste.

According to the EDR report, the USAR Center is on the RCRA Small Quantity Generator list, and is listed as conditionally exempt.

- Printex Corporation Plymouth & Colony Streets (0-1/8 mile NNW)
- Far Performance 1993 Old Middlefield Way (0-1/8 mile W)
- Larrys Auto Works 1993 Old Middlefield Way (0-1/8 mile W)
- Far Performance 1932 Old Middlefield Rd (0-1/8 mile W)
- Lamek Industrial Corp 740-F Sierra Vista (1/8-1/4 mile WSW)
- Whisman SD Crittenden MS 1701 Rock St. (1/8-1/4 mile SE)
- Northwest Bearing 1954 H. Old Middlefield (1/8-1/4 mile W)
- Shurgard 1909 Old Middlefield Way (0-1/8 mile W)
- Sanmna-SCI-Plant #4 1625 Plymouth St. (1/8-1/4 mile NE)

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### **5.1.5 Engineering Controls Sites List (US ENG Controls)**

A review of the US ENG Controls list, as provided by EDR, has revealed that there is one site within 0.5 miles of the target property with US Engineering Controls in place.

- Spectra-Physics Inc. 1250 W. Middlefield Road(1/4-1/2 mile SE)

### **5.1.6 Superfund (CERCLA) Consent Decrees**

The U.S. District court has a major legal settlement that establish responsibility and standards for cleanup at NPL sites. Released periodically by U.S. District Courts after settlements by parties to litigation matters.

- Printex Corporation Plymouth & Conley Streets (0-1/8 mile NNW)

### **5.1.7 Records of Decision (ROD)**

Record of Decision (ROD) documents mandate a permanent remedy at an NPL site containing technical and health information to aid the cleanup. A review of the ROD list as provided by EDR has revealed that there are 3 ROD sites within approximately 1 mile of the property.

- Printex Corporation Plymouth & Conley Streets (0-1/8 mile NNW)
- Spectra-Physics Inc. 1250 W. Middlefield Road(1/4-1/2 mile SE)
- Telcom Semiconductors Inc. 1300 Terra Bella Ave (1/4-1/2 mile ESE)

### **5.1.8 Facility Index System/Facility Registry System (FINDS) Site**

The FINDS List contains both facility information and “pointers” to other sources that contain more detail. The EDR report includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System); DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control); C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes); FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statute), and PADS (PCB Activity Data System).

According to the EDR report, the USAR Center is on the FINDS list. There is no specific additional information provided on the EDR report.

## 5.2 STATE AND LOCAL ENVIRONMENTAL RECORDS

The regulatory information presented in Table 3 was obtained from the EDR State and Local regulatory database search report. Sites identified by this database search are discussed in the following subsections.

<b>TABLE 3 STATE DATABASE SEARCH</b>								
<b>Database</b>	<b>Search Distance (miles)</b>	<b>Target Site</b>	<b>&lt;1/8</b>	<b>1/8 – 1/4</b>	<b>1/4 – 1/2</b>	<b>1/2 – 1</b>	<b>&gt;1</b>	<b>Total Plotted</b>
<b>AWP</b>	<b>1.000</b>	<b>X</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>1</b>
<b>Cal-Sites</b>	<b>1.000</b>	<b>X</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>NR</b>	<b>4</b>
<b>CA Bond Exp. Plan</b>	<b>1.000</b>		<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>NR</b>	<b>2</b>
NFA	0.250		0	0	NR	NR	NR	0
NFE	0.250		0	0	NR	NR	NR	0
REF	0.250		0	0	NR	NR	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
State Landfill	0.500		0	0	0	NR	NR	0
<b>CA WDS</b>	<b>TP</b>	<b>X</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>0</b>
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
<b>Cortese</b>	<b>0.500</b>		<b>2</b>	<b>4</b>	<b>15</b>	<b>NR</b>	<b>NR</b>	<b>21</b>
<b>SWRCY</b>	<b>0.500</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>1</b>
<b>LUST</b>	<b>0.500</b>	<b>X</b>	<b>2</b>	<b>3</b>	<b>13</b>	<b>NR</b>	<b>NR</b>	<b>18</b>
<b>CA FID UST</b>	<b>0.250</b>		<b>1</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>2</b>
<b>SLIC</b>	<b>0.500</b>		<b>0</b>	<b>1</b>	<b>8</b>	<b>NR</b>	<b>NR</b>	<b>9</b>
<b>HIST LUST</b>	<b>0.500</b>		<b>2</b>	<b>3</b>	<b>12</b>	<b>NR</b>	<b>NR</b>	<b>17</b>
<b>UST</b>	<b>0.250</b>		<b>0</b>	<b>0</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>0</b>

<b>TABLE 3 STATE DATABASE SEARCH</b>								
<b>Database</b>	<b>Search Distance (miles)</b>	<b>Target Site</b>	<b>&lt;1/8</b>	<b>1/8 – 1/4</b>	<b>1/4 – 1/2</b>	<b>1/2 – 1</b>	<b>&gt;1</b>	<b>Total Plotted</b>
<b>HIST UST</b>	<b>0.250</b>		<b>1</b>	<b>2</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>3</b>
AST	0.250		0	0	NR	NR	NR	0
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
<b>SWEEPS UST</b>	<b>0.250</b>		<b>1</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>2</b>
CHMIRS	TP		NR	NR	NR	NR	NR	0
<b>Notify 65</b>	<b>1.000</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>NR</b>	<b>3</b>
<b>DEED</b>	<b>0.500</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>1</b>
<b>VCP</b>	<b>0.500</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>NR</b>	<b>NR</b>	<b>1</b>
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
<b>HAZNET</b>	<b>TP</b>	<b>X</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>NR</b>	<b>0</b>
EMI	TP		NR	NR	NR	NR	NR	0

Acronyms-are defined in detail in the attached EDR Report, Appendix E  
 NR=Not Requested at this search distance

### 5.2.1 Annual Workplan Sites (AWP)

California DTSC’s annual workplan identifies known hazardous substance sites targeted for clean up. According to the EDR report, the USAR Center is on the AWP list, and is listed as being an active site. A review shows an additional site within 1 mile.

- LGM Manufacturing 723 Stierlin Road (1/2-1 mile SSE)

### 5.2.2 Calsites Database (Cal- Sites)

Cal-Sites, formerly known as ASPIS, this database contains both known and potential hazardous substance sites. According to the EDR report, the USAR Center is on the

Cal-Sites database, and is listed an active site. A review of the Cal-Sites list 4 sites within 1 mile.

- Printex Corporation Plymouth & Colony Sts. (0-1/8 mile NNW)
- Teledyne Semiconductor 1300 Terra Bella Ave. (1/4-1/2 mile SE)
- Spectra Physics, Inc. 1250 W. Middlefield Rd (1/2-1 mile SE)
- LGM Manufacturing 723 Stierlin Road (1/2-1 mile SSE)

### **5.2.3 California Bond Expenditure Plan (Cal Bond Exp. Plan)**

The Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. There are 2 sites within approximately 1 mile of the property.

- Teledyne Semiconductor 1300 Terra Bella Ave. (1/4-1/2 mile SE)
- CTS Printex Corp. 1950 Colony Street (1/8-1/4 mile SE)

### **5.2.4 California Waste Discharge System (CaWDS)**

This database identifies sites which have been issued waste discharge requirements. According to the EDR report, the USAR Center is listed on the CaWDS database as an active facility.

### **5.2.5 “Cortese” Hazardous Waste & Substances Site List (CORTESE)**

This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with UST's having reported releases and all solid waste disposal facilities from which there is known migration. There are 21 sites within 0.5 miles of the site.

- FAR Performance 1931 Old Middlefield Way (0-1/8 mile W)
- Garretson Enterprises 1932 Old Middlefield Way (0-1/8 mile W)
- Rich's Tire Service 1950 Old Middlefield Way (1/8-1/4 mile W)
- Crittenden Intermediate School 1701 Rock (1/8-1/4 mile SE)
- Whisman School District 1695 Rock St. (1/8-1/4 mile W)
- Madlem Mechanical Inc. 1990 Old Middlefield Way (1/8-1/4 mile W)

- Exxon Service Station RAS 7354 584 N. Rengstorff AV (1/4-1/2 mile SW)
- Good Sell and Vocke Inc 1401 Terra Bella Ave (1/4-1/2 SE)
- Teledyne Semiconductor 1300 Terra Bella Ave. (1/4-1/2 mile SE)
- SCR-Montwood 1615,1625 PL 1615/1625 Plymouth (1/4-1/2 mile NE)
- SCR-CST Printex/AND Corp. 1911 Plymouth (1/4-1/2 mile NW)
- A.E. Mullin Construction 950 Alta Ave. (1/4-1/2 mile N)
- Shell 2105 Old Middlefield Way (1/4-1/2 mile W)
- ARCO #2010 2110 Old Middlefield Way (1/4-1/2 mile W)
- Alvin Silver Properties 826 Rengstorff Ave (1/4-1/2 mile WNW)
- Award Services 827 N. Rengstorff (1/4-1/2 mile WNW)
- Knoebel Roofing Co. 1029 Alta Ave. (1/4-1/2 mile N)
- Orbit Station 1001 Rengstorff Ave (1/4-1/2 mile NW)
- Texaco McDonalds 1036 Rengstorff Ave (1/4-1/2 mile NW)
- Perry & Arrillaga 1098 Alta (1/4-1/2 mile N)
- Plymouth Group 1616 Shoreline (1/4-1/2 mile ENE)

#### **5.2.6 Facility and Manifest Data (HAZNET)**

The data is extracted from the copies of hazardous waste manifest received each year by the DTSC. Data are from the manifests submitted without correction, and therefore may contain some invalid data elements such as generator ID, TSD ID, waste category, and disposal method. According to the EDR report, the USAR Center is on the HAZNET database with a status of having various waste manifest records.

#### **5.2.7 Recycler Database (SWRCY)**

A list of recycling facilities in California.

- COSTCO Wholesale #143 100 N. Rengstroff (1/4-1/2 mile NW)

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## 5.2.8 Leaking Underground Storage Tank List (LUST)

Leaking Underground Storage Tank (LUST) Incident Reports records contain an inventory of reported leaking underground storage tank incidents. According to the EDR report, the USAR Center is listed on this database with the status of “case closed”. Not all States maintain these records, and the information stored varies by State.

Listed on the LUST database search are:

### *Equal/Higher Elevation*

- Far Performance, 1931 Old Middlefield Way (0-1/8 mi. W)
- Garretson Enterprises, 1932 Old Middlefield Way (0-1/8 mi. W)
- Rich’s Tire Service, 1950 Old Middlefield Way (1/8-1/4 mi. W)
- Crittenden Middle School, 1701 Rock St. (1/8-1/4 mi. SE)
- Madlem Mechanical, Inc., 1990 Old Middlefield Way (1/8-1/4 mi. W)
- Digital Equipment Corporation, 1400 Terra Bella Ave. (1/4-1/2 mi. SE)
- Exxon #7-3542, 584 N. Rengstorff Ave. (1/4-1/2 mi. WSW)
- Goodsell & Vocke, 1401 Shoreline Blvd. (1/4-1/2 mi. E)
- Rucker & Kolls Facility, 1305 Terra Bella Ave. (1/4-1/2 mi. SE)

All locations within equal or higher elevation have been “closed” with the exception of Digital Equipment Corporation and Rucker & Kolls Facility, where a leak is being confirmed.

### *Lower Elevation*

- A.E. Mullin Construction, 950 Alta Ave. (1/4-1/2 mi. N)
- Shell, 2105 Old Middlefield Way (1/4-1/2 mi. W)
- ARCO #2010, 2110 Old Middlefield Way (1/4-1/2 mi. W)
- Alvin Silver Prop., 826 N. Rengstorff Ave. \*1/4-1/2 mi. WNW)
- Award Services, 827 N. Rengstorff Ave. (1/4-1/2 mi. WNW)
- Knoebel Roofing Co., 1029 Alta Ave. (1/4-1/2 mi. N)

- 
- Orbit Former, 1001 Rengstorff Ave. (1/4-1/23 mi. NW)
  - Texaco, 1036 N. Rengstorff Ave. (1/4-1/2 mi. NW)
  - Perry & Arrillaga, 1098 Alta Ave. (1/4-1/2 mi. N)

All lower elevation properties have been “closed” with the exception of Arco #2010 and Alvin Silver Properties with “Pollution Characterization” listed.

### **5.2.9 Facility Inventory Database (CA FID)**

The Facility Inventory Database contains active and inactive underground storage tank locations.

- Richs Tire service 1950 Old Middlefield Rd (1/8-1/4 mile W)
- Rancar 1905 Old Middlefield Way (0-1/8 mile W)

### **5.2.10 CA Stateside Spills, Leaks, Investigations, and Cleanups (SLIC)**

The SLIC Region comes from the California Regional Water Quality Control Board.

- 1957 Old Middlefield Way 1957 Old Middlefield Way (1/8-1/4 mile SE)
- Digital Equipment Corp. 1400 Terra Bella Ave (1/4-1/2 mile WSW)
- One Hour Cleaners 580 Rengstoff Ave N (1/4-1/2 mile WSW)
- Rucker & Kolls Facility 1305 Terra Bella Ave. (1/4-1/2 mile SE)
- Teledyne Semiconductor 1300 Terra Bella Ave (1/4-1/2 mile SE)
- Montwood 1615 Plymouth St. (1/4-1/2 mile NE)
- Orbit Former 1001 Rengstoff Ave (1/4-1/2 mile NW)
- Texaco McDonalds 1036 Rengstoff Ave (1/4-1/2 mile NW)
- Peery/Arrillaga 1098 Alta Ave. (1/4-1/2 mile N)

### **5.2.11 Historic Leaking Underground Storage Tanks (HIST LUST) Santa Clara**

A list of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health. There are 17 HIST LUST sites.

- Far Performance 1931 Old Middlefield Way (0-1/8 mile W)

- 
- Garretson Enterprises 1932 Old Middlefield Way (0-1/8 mile W)
  - Rich's Tire Service 1950 Old Middlefield Way (1/8-1/4 Mile W)
  - Whisman SD Crittenden MS 1701 Rock St. (1/8-1/4 Mile SE)
  - Madlem Mechanical, Inc 1990 Old Middlefield Way (1/8-1/4 mile W)
  - Exxon #7-3542 584 N. Rengstorff Ave (1/4-1/2 mile WSW)
  - GoodSell & Vocke 1401 N Shoreline Blvd (1/4-1/2 mile E)
  - Interaction Chemical 1615 Plymouth St. (1/4-1/2 mile NE)
  - A.E. Mullin Construction 950 Alta Ave. (1/4-1/2 mile N)
  - Shell 2105 Old Middlefield Way (1/4-1/2 mile W)
  - Arco #2010 2110 Old Middlefield Way (1/4-1/2 mile W)
  - Alvin Silver Prop. 826 N. Rengstorff Ave (1/4-1/2 mile WNW)
  - Award Services 827 N. Rengstorff Ave (1/4-1/2 mile WNW)
  - Knoebel Roofing Co. 1029 Alta Ave. (1/4-1/2 mile N)
  - Orbit Former 1001 Rengstorff Ave. (1/4-1/2 mile NW)
  - Texaco (former Independent) 1036 Rengstorff (1/4-1/2 mile NW)
  - Peery & Arrillaga 1098 Alta Ave. (1/4-1/2 mile N)

#### **5.2.12 Historic Underground Storage Tanks (HIST UST)**

Historical UST Registered Database. There are 3 sites within 0.25 miles of the site.

- Printex Corp. Plymouth & Colony Sts. (0-1/8 miles NNW)
- Richs Tire service 1950 Old Middlefield Way (1/8-1/4 mile W)
- W.C. Madlern 1950 Old Middlefield Way (1/8-1/4 mile W)

#### **5.2.13 Statewide Environmental Evaluation and Planning System (SWEEPS)**

Statewide Environmental Evaluation and Planning system. The underground storage tank listing was updated and maintained by a company contacted by SWRCB in the early 1980's. The listing is no longer updated or maintained.

- Richs Tire service 1950 Old Middlefield Way (1/8-1/4 mile W)
- RANCAR 1905 Old Middlefield WA (0-1/8 mile W)

#### **5.2.14 Proposition 65 Notification Records (Notify 65)**

Notify 65 records contain facility notifications about any releases that could impact drinking water and thereby expose the public to a potential health risk. The data is from the State Water Resources Control Board's Proposition 65 database.

- ARCO Service Station #6050 790 N. Shoreline (1/2-1 mile SE)
- Shell Service Station 110 N. Rengstorff (1/2-1 mile SW)
- CS Services 1978 Plymouth St. (1/4-1/2 mile NW)

#### **5.2.15 Deed Restriction Listing (DEED)**

The use of record land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposure to hazardous substances and waste.

- Calwest Properties 465 Sierra Vista Ave (1/4-1/2 mile SSW)

#### **5.2.16 Voluntary Action Program Properties (VCP)**

VCP database contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

- Calwest Properties 465 Sierra Vista Ave (1/4-1/2 mile SSW)

#### **5.2.17 Underground Storage Tank (UST) – Registered Underground Storage Tanks**

UST's are regulated under Subtitle I of the RCRA and must be registered with the State department responsible for administering the UST program. Available information varies by State program.

Sites listed on the UST database search are:

- Printex Corporation, Plymouth & Colony Sts. (0-1/8 mi. NNW)
- Rich's Tire Service, 1950 Old Middlefield Way (1/8-1/4 mi. W)
- Madlem Mechanical, 1990 Old Middlefield Way (1/8-1/4 mi. W)

### **5.2.18 State Agencies Contacted**

- Santa Clara Valley Water District, Records Request, 5750 Almaden Expressway, San Jose, CA 95118 on August 10, 2006. No written response was provided.

### 5.3 TRIBAL ENVIRONMENTAL RECORDS

The regulatory information presented in Table 4 was obtained from the EDR's Tribal database search report.

<b>TABLE 4 TRIBAL DATABASE SEARCH</b>								
<b>Database</b>	<b>Search Distance (miles)</b>	<b>Target Site</b>	<b>&lt;1/8</b>	<b>1/8 – 1/4</b>	<b>1/4 – 1/2</b>	<b>1/2 – 1</b>	<b>&gt;1</b>	<b>Total Plotted</b>
Indian Reservation	1.000		0	0	0	0	NR	0
Indian LUST	0.500		0	0	0	NR	NR	0
Indian UST	0.250		0	0	NR	NR	NR	0

Acronyms=are defined in detail in the attached EDR report, Appendix E  
 NR=Not Requested at this Search Distance

According to the EDR report, no sites were located within the designated radius for each of the searched Tribal Databases.

### 5.4 EDR PROPRIETARY RECORDS

The regulatory information presented in Table 5 was obtained from EDR's Proprietary Records database search report.

<b>TABLE 5 EDR PROPRIETARY DATABASE SEARCH</b>								
<b>Database</b>	<b>Search Distance (miles)</b>	<b>Target Site</b>	<b>&lt;1/8</b>	<b>1/8 – 1/4</b>	<b>1/4 – 1/2</b>	<b>1/2 – 1</b>	<b>&gt;1</b>	<b>Total Plotted</b>
Manufactured Gas Plants	1.000		0	0	0	0	NR	0
EDR Historical Auto Stations	TP		NR	NR	NR	NR	NR	0
EDR Historical Cleaners	TP		NR	NR	NR	NR	NR	0

Acronyms=are defined in detail in the attached EDR report, Appendix E  
 TP=Target Property (the Site) NR=Not Requested at this Search Distance

According to the EDR report, no sites were located within the designated radius for each of the searched EDR Proprietary Databases.

## 5.5 SANTA CLARA VALLEY WATER DISTRICT

A records request letter, dated August 10, 2006 was sent to The Santa Clara Valley Water District, Records Request Department. A written response has not been issued to date regarding any file review requests.

## 5.6 UNMAPPED SITES

The EDR database search yielded four unmapped sites. Unmapped sites are those with insufficient address information such that they can only be identified as within the zip code of the target property. A reasonable effort was made to locate these sites and assess their relevance to this ECP report. Further research was conducted using the mapping utility provided at maps.google.com and field verification. The locations of all orphaned sites were identified and mapped. None of the sites are located within the ASTM D 6008 recommended minimum search distances.

## 5.7 SUMMARY OF PROPERTIES EVALUATED TO DETERMINE RISK TO THE SITE

To summarize Subsections 5.1 through 5.6, eleven separate properties, in addition to the USAR Center, were evaluated as potential risk properties to the Site. The properties evaluated were identified as a result of information obtained during area reconnaissance and regulatory database searches and are listed below in Table 6.

<b>Company/Site</b>	<b>Database</b>	<b>Elevation in Regards to Site</b>	<b>Potential Risk to Site?</b>	<b>Comment</b>
1957 Old Middlefield	CERCLIS	Equal/Higher	Low	No issues
A.E. Mullin Construction	CORTESE, HIST LUST, LUST	Lower	Low	Non impact
Alvin Silver Properties	HIST LUST, LUST, CORTESE	Lower	Low	Non impact
ARCO #2010	HIST LUST, LUST, CORTESE	Lower	Low	Non impact
ARCO #6050	NOTIFY 65	Equal/Higher	Low	No issue
AWARD SERVICES	HIST LUST, LUST, CORTESE	Lower	Low	Non impact
CALWEST PROPERTIES	DEED, VCP	Equal/Higher	Moderate	Pesticides
COSTCO	SWRCY	Lower	Low	
CRITTENDEN INTERMEDIATES	CORTESE	Equal/Higher	Low	No issues
CS SERVICES	NOTIFY 65	Lower	Low	No issues
CTS PRINTEX	CAL. BOND EXP. PLAN	Equal/Higher	Low	No impact
DIGITAL EQUIPMENT	CA SLIC, LUST	Equal/Higher	Moderate	UST- LUST leaking

<b>TABLE 6</b>				
<b>PROPERTIES EVALUATED FOR POTENTIAL ENVIRONMENTAL RISKS</b>				
<b>Company/Site</b>	<b>Database</b>	<b>Elevation in Regards to Site</b>	<b>Potential Risk to Site?</b>	<b>Comment</b>
CORP.				at closure
EXON #7-3542	HIST LUST, LUST, CORTESE	Equal/Higher	Low	UST
FAR PERFORMANCE	CORTESE, HIST LUST, RCRA SQG	Equal/Higher	Low	No issues
Garretson Enterprises	CORTESE, HIST LUST	Equal/Higher	Moderate	UST
GOODSELL & VOCKE	CORTESE, HIST LUST	Equal/Higher	Low	Solvent storage/use
INTERACTION CHEMICAL	HIST LUST	Lower	Low	No issues
KNOEBEL ROOFING	CORTESE, HIST LUST	Lower	Low	No issues
LAMEK INDUSTRIAL CORP.	RCRA SQG	Equal/Higher	Low	No issues
LARRY'S AUTOWORKS	RCRA SQG	Equal/Higher	Low	No issues
LGM MANUFACTURING	AWP, CAL-SITES	Equal/Higher	Low	Remediated
MADLEM MECHANICAL INC	CORTESE, HIST LUST	Equal/Higher	Moderate	UST – LUST site
MONTWOOD	CA SLIC, RCRA SQG	Lower	Low	No issues
ONE HOUR CLEANERS	CA SLIC	Equal/Higher	Mod	Dry Cleaners for several years
ORBIT FORMER	CA SLIC, HIST LUST, LUST, CORTESE	Lower	Low	No issues
PEERY & ARRILLAGA	HIST LUST, CA SLIC, CORTESE, LUST	Lower	Low	No issues
PLYMOUTH GROUP	CORTESE	Lower	Low	No Issues
PRINTEX CORP.	CERCLIS, RCRA SQG, CAL-SITES, NPL, CONSENT, ROD, UST, HIST UST	Equal/Higher	High	Active UST issues with soil and groundwater plumes known off-site
RANCAR	SWEEPS, LUST	Lower	Low	No issues
RICHS TIRE SERVICE	CORTESE, HIST LUST, LUST, UST, SWEEPS	Equal/Higher	Moderate	UST LUST
RUCKER & KNOLLS FACILITY	CA SLIC, LUST	Equal/Higher	Low	No know issues
SANMNA SCI PLANT	RCRA SQG	Lower	Low	No Issues

<b>TABLE 6</b>				
<b>PROPERTIES EVALUATED FOR POTENTIAL ENVIRONMENTAL RISKS</b>				
<b>Company/Site</b>	<b>Database</b>	<b>Elevation in Regards to Site</b>	<b>Potential Risk to Site?</b>	<b>Comment</b>
#4				
SCR-CST	CORTESE	Lower	Low	No Issues
SCR – MONTWOOD	CORTESE	Lower	Low	No Issues
SHELL 2105 OLD MIDDLEFIELD	CORTESE, HIST LUST	Equal/Higher	Moderate	UST – LUST
SHELL 110 RENGSTORFF	NOTIFY 65	Lower	Low	No issues
SHURGARD	RCRA SQG	Lower	Low	No Issues
SIERRA VISTA PROPERTIES	CERCLIS	Equal/Higher	Moderate	In clean up
SPECTRA PHYSICS, INC.	CAL-SITE, NPL, CERCLIS, US ENG CONTROL, ROD	Equal/Higher	High	Ground water plume under site being cleaned up.
TELCOM SEMICONDUCTORS	NPL, CERCLIS, ROD, CA SLIC, CAL-SITES, CAL BOND EXP. PLAN, CORTESE	Equal/Higher	High	Ground water and soil remediation in process
TEXACO	HIST LUST, CA SLIC, CORTESE, LUST	Lower	Low	No known issues
W.C. MADLERN	HIST UST	Equal/Higher	Low	UST removed
WHISMAN SD CRITTENDEN MIDDLE SCHOOL	LUST, HIST LUST, RCRA SQG	Equal/Higher	High	Leaking UST impacting property

Acronyms – are defined in detail in the attached EDR Report, Appendix E

Based on an evaluation of available site information and details concerning the properties listed in Table 6, four of the facilities evaluated are classified as “High Risk”. “High Risk” properties are those that exhibit significant environmental conditions that are or have the probability of adversely affecting the environmental conditions at another site.

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## 6.0 SITE INVESTIGATIONS AND REVIEW OF HAZARDS

Findings documented in the following subsections are based on the August 10, 2006 site assessment and area reconnaissance, a review of available site records, and information obtained from U.S. Army Reserve personnel.

### 6.1 ABOVEGROUND STORAGE TANKS (ASTs)

A visual inspection was undertaken to locate any aboveground storage tanks (ASTs) on the Property. Based on a visual inspection and information provided by the 63<sup>rd</sup> RRC, no ASTs are currently located on the Property.

### 6.2 ASBESTOS CONTAINING MATERIAL (ACM)

Based on a review of the 2001 Report of Asbestos Containing Materials Survey and Management Plan, conducted by ITI of South Florida, Inc., the following materials were found to contain asbestos:

#### Administration Building

##### Confirmed Asbestos

- Floor leveling compound, non-friable, in fair condition
- Brown floor tile, non-friable, in good condition
- Gold floor tile, non-friable, in good condition
- Floor tile mastic, non-friable, in good condition
- Roof penetration mastic, non-friable, in good condition
- Tar pipe coating, non-friable, in fair condition
- Built-up roofing, non-friable, in good condition
- Sheetrock and joint compound, friable, in good condition
- Molded tank insulation, friable, in damaged condition (due to incomplete removal)
- Paper Wrap insulation, friable, in good condition
- Black mastic, non-friable, in good condition
- Flue Pipe, non-friable, in good condition

##### Presumed Asbestos

- Fire doors
- Electrical wiring

#### OMS

##### Confirmed Asbestos

- Flooring mastic, non-friable, in good condition

##### Presumed Asbestos

- Fire doors

- Electrical wiring
- Roofing materials

### Storage Buildings

- No visible or accessible materials were found to contain asbestos

ITI concluded that an imminent asbestos hazard was not present at the facility. However, the report also indicated the presence of friable ACM. ITI recommended developing and implementing an O&M Plan for all known and suspect ACM. According to the 63<sup>rd</sup> RRC, an O&M Plan is currently in place for all known and suspect ACM on the Property.

### **6.3 HAZARDOUS SUBSTANCES, WASTES AND POL**

Visual and physical inspections for hazardous substances and petroleum products were also conducted. The Property is listed under EPA's Resource Conservation and Recovery Information System (RCRIS) as a Small Quantity Generator (SQG), EPA ID# CAL 000120242. A SQG is defined as a site which generates between 100 kilograms (kg) and 1,000 kg of hazardous waste per month.

Based on information supplied by the 63<sup>rd</sup> RRC, the Property is listed as a SQG based on the generation of waste from vehicle maintenance at the OMS and sludge removal from the OWS. Typical wastes noted during the site reconnaissance were: used oily rags, used fuel and oil filters, used fuel, lamps (used), paint cans, used antifreeze, used motor oil, and other vehicle maintenance waste. Chemicals stored at the OMS include: 5-gallon containers of diesel fuel, motor oil, brake fluid, gear oil, lubrication oil, flux paste, silicone compound, multi-purpose grease, aerosol spray paints, as well as other typical vehicle maintenance fluids.

There are two hazardous material storage sheds on the Property, adjacent to and north of the OMS: one for waste materials and one for new product. In addition, there are two flammable storage cabinets located inside the OMS. All petroleum products and hazardous substances were properly stored in the hazardous material storage shed or flammable storage cabinets at the time of inspection.

According to Site personnel, the OWS associated with the washrack is serviced by a contractor every six months. At the time of the reconnaissance, one drum of sludge was present adjacent to the OWS. It was stored off the ground and no leaks were associated with the drum.

No improper storage techniques or staining was noted in or around the hazardous materials sheds or flammable storage cabinets. In addition, no violations are documented with regard to the facility's SQG hazardous waste permit. Based on a visual inspection, it appears that petroleum products and hazardous waste are being

handled properly at the Property and the storage of these relatively small quantities does not appear to pose an environmental threat to the Property at this time.

#### **6.4 HYDRAULIC EQUIPMENT**

Hydraulic equipment, such as hydraulic lifts that may incorporate oil reservoirs, were not observed during the site visit. No historical use of this equipment was indicated by site personnel.

#### **6.5 INDOOR FIRING RANGE (IFR)**

According to the 63<sup>rd</sup> RRC, the USARC Center was equipped with an indoor firing range (IFR). The IFR was located on the second level of the administration building and was removed in 1986. At the time of site reconnaissance, the area of the former IFR had been converted into office space. No IFR Closure report or record of clearance wipe sampling was identified during the course of this ECP.

#### **6.6 LEAD BASED PAINT (LBP)**

According to information provided by the 63<sup>rd</sup> RRC, a Lead-Based Paint (LBP) survey has not been conducted for the buildings on the Property. Based on the dates of construction for the buildings (1957), there is the potential for the presence of LBP in the buildings on the Property. All painted surfaces were noted in good condition during the inspection of the buildings.

#### **6.7 MUNITIONS AND EXPLOSIVES OF CONCERN (MEC)**

Facility personnel indicated that small quantities of small arms ammunition were stored in the arms vault. There were no indications during the August 2006 site assessment, or during the review of records, to indicate the presence of munitions and explosives of concern (MEC), including unexploded ordnance have been stored or disposed of on the site.

#### **6.8 NEARBY PROPERTIES**

Potential environmental sites of concern, located within corresponding ASTM search radius distances from the Site, were evaluated. Four of the properties evaluated are considered high risk. "High Risk" properties are those that exhibit environmental conditions that have the probability of adversely affecting the environmental conditions at this site or another site.

#### **6.9 OIL/WATER SEPARATOR (OWS)**

An oil/water separator (OWS) is located adjacent to the vehicle wash pad. The water is discharged into the City of Santa Clara County Sanitary Sewer.

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## **6.10 PITS, SUMPS, DRYWELLS, AND CATCH BASINS**

No lagoons, drywells or catch basins were observed at the Site.

An OWS is located adjacent to the OMS and the vehicle wash pad. Drains from both the OMS and vehicle wash pad connect to the OWS. The water is discharged into the City of Santa Clara county sanitary sewer, and trapped material is removed on an as needed basis by a commercial firm that also cleans the unit. There is no evidence that non-UST/AST petroleum products in excess of 55 gallons were stored for one year or more on Site.

There is a piped storm water system at this facility. The ultimate discharge point has a NPDES permit and is sampled regularly.

## **6.11 POLYCHLORINATED BIPHENYL CONTAINING (PCB) TRANSFORMERS**

One pad-mounted transformer on the west side of the administration building was noted. There were no PCB markings on this transformer. Due to the lack of markings, PCBs may be present in the transformer, but it is unknown. The transformer was noted in good condition and no leaks were evident from the units. According to site personnel, PG&E is the owner of the transformer.

## **6.12 POLYCHLORINATED BIPHENYL CONTAINING (PCB) EQUIPMENT**

The buildings were constructed in 1957 and may have contained PCB materials in the light ballasts.

## **6.13 RADIOACTIVE MATERIALS**

Facility personnel indicated that to their knowledge the Site never had a Nuclear Regulatory permit. Most military facilities will have some low level radiological materials associated with the illumination of various types of military equipment (e.g., watch dials, compasses, aiming circles, etc.). There is no evidence to suggest that any radiological commodities were ever improperly managed at the Site, or that any radionuclides were ever released.

## **6.14 RADON**

According to the EPA Radon Zone for Santa Clara County, areas tested were classified in Zone 2, defined as having an indoor average level equal to or greater than 2 pCi/L and less than or equal to 4 pCi/L. In June 1994, a radon survey was conducted for the facility. Results from this survey found radon levels ranging from 0.10 to 0.60 pCi/L, below the Federal action standard of 4 pCi/L.

### **6.15 UNDERGROUND STORAGE TANKS (USTs)**

A visual inspection was undertaken to locate any underground storage tanks (USTs) on the Property. Evidence of USTs, including vent pipes, fill pipes, concrete pads, and access ways were investigated. Based on a visual inspection and information provided by the 63<sup>rd</sup> RRC, no USTs are currently located on the Property. In addition, according to the 63<sup>rd</sup> RRC, there has never been a UST on the Property in the past.

### **6.16 WASTE DISPOSAL ACTIVITIES**

No unauthorized waste disposal practices were observed during the 2006 site visit.

### **6.17 WASTE DISPOSAL SITES**

There were no signs of land-filling or illegal waste disposal activities at the Site during the August 2006 site assessment.

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## **7.0 REVIEW OF SPECIAL RESOURCES**

### **7.1 LAND USE**

The land to the north and east is occupied by US Highway 101. Residential properties border the property to the south. Permanente Creek borders the property to the west with residential housing beyond and an automotive shopping center.

Earliest aerial photographs show the property surrounding the site to be predominately agricultural, and then in 1956 and 1965 they show an increase in residential use. Commercial properties dominate the surrounding areas as Highway 101 develops in 1983 and 1993 photos.

### **7.2 COASTAL ZONE MANAGEMENT**

Permanente Creek flow almost directly north into the Mountain View Slough, which enters San Francisco Bay approximately 2.5 miles north of the property. The California Coastal Commission was established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976 and holds jurisdiction over the site.

### **7.3 WETLANDS**

Based on a review of the National Wetland Inventory map of the area, there are no wetlands on the Property. It should be noted that a wetlands delineation study was not performed as a part of this ECP.

### **7.4 100-YEAR FLOOD PLAIN**

A review of the Overview Map indicates that the central and southwestern portions of the Property lie within the 100-year flood zone, while the northeastern portion of the Property lies within the 500 year flood zone (See EDR Database Report).

### **7.5 NATURAL RESOURCES**

The property is approximately twenty percent landscaped with grassy areas/native plants and decorative shrubs. The MEP and POV parking areas, driveways, and buildings occupy the remainder of the property. No additional Information was available at the time of report preparation. No natural resource evaluation has been performed at the Site with regards to wetlands, sensitive habitats, or listed species.

### **7.6 CULTURAL RESOURCES**

No Site specific survey addressing cultural resources was available for review. The site was not identified in the NRIS database. However, it is noted that the buildings were present at the Site in 1957. In 2007, the structures will be 50 years old. At that time, the buildings may be eligible for the NRHP and should be evaluated.

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## 8.0 CONCLUSIONS

L & A, in conjunction with FMSM was contracted to prepare an ECP Report for the Jones Hall U.S. Army Reserve Center CA031 located at 1776 Old Middlefield Way, Mountain View, Santa Clara County, California. The USAR Center is currently occupied by the 351<sup>st</sup> Civil Affairs Command and the 445<sup>th</sup> Civil Affairs Battalion. Based on the documents provided by the 63<sup>rd</sup> RRC, the Property was purchased by the Department of the Army in 1956. Prior to 1956, based on a review of historical aerial photographs, the Property was idle and surrounded by land used for agricultural purposes.

Findings of this ECP Report are based on existing environmental information, including visual observations, interviews, site records, Federal, State, and local database and file information, related to the storage, release, treatment, or disposal of hazardous substances or petroleum products or derivatives on the property. The following paragraphs present the findings related to areas of potential environmental concern that were evaluated during the ECP process.

- **Aboveground Storage Tanks** – No ASTs, larger than a 55-gallon drum, are currently present on site, and no information was observed to indicate that ASTs were ever in use at the Site. Also, no petroleum USTs are present on the Site.
- **Asbestos Containing Materials** – The most recent asbestos survey of the Site was performed in 2001 by ITI of South Florida, Inc. The survey located and documented the presence of ACM in the buildings. ACM was identified in both the administration building and the OMS. This 2001 survey identified asbestos in floor tiles and mastic, roofing materials, sheetrock and joint compound, tank insulation, wrap insulation and flue pipe in the administration building and in floor mastic in the OMS. In addition, the 2001 ITI report concluded that the following areas not tested are assumed to contain asbestos: fire doors, electrical wiring, and roofing materials. ACM identified in the 2001 report were found to be friable and non-friable and in good condition, except for tar pipe coating in fair condition and molded tank insulation in damaged condition (due to incomplete removal). The Site does have an asbestos management plan. During the 2006 site assessment, the ACM was found to be in fair to good condition.
- **Hazardous Substances** - Chemicals containing CERCLA hazardous substances would have been used and stored at the Site in amounts necessary to support unit-level vehicle and building maintenance activities. However, the quantities stored would not have exceeded corresponding CERCLA reportable quantities. There is no evidence that the chemicals used or stored were ever improperly handled, released, or disposed at the Site. Therefore, it is not believed that the past use and storage of hazardous substances have negatively impacted environmental conditions at the Site.
- **Indoor Firing Range** – According to the 63<sup>rd</sup> RRC, the Jones Hall USAR Center was equipped with an indoor firing range. The IFR was located on the second

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level of the administration building and was removed in 1986. At the time of the site reconnaissance, the area of the former IFR had been converted into office space. No IFR Closure report or record of clearance wipe sampling was identified during the course of this EBS.

- **Lead-Based Paint** – According to information provided by the 63<sup>rd</sup> RRC, a Lead-Based Paint survey has not been conducted for the buildings on the Property. Based on the dates of construction for the buildings (1957), there is the potential for the presence of LBP in the buildings on the Property. All painted surfaces were noted in good condition during the inspection of the buildings.
- **Munitions and Explosives of Concern** - No indications were found during the August 2006 Site assessment or records review process of the past presence of MECs at the Site.
- **Nearby Properties** - Potential environmental sites of concern, located within corresponding ASTM search radius distances from the Site, were evaluated. Four of the properties evaluated are considered high risk. "High Risk" properties are those that exhibit environmental conditions that have the probability of adversely affecting the environmental conditions at this site or another site.
- **Oil/Water Separator** –An oil/water separator is located adjacent to the vehicle wash pad. The water is discharged into the City of Santa Clara County Sanitary Sewer.
- **Petroleum Product Storage** – Two hazardous material storage sheds are present. Chemicals stored in 5-gallon containers or smaller include diesel fuel, motor oil, brake fluid, gear oil, lubricant oil, multi-purpose grease and other typical vehicle maintenance fluids.
- **PCB Equipment** - Based upon information provided by the 63<sup>rd</sup> RRC, there is no known PCB containing equipment at this facility; however, PCBs may be contained in light ballasts in older type light fixtures. Based on the construction date of the buildings it is possible that some of these ballasts could potentially contain PCBs. Any light ballast not marked with "No PCBs" should be assumed to contain PCBs and management and disposal of these light ballasts must be in accordance with Local, State and Federal requirements.
- **PCB Transformers** – One pad-mounted transformer on the west side of the administration building was noted. There were no PCB markings on this transformer. Therefore, PCB may be present, but it is unknown. The transformer was noted in good condition and no leaks were evident from the units. According to site personnel, PG&E is the owner of the transformer.
- **Radiological Materials** – No radiological materials were stored on Site at the time of the August 2006 Site visit. There is no evidence to suggest that any

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radiological commodities were ever improperly managed at the Site, or that any radionuclides were ever released.

- **Radon** – According to the EPA Radon Zone for Santa Clara County, areas tested were classified in Zone 2, defined as having an indoor average level equal to or greater than 2 pCi/L and less than or equal to 4 pCi/L. In June 1994, a radon survey was conducted for the facility. Results from this survey found radon levels ranging from 0.10 to 0.60 pCi/L, below the Federal action standard of 4 pCi/L. Based on this information, radon is not considered an environmental threat to the Property.

In accordance with Department of Defense policy defining the classifications (See Deputy Under Secretary of Defense Goodman Memorandum dated 21 October 1996), the Site has been classified as Category 4, an area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial action necessary to protect human health and the environment have been taken. This classification is based on solvent (TCE, TCA, 1-2 DCE) groundwater contamination that has migrated onto the USAR Center from the Spectra-Physics/Teledyne facilities, and petroleum products from Crittenden Middle School. Remediation actions for both the petroleum and hazardous substances have been taken.

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## 9.0 LIMITATIONS

This ECP Report was prepared to review certain elements of the environmental condition of property related to the storage, release, treatment, or disposal of hazardous substances or petroleum products. It documents efforts to determine or discover the presence or likely presence of a release or threatened release of these materials. Project activities were performed in general conformance with the BRRM, ASTM D6008 guidance, the project prescribed scope of work, and generally accepted practices in the consulting industry. The degree of care and skill is consistent with that generally exercised in the industry under similar conditions.

L & A and FMSM have relied on certain information provided by the USACE, USAR, and other parties referenced in the report. This information was assumed to be accurate and complete unless information to the contrary arose during the course of the investigation. Historic documentation (e.g., information on past environmental practices, environmental records, USAR CENTER operational changes, unit and equipment changes, chemical/substance inventories and storage, current as-built drawings, etc.) and facility personnel knowledge regarding chemicals used or stored on the Site and the quantities stored, was often limited or non-existent. Therefore, statements regarding storage of chemicals or presence of hazardous substances reflect best available data and are not warranted for either completeness or accuracy over the history of the facility.

In preparing this report, L & A and FMSM were required to review previous documents from other sources (collectively referred to herein as the Prior Reports). The Prior Reports may present findings regarding the abatement or remediation of *known* concerns at the time of their preparation or within the limit of the project scope of work. The Prior Reports may include statements or opinions of the original authors of the Prior Reports as to the satisfactory completion of work. L & A and FMSM notes that environmental laws and regulations, including abatement or remedial action levels, are periodically reviewed and updated by the various regulatory agencies and may have changed since the respective dates of the Prior Reports.

L & A and FMSM have summarized Prior Reports in fulfilling the prescribed scope of work for the project. This summarization may include statements or opinions as to the satisfactory completion of work. These statements or opinions are those of the original report authors. L & A and FMSM neither warrant nor certify the accuracy or completeness of these statements. The summarization of previous documents has not reviewed or updated those conclusions with regards to actions from the time of that document to date, current regulatory agency abatement, or remedial standards. Rather, this summary provides the original author's conclusions at the time the report was prepared. Evaluation of the completeness of previous documents or statements of abatement or remediation is beyond the current scope of service included in this contract.

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A limited site reconnaissance was performed to visually identify materials or conditions representing recognized adverse environmental conditions. Identification of hidden conditions, observation of the effects of activities or incidents occurring after completion of the reconnaissance, buried conditions, conditions obscured by dense foliage, conditions beneath buildings, other structures, or covered by building/paving materials, or conditions otherwise obscured, is beyond the scope of this work. The conditions described in this report are valid only for the time that the observations were made. Some conditions may change with time.

The findings and conclusions contained in this report are based in part on the information available at the time of the study. The findings and conclusions should be considered not as scientific certainties, but as probabilities based on professional judgment of the significance of the limited data gathered in the course of the site evaluation, interviews and literature review. If additional or corrected information becomes available, L & A and FMSM request the opportunity to review/modify conclusions, as warranted.

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## 10.0 REFERENCES

### 10.1 PERSONS CONTACTED

- Mr. Steven Volk, 63<sup>rd</sup> RRC CST. Senior Environmental Manager
- Mr. Howard (Skip) Dawson, 63<sup>rd</sup> RRC, Facilities Management Specialist.
- Major Herrera, Special Staff and Environmental Officer
- Major Gattis, Head Quarters Commander
- NCO Staff Sergeant Castiellejo, Motor Pool Commander

### 10.2 RESOURCES CONSULTED

- Environmental Data Resources, Inc. (EDR) Report for the Jones Hall USAR Center, July 14, 2006.
- Federal Regulatory Databases
  - National Priorities List (NPL), April 19, 2006
  - Proposed NPL Sites, April 19, 2006
  - Delisted NPL Sites, April 19, 2006
  - Federal Superfund Liens (NPL Liens), October 15, 1991
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), February 1, 2006
  - CERCLIS No Further Remedial Action Planned Sites (NFRAP), February 1, 2006
  - Resource Conservation and Recovery Information System (RCRIS) Corrective Action Sites (CORRACTS), March 15, 2005
  - RCRA Information, March 9, 2006
  - Emergency Response Notification System (ERNS), December 31, 2005
  - Engineering Controls Sites List (US ENG CONTROLS), March 21, 2006
  - Listing of Brownfields Sites, April 26, 2006
  - Superfund Consent Decrees, December 14, 2004

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- Records of Decision (ROD), March 13, 2006
  - Department of Defense Sites, December 31, 2004
  - Uranium Mill Tailings Sites, November 4, 2005
  - Open Dump Inventory (ODI), June 30, 1985
  - Toxic Chemical Release Inventory System (TRIS), December 31, 2003
  - Toxic Substances Control Act (TSCA), December 31, 2002
  - FIFRA/TSCA Tracking System, March 29, 2006
  - FTTS INSP, March 31, 2006
  - Section 7 Tracking Systems (SSTS), December 31, 2004
  - Integrated Compliance Information System (ICIS), February 13, 2006
  - PCB Activity Database System (PADS), December 27, 2005
  - Material Licensing Tracking System (MLTS), April 12, 2006
  - Mines Master Index File (MINES), February 9, 2006
  - Facility Index System/Facility Registry System (FINDS), April 27, 2006
  - RCRA Administrative Action Tracking System (RAATS), April 17, 1995
  - Biennial Reporting System (BRS), December 31, 2003
  - State and Local Regulatory Databases
    - Solid Waste Landfills/Special Use Landfills, February 01, 2006
    - Leaking Underground Storage Tank List, April 07, 2006
    - Underground Storage Tank Data, April 07, 2006
    - Aboveground Storage Tank Listing, February 22, 2006
    - Drycleaner Facilities Listing, May 08, 2006
    - List of Brownfields Sites, January 01, 2006
  - Tribal Records

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- Indian Reservations, December 31, 2004
  - Leaking Underground Storage Tanks on Indian Lands, June 06, 2006
  - Underground Storage Tanks on Indian Lands, June 06, 2006
  - EDR Proprietary Records
    - Manufactured Gas Plants
    - Historical Auto Stations
    - Historical Cleaners
  - U.S. Department of Energy, Coastal Zone Management Act and Related Legislation website, August, 2006, [www.eh.doe.gov/oepa/laws/czma.html](http://www.eh.doe.gov/oepa/laws/czma.html).

### **10.3 AGENCIES CONTACTED**

- Santa Clara Valley Water District, Records Request, 5750 Almaden Expressway, San Jose, CA 95118 on August 10, 2006. A written response is pending.

# APPENDIX A

## FIGURES

# **APPENDIX B**

## **SITE RECONNAISSANCE PHOTOGRAPHS**

# **APPENDIX C**

## **ENVIRONMENTAL LIEN DOCUMENTATION AND CHAIN OF TITLE REPORT**

# **APPENDIX D PREVIOUS ENVIRONMENTAL SITE ASSESSMENT REPORTS**

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# **APPENDIX E**

## **REGULATORY DATABASE SEARCH REPORTS**