Report prepared for: Kurt Soenen
Cornerstone Earth Group

Date Received: 8/28/2008
Date Reported: 9/8/2008

Client Sample ID: EB-3
Sample Location: 13100 Berryessa Rd
Sample Matrix: GROUNDWATER
Date/Time Sampled 8/27/2008

Lab Sample ID: 0808143-015
Date Prepared: 8/29/2008

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Ethylbenzene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Freon-113	SW8260B	8/29/2008	1	1.22	1.22	ND	µg/L	R17175
Hexachlorobutadiene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Isopropylbenzene	SW8260B	8/29/2008	1	1.22	1.22	ND	µg/L	R17175
Methyl tert-butyl ether (MTBE)	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Methylene chloride	SW8260B	8/29/2008	5	1.22	6.10	ND	µg/L	R17175
Naphthalene	SW8260B	8/29/2008	6	1.22	7.32	ND	µg/L	R17175
n-Butylbenzene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
n-Propylbenzene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
sec-Butylbenzene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Styrene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
t-Butyl alcohol (t-Butanol)	SW8260B	8/29/2008	5	1.22	6.10	ND	µg/L	R17175
tert-Amyl methyl ether (TAME)	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
tert-Butylbenzene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Tetrachloroethene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Toluene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
trans-1,2-Dichloroethene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
trans-1,3-Dichloropropene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Trichloroethene	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Trichlorofluoromethane	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Vinyl chloride	SW8260B	8/29/2008	0.5	1.22	0.61	ND	µg/L	R17175
Xylenes, Total	SW8260B	8/29/2008	1.5	1.22	1.83	ND	µg/L	R17175
Surr: Dibromofluoromethane	SW8260B	8/29/2008	0	1.22	61.2-131	112	%REC	R17175
Surr: 4-Bromofluorobenzene	SW8260B	8/29/2008	0	1.22	64.1-120	114	%REC	R17175
Surr: Toluene-d8	SW8260B	8/29/2008	0	1.22	75.1-127	117	%REC	R17175

Note: Reporting limits were raised due to high level of sediment in all VOAs.

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Torrent Laboratory, Inc.

Date: *08-Sep-08*

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: G17238

Sample ID **MB_G17238** SampType: **MBLK** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/5/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **G17238** TestNo: **SW8260B(TP** Analysis Date: **9/5/2008** SeqNo: **246847**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	100									
Surr: 4-Bromoflurobenzene	42.00	0	50	0	84.0	56.9	133				

Sample ID **LCS_G17238** SampType: **LCS** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/4/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **G17238** TestNo: **SW8260B(TP** Analysis Date: **9/4/2008** SeqNo: **246848**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	813.0	100	1000	0	81.3	48.2	132				
Surr: 4-Bromoflurobenzene	44.00	0	50	0	88.0	56.9	133				

Sample ID **LCSD_G17238** SampType: **LCSD** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/5/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **G17238** TestNo: **SW8260B(TP** Analysis Date: **9/5/2008** SeqNo: **246849**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	1038	100	1000	0	104	48.2	132	813	24.3	30	
Surr: 4-Bromoflurobenzene	42.00	0	50	0	84.0	56.9	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17175

Sample ID **MB-R17175**	SampType: **MBLK**	TestCode: **8260B_W**	Units: **µg/L**	Prep Date: **8/29/2008**	RunNo: **17175**
Client ID: **ZZZZZ**	Batch ID: **R17175**	TestNo: **SW8260B**		Analysis Date: **8/29/2008**	SeqNo: **246454**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	1.00									
1,1,1-Trichloroethane	ND	0.500									
1,1,2,2-Tetrachloroethane	ND	1.00									
1,1,2-Trichloroethane	ND	0.500									
1,1-Dichloroethane	ND	0.500									
1,1-Dichloroethene	ND	1.00									
1,1-Dichloropropene	ND	0.500									
1,2,3-Trichlorobenzene	ND	6.00									
1,2,3-Trichloropropane	ND	1.00									
1,2,4-Trichlorobenzene	ND	6.00									
1,2,4-Trimethylbenzene	ND	0.500									
1,2-Dibromo-3-chloropropane	ND	0.500									
1,2-Dibromoethane (EDB)	ND	0.500									
1,2-Dichlorobenzene	ND	0.500									
1,2-Dichloroethane (EDC)	ND	0.500									
1,2-Dichloropropane	ND	6.00									
1,3,5-Trimethylbenzene	ND	0.500									
1,3-Dichlorobenzene	ND	0.500									
1,4-Dichlorobenzene	ND	0.500									
2,2-Dichloropropane	ND	0.500									
2-Chloroethyl vinyl ether	ND	1.00									
2-Chlorotoluene	ND	0.500									
4-Chlorotoluene	ND	0.500									
4-Isopropyltoluene	ND	0.500									
Acetone	ND	10.0									
Benzene	ND	0.500									
Bromobenzene	ND	0.500									
Bromochloromethane	ND	0.500									
Bromodichloromethane	ND	0.500									
Bromoform	ND	1.00									
Bromomethane	ND	6.00									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17175

Sample ID **MB-R17175**	SampType: **MBLK**	TestCode: **8260B_W**	Units: **µg/L**	Prep Date: **8/29/2008**	RunNo: **17175**
Client ID: **ZZZZZ**	Batch ID: **R17175**	TestNo: **SW8260B**		Analysis Date: **8/29/2008**	SeqNo: **246454**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon tetrachloride	ND	1.00									
Chlorobenzene	ND	0.500									
Chloroform	ND	0.500									
Chloromethane	ND	0.500									
cis-1,2-Dichloroethene	ND	0.500									
cis-1,3-Dichloropropene	ND	0.500									
Dibromochloromethane	ND	0.500									
Dibromomethane	ND	0.500									
Dichlorodifluoromethane	ND	0.500									
Diisopropyl ether (DIPE)	ND	0.500									
Ethyl tert-butyl ether (ETBE)	ND	0.500									
Ethylbenzene	ND	0.500									
Freon-113	ND	1.00									
Hexachlorobutadiene	ND	0.500									
Isopropylbenzene	ND	1.00									
Methyl tert-butyl ether (MTBE)	ND	0.500									
Methylene chloride	ND	5.00									
Naphthalene	ND	6.00									
n-Butylbenzene	ND	0.500									
n-Propylbenzene	ND	0.500									
sec-Butylbenzene	ND	0.500									
Styrene	ND	0.500									
t-Butyl alcohol (t-Butanol)	ND	5.00									
tert-Amyl methyl ether (TAME)	ND	0.500									
tert-Butylbenzene	ND	0.500									
Tetrachloroethene	ND	0.500									
Toluene	ND	0.500									
trans-1,2-Dichloroethene	ND	0.500									
trans-1,3-Dichloropropene	ND	0.500									
Trichloroethene	ND	0.500									
Trichlorofluoromethane	ND	0.500									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17175

Sample ID **MB-R17175** SampType: **MBLK** TestCode: **8260B_W** Units: **µg/L** Prep Date: **8/29/2008** RunNo: **17175**
Client ID: **ZZZZZ** Batch ID: **R17175** TestNo: **SW8260B** Analysis Date: **8/29/2008** SeqNo: **246454**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	0.500									
Xylenes, Total	ND	1.50									
Surr: Dibromofluoromethane	11.88	0	11.36	0	105	61.2	131				
Surr: 4-Bromofluorobenzene	9.930	0	11.36	0	87.4	64.1	120				
Surr: Toluene-d8	11.22	0	11.36	0	98.8	75.1	127				

Sample ID **LCS-R17175** SampType: **LCS** TestCode: **8260B_W** Units: **µg/L** Prep Date: **8/29/2008** RunNo: **17175**
Client ID: **ZZZZZ** Batch ID: **R17175** TestNo: **SW8260B** Analysis Date: **8/29/2008** SeqNo: **246455**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	16.84	1.00	17.04	0	98.8	61.4	129				
Benzene	16.81	0.500	17.04	0	98.7	66.9	140				
Chlorobenzene	15.70	0.500	17.04	0	92.1	73.9	137				
Toluene	15.41	0.500	17.04	0	90.4	76.6	123				
Trichloroethene	15.87	0.500	17.04	0	93.1	69.3	144				
Surr: Dibromofluoromethane	13.78	0	11.36	0	121	61.2	131				
Surr: 4-Bromofluorobenzene	12.31	0	11.36	0	108	64.1	120				
Surr: Toluene-d8	13.49	0	11.36	0	119	75.1	127				

Sample ID **LCSD-R17175** SampType: **LCSD** TestCode: **8260B_W** Units: **µg/L** Prep Date: **8/29/2008** RunNo: **17175**
Client ID: **ZZZZZ** Batch ID: **R17175** TestNo: **SW8260B** Analysis Date: **8/29/2008** SeqNo: **246456**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	14.42	1.00	17.04	0	84.6	61.4	129	16.84	15.5	20	
Benzene	15.90	0.500	17.04	0	93.3	66.9	140	16.81	5.56	20	
Chlorobenzene	15.19	0.500	17.04	0	89.1	73.9	137	15.7	3.30	20	
Toluene	15.57	0.500	17.04	0	91.4	76.6	123	15.41	1.03	20	
Trichloroethene	14.77	0.500	17.04	0	86.7	69.3	144	15.87	7.18	20	
Surr: Dibromofluoromethane	12.10	0	11.36	0	107	61.2	131	0	0	0	
Surr: 4-Bromofluorobenzene	13.64	0	11.36	0	120	64.1	120	0	0	0	S
Surr: Toluene-d8	10.71	0	11.36	0	94.3	75.1	127	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17220

Sample ID	MB_R17220	SampType:	MBLK	TestCode:	8260B_S	Units:	µg/Kg	Prep Date:	9/3/2008	RunNo:	17220
Client ID:	ZZZZZ	Batch ID:	R17220	TestNo:	SW8260B			Analysis Date:	9/3/2008	SeqNo:	246802

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	10									
1,1,1-Trichloroethane	ND	10									
1,1,2,2-Tetrachloroethane	ND	10									
1,1,2-Trichloroethane	ND	10									
1,1-Dichloroethane	ND	10									
1,1-Dichloroethene	ND	10									
1,1-Dichloropropene	ND	10									
1,2,3-Trichlorobenzene	ND	10									
1,2,3-Trichloropropane	ND	10									
1,2,4-Trichlorobenzene	ND	10									
1,2,4-Trimethylbenzene	ND	10									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane (EDB)	ND	10									
1,2-Dichlorobenzene	ND	10									
1,2-Dichloroethane (EDC)	ND	10									
1,2-Dichloropropane	ND	10									
1,3,5-Trimethylbenzene	ND	10									
1,3-Dichlorobenzene	ND	10									
1,3-Dichloropropene	ND	10									
1,4-Dichlorobenzene	ND	10									
2,2-Dichloropropane	ND	10									
2-Chloroethyl vinyl ether	ND	10									
2-Chlorotoluene	ND	10									
4-Chlorotoluene	ND	10									
4-Isopropyltoluene	ND	10									
Benzene	ND	10									
Bromobenzene	ND	10									
Bromochloromethane	ND	10									
Bromodichloromethane	ND	10									
Bromoform	ND	10									
Bromomethane	ND	10									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17220

Sample ID	MB_R17220	SampType:	MBLK	TestCode:	8260B_S	Units:	µg/Kg	Prep Date:	9/3/2008	RunNo:	17220
Client ID:	ZZZZZ	Batch ID:	R17220	TestNo:	SW8260B			Analysis Date:	9/3/2008	SeqNo:	246802

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon tetrachloride	ND	10									
Chlorobenzene	ND	10									
Chloroform	ND	10									
Chloromethane	ND	10									
cis-1,2-Dichloroethene	ND	10									
cis-1,3-Dichloropropene	ND	10									
Dibromochloromethane	ND	10									
Dibromomethane	ND	10									
Dichlorodifluoromethane	ND	10									
Ethyl tert-butyl ether (ETBE)	ND	10									
Ethylbenzene	ND	10									
Freon-113	ND	10									
Hexachlorobutadiene	ND	10									
Isopropyl Ether	ND	10									
Isopropylbenzene	ND	10									
Methyl tert-butyl ether (MTBE)	ND	10									
Methylene chloride	ND	50									
Naphthalene	ND	20									
n-Butylbenzene	ND	10									
n-Propylbenzene	ND	10									
sec-Butylbenzene	ND	10									
Styrene	ND	10									
t-Butyl alcohol (t-Butanol)	ND	50									
tert-Amyl methyl ether (TAME)	ND	10									
tert-Butylbenzene	ND	10									
Tetrachloroethene	ND	10									
Toluene	ND	10									
trans-1,2-Dichloroethene	ND	10									
trans-1,3-Dichloropropene	ND	10									
Trichloroethene	ND	10									
Trichlorofluoromethane	ND	10									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17220

Sample ID **MB_R17220** SampType: **MBLK** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/3/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **R17220** TestNo: **SW8260B** Analysis Date: **9/3/2008** SeqNo: **246802**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	10									
Xylenes, Total	ND	15									
Surr: 4-Bromofluorobenzene	54.59	0	50	0	109	55.8	141				
Surr: Dibromofluoromethane	65.63	0	50	0	131	59.8	148				
Surr: Toluene-d8	42.20	0	50	0	84.4	55.2	133				

Sample ID **LCS_R17220** SampType: **LCS** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/3/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **R17220** TestNo: **SW8260B** Analysis Date: **9/3/2008** SeqNo: **246803**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	39.70	10	50	0	79.4	53.7	139				
Benzene	46.10	10	50	0	92.2	66.5	135				
Chlorobenzene	49.03	10	50	0	98.1	57.5	150				
Toluene	37.44	10	50	0	74.9	56.8	134				
Trichloroethene	49.11	10	50	0	98.2	57.4	134				
Surr: 4-Bromofluorobenzene	54.44	0	50	0	109	55.8	141				
Surr: Dibromofluoromethane	66.36	0	50	0	133	59.8	148				
Surr: Toluene-d8	48.43	0	50	0	96.9	55.2	133				

Sample ID **LCSD_R17220** SampType: **LCSD** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/3/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **R17220** TestNo: **SW8260B** Analysis Date: **9/3/2008** SeqNo: **246804**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	41.20	10	50	0	82.4	53.7	139	39.7	3.71	30	
Benzene	49.08	10	50	0	98.2	66.5	135	46.1	6.26	30	
Chlorobenzene	47.94	10	50	0	95.9	57.5	150	49.03	2.25	30	
Toluene	38.71	10	50	0	77.4	56.8	134	37.44	3.34	30	
Trichloroethene	51.68	10	50	0	103	57.4	134	49.11	5.10	30	
Surr: 4-Bromofluorobenzene	53.84	0	50	0	108	55.8	141	0	0	0	
Surr: Dibromofluoromethane	66.86	0	50	0	134	59.8	148	0	0	0	
Surr: Toluene-d8	47.81	0	50	0	95.6	55.2	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17220

Sample ID **0808143-009A MS** SampType: **MS** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/4/2008** RunNo: **17220**
Client ID: **EB-2-9C 34.5' - 35.0** Batch ID: **R17220** TestNo: **SW8260B** Analysis Date: **9/4/2008** SeqNo: **246818**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	39.84	10	50	0	79.7	53.7	139				
Benzene	48.06	10	50	0	96.1	66.5	135				
Chlorobenzene	42.42	10	50	0	84.8	57.5	150				
Toluene	41.43	10	50	3.56	75.7	56.8	134				
Trichloroethene	46.90	10	50	0	93.8	57.4	134				
Surr: 4-Bromofluorobenzene	54.45	0	50	0	109	55.8	141				
Surr: Dibromofluoromethane	65.12	0	50	0	130	59.8	148				
Surr: Toluene-d8	50.39	0	50	0	101	55.2	133				

Sample ID **0808143-009A MSD** SampType: **MSD** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/4/2008** RunNo: **17220**
Client ID: **EB-2-9C 34.5' - 35.0** Batch ID: **R17220** TestNo: **SW8260B** Analysis Date: **9/4/2008** SeqNo: **246819**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	37.75	10	50	0	75.5	53.7	139	39.84	5.39	30	
Benzene	46.03	10	50	0	92.1	66.5	135	48.06	4.32	30	
Chlorobenzene	48.22	10	50	0	96.4	57.5	150	42.42	12.8	30	
Toluene	38.96	10	50	3.56	70.8	56.8	134	41.43	6.15	30	
Trichloroethene	49.86	10	50	0	99.7	57.4	134	46.9	6.12	30	
Surr: 4-Bromofluorobenzene	55.70	0	50	0	111	55.8	141	0	0	0	
Surr: Dibromofluoromethane	61.79	0	50	0	124	59.8	148	0	0	0	
Surr: Toluene-d8	48.54	0	50	0	97.1	55.2	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17224

Sample ID **WDSG080829A-MB** SampType: **MBLK** TestCode: **TPHDOSG_** Units: **mg/L** Prep Date: **8/29/2008** RunNo: **17224**
Client ID: **ZZZZZ** Batch ID: **R17224** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246692**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	ND	0.100									
TPH (Motor Oil-SG)	ND	0.200									
Surr: Pentacosane	0.09400	0	0.1	0	94.0	64.2	123				

Sample ID **WDSG080829A-LCS** SampType: **LCS** TestCode: **TPHDOSG_** Units: **mg/L** Prep Date: **8/29/2008** RunNo: **17224**
Client ID: **ZZZZZ** Batch ID: **R17224** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246693**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	0.6550	0.100	1	0	65.5	34.5	95.6				
Surr: Pentacosane	0.09600	0	0.1	0	96.0	64.2	123				

Sample ID **WDSG080829A-LCS** SampType: **LCSD** TestCode: **TPHDOSG_** Units: **mg/L** Prep Date: **8/29/2008** RunNo: **17224**
Client ID: **ZZZZZ** Batch ID: **R17224** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246694**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	0.6910	0.100	1	0	69.1	34.5	95.6	0.655	5.35	30	
Surr: Pentacosane	0.09900	0	0.1	0	99.0	64.2	123	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17225

Sample ID **SDSG080829A-MB** SampType: **MBLK** TestCode: **TPHDOSG_S** Units: **mg/Kg** Prep Date: **8/29/2008** RunNo: **17225**
Client ID: **ZZZZZ** Batch ID: **R17225** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246699**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	ND	2.00									
TPH (Motor Oil-SG)	ND	4.00									
Surr: Pentacosane	2.933	0	3.3	0	88.9	61.5	133				

Sample ID **SDSG080829A-LCS** SampType: **LCS** TestCode: **TPHDOSG_S** Units: **mg/Kg** Prep Date: **8/29/2008** RunNo: **17225**
Client ID: **ZZZZZ** Batch ID: **R17225** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246700**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	30.33	2.00	33.33	0	91.0	50.8	111				
Surr: Pentacosane	3.278	0	3.3	0	99.3	61.5	133				

Sample ID **SDSG080829A-LCS** SampType: **LCSD** TestCode: **TPHDOSG_S** Units: **mg/Kg** Prep Date: **8/29/2008** RunNo: **17225**
Client ID: **ZZZZZ** Batch ID: **R17225** TestNo: **SW8015B** Analysis Date: **9/2/2008** SeqNo: **246701**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	30.26	2.00	33.33	0	90.8	50.8	111	30.33	0.244	30	
Surr: Pentacosane	3.246	0	3.3	0	98.4	61.5	133	0	0	0	

Sample ID **0808143-009A MS** SampType: **MS** TestCode: **TPHDOSG_S** Units: **mg/Kg** Prep Date: **8/29/2008** RunNo: **17225**
Client ID: **EB-2-9C 34.5' - 35.0** Batch ID: **R17225** TestNo: **SW8015B** Analysis Date: **9/3/2008** SeqNo: **246705**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	29.47	2.00	33.33	2.147	82.0	50.8	111				
Surr: Pentacosane	2.978	0	3.3	0	90.2	61.5	133				

Sample ID **0808143-009A MSD** SampType: **MSD** TestCode: **TPHDOSG_S** Units: **mg/Kg** Prep Date: **8/29/2008** RunNo: **17225**
Client ID: **EB-2-9C 34.5' - 35.0** Batch ID: **R17225** TestNo: **SW8015B** Analysis Date: **9/3/2008** SeqNo: **246706**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Diesel-SG)	26.44	2.00	33.33	2.147	72.9	50.8	111	29.47	10.8	30	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17225

Sample ID	**0808143-009A MSD**	SampType:	**MSD**	TestCode:	**TPHDOSG_S**	Units:	**mg/Kg**	Prep Date:	**8/29/2008**	RunNo:	**17225**		
Client ID:	**EB-2-9C 34.5' - 35.0**	Batch ID:	**R17225**	TestNo:	**SW8015B**			Analysis Date:	**9/3/2008**	SeqNo:	**246706**		
Analyte		Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual	
Surr: Pentacosane		2.814	0	3.3	0	85.3	61.5	133	0	0	0		

Qualifiers:

E	Value above quantitation range	H	Holding times for preparation or analysis exceeded	J	Analyte detected below quantitation limits
ND	Not Detected at the Reporting Limit	R	RPD outside accepted recovery limits	S	Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17238

Sample ID	MB_R17238	SampType:	MBLK	TestCode:	8260B_S	Units:	µg/Kg	Prep Date:	9/5/2008	RunNo:	17238
Client ID:	ZZZZZ	Batch ID:	R17238	TestNo:	SW8260B			Analysis Date:	9/5/2008	SeqNo:	246828

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1,1,2-Tetrachloroethane	ND	10									
1,1,1-Trichloroethane	ND	10									
1,1,2,2-Tetrachloroethane	ND	10									
1,1,2-Trichloroethane	ND	10									
1,1-Dichloroethane	ND	10									
1,1-Dichloroethene	ND	10									
1,1-Dichloropropene	ND	10									
1,2,3-Trichlorobenzene	ND	10									
1,2,3-Trichloropropane	ND	10									
1,2,4-Trichlorobenzene	ND	10									
1,2,4-Trimethylbenzene	ND	10									
1,2-Dibromo-3-chloropropane	ND	10									
1,2-Dibromoethane (EDB)	ND	10									
1,2-Dichlorobenzene	ND	10									
1,2-Dichloroethane (EDC)	ND	10									
1,2-Dichloropropane	ND	10									
1,3,5-Trimethylbenzene	ND	10									
1,3-Dichlorobenzene	ND	10									
1,3-Dichloropropene	ND	10									
1,4-Dichlorobenzene	ND	10									
2,2-Dichloropropane	ND	10									
2-Chloroethyl vinyl ether	ND	10									
2-Chlorotoluene	ND	10									
4-Chlorotoluene	ND	10									
4-Isopropyltoluene	ND	10									
Benzene	ND	10									
Bromobenzene	ND	10									
Bromochloromethane	ND	10									
Bromodichloromethane	ND	10									
Bromoform	ND	10									
Bromomethane	ND	10									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17238

Sample ID	**MB_R17238**	SampType:	**MBLK**	TestCode:	**8260B_S**	Units:	**µg/Kg**	Prep Date:	**9/5/2008**	RunNo:	**17238**		
Client ID:	**ZZZZZ**	Batch ID:	**R17238**	TestNo:	**SW8260B**			Analysis Date:	**9/5/2008**	SeqNo:	**246828**		

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Carbon tetrachloride	ND	10									
Chlorobenzene	ND	10									
Chloroform	ND	10									
Chloromethane	ND	10									
cis-1,2-Dichloroethene	ND	10									
cis-1,3-Dichloropropene	ND	10									
Dibromochloromethane	ND	10									
Dibromomethane	ND	10									
Dichlorodifluoromethane	ND	10									
Ethyl tert-butyl ether (ETBE)	ND	10									
Ethylbenzene	ND	10									
Freon-113	ND	10									
Hexachlorobutadiene	ND	10									
Isopropyl Ether	ND	10									
Isopropylbenzene	ND	10									
Methyl tert-butyl ether (MTBE)	ND	10									
Methylene chloride	ND	50									
Naphthalene	ND	20									
n-Butylbenzene	ND	10									
n-Propylbenzene	ND	10									
sec-Butylbenzene	ND	10									
Styrene	ND	10									
t-Butyl alcohol (t-Butanol)	ND	50									
tert-Amyl methyl ether (TAME)	ND	10									
tert-Butylbenzene	ND	10									
Tetrachloroethene	ND	10									
Toluene	ND	10									
trans-1,2-Dichloroethene	ND	10									
trans-1,3-Dichloropropene	ND	10									
Trichloroethene	ND	10									
Trichlorofluoromethane	ND	10									

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: R17238

Sample ID **MB_R17238** SampType: **MBLK** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/5/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **R17238** TestNo: **SW8260B** Analysis Date: **9/5/2008** SeqNo: **246828**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
Vinyl chloride	ND	10									
Xylenes, Total	ND	15									
Surr: 4-Bromofluorobenzene	46.57	0	50	0	93.1	55.8	141				
Surr: Dibromofluoromethane	71.44	0	50	0	143	59.8	148				
Surr: Toluene-d8	49.21	0	50	0	98.4	55.2	133				

Sample ID **LCS_R17238** SampType: **LCS** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/5/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **R17238** TestNo: **SW8260B** Analysis Date: **9/5/2008** SeqNo: **246829**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	43.92	10	50	0	87.8	53.7	139				
Benzene	54.22	10	50	0	108	66.5	135				
Chlorobenzene	58.93	10	50	0	118	57.5	150				
Toluene	40.74	10	50	0	81.5	56.8	134				
Trichloroethene	56.91	10	50	0	114	57.4	134				
Surr: 4-Bromofluorobenzene	49.23	0	50	0	98.5	55.8	141				
Surr: Dibromofluoromethane	67.54	0	50	0	135	59.8	148				
Surr: Toluene-d8	50.13	0	50	0	100	55.2	133				

Sample ID **LCSD_R17238** SampType: **LCSD** TestCode: **8260B_S** Units: **µg/Kg** Prep Date: **9/5/2008** RunNo: **17238**
Client ID: **ZZZZZ** Batch ID: **R17238** TestNo: **SW8260B** Analysis Date: **9/5/2008** SeqNo: **246830**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
1,1-Dichloroethene	40.55	10	50	0	81.1	53.7	139	43.92	7.98	30	
Benzene	49.96	10	50	0	99.9	66.5	135	54.22	8.18	30	
Chlorobenzene	56.04	10	50	0	112	57.5	150	58.93	5.03	30	
Toluene	39.40	10	50	0	78.8	56.8	134	40.74	3.34	30	
Trichloroethene	49.19	10	50	0	98.4	57.4	134	56.91	14.6	30	
Surr: 4-Bromofluorobenzene	49.74	0	50	0	99.5	55.8	141	0	0	0	
Surr: Dibromofluoromethane	71.02	0	50	0	142	59.8	148	0	0	0	
Surr: Toluene-d8	51.52	0	50	0	103	55.2	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CLIENT: Cornerstone Earth Group
Work Order: 0808143
Project: 225-1-2

ANALYTICAL QC SUMMARY REPORT

BatchID: T17220

Sample ID **MB_T17220** SampType: **MBLK** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/3/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **T17220** TestNo: **SW8260B(TP** Analysis Date: **9/3/2008** SeqNo: **246822**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	ND	100									
Surr: 4-Bromoflurobenzene	48.00	0	50	0	96.0	56.9	133				

Sample ID **LCS_T17220** SampType: **LCS** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/4/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **T17220** TestNo: **SW8260B(TP** Analysis Date: **9/4/2008** SeqNo: **246823**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	1187	100	1000	0	119	48.2	132				
Surr: 4-Bromoflurobenzene	53.00	0	50	0	106	56.9	133				

Sample ID **LCSD_T17220** SampType: **LCSD** TestCode: **TPH_GAS_S** Units: **µg/Kg** Prep Date: **9/4/2008** RunNo: **17220**
Client ID: **ZZZZZ** Batch ID: **T17220** TestNo: **SW8260B(TP** Analysis Date: **9/4/2008** SeqNo: **246824**

Analyte	Result	PQL	SPK value	SPK Ref Val	%REC	LowLimit	HighLimit	RPD Ref Val	%RPD	RPDLimit	Qual
TPH (Gasoline)	1002	100	1000	0	100	48.2	132	1187	16.9	30	
Surr: 4-Bromoflurobenzene	48.00	0	50	0	96.0	56.9	133	0	0	0	

Qualifiers:
E Value above quantitation range
ND Not Detected at the Reporting Limit
H Holding times for preparation or analysis exceeded
R RPD outside accepted recovery limits
J Analyte detected below quantitation limits
S Spike Recovery outside accepted recovery limits

CORNERSTONE EARTH GROUP

Chain of Custody Record

0808143

Cornerstone Earth Group, Inc.	Project Manager: Kurt Seenen	Site Contact:	Date: 8/27/08
1259 Oakmead Parkway	Tel/Fax: 408.245.4600	Lab Contact:	Carrier:
Sunnyvale, California 94085	Analysis Turnaround Time		
(408) 245-4600 Phone	TAT if different from Below _____		
(408) 245-4620 FAX	☒ 1 week		
Project Name: Berryessa Rd.	☐ 3 days		
Site: 3100 Berryessa Rd	☐ 2 days		
Project Number: 225-1-2	☐ 1 day		

COC No: 1 of 2 COCs

Laboratory's Job No.

	Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont.	Filtered Sample	BTEX, TPH-g, Fuel Oxygenates	TPH d/o w/ silica gel	VOCs	Fuel oxygenates*	Laboratory's Sample Specific Notes:
001A	EB-1-4B 9.5-10.0'	8/28/08			Soil	1		X				
002A	EB-1-7B 24.5'-25.0'											HOLD
003A	EB-1-9B 34.5'-35.0'											HOLD
004A	EB-1-10B 39.5-40.0'							X				
005A	EB-2-3B 6.0'-6.5'							X				
006A	EB-2-7A 24.0'-24.5'							X	X	X	X	
007A	EB-2-8B 29.5'-30.0'								X	X	X	
008A	EB-2-10B 39.5'-40.0'							X	X	X	X	
009A	EB-2-9C 34.5'-35.0'								X	X	X	
010A	EB-3-4A 9.0'-9.5'							X				
011A	EB-3-8A 29.0'-29.5'											HOLD
012A	EB-3-9A 33.0'-33.5'											HOLD

Preservation Used: (1= Ice) 2= HCl; 3= H2SO4; 4=HNO3; 5=NaOH; 6= Other _____

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☒ Unknown

Sample Disposal
☐ Return To Client ☒ Disposal By Lab ☐ Archive For _____ Months

Special Instructions/QC Requirements & Comments:

* MTBE, EDB, EDC, ETBE, TBA, TAME

Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:
[illegible]	CEG	8/27/08	R. Brown	McSpeed	8/28/08 1400
R. Brown	McSpeed	8/28/08	[illegible]	Torrent	8/28/08 2:15

CORNERSTONE EARTH GROUP

Chain of Custody Record

0808143

Cornerstone Earth Group, Inc.	Project Manager: Kurt Soeven	Site Contact:	Date: 8/27/08
1259 Oakmead Parkway	Tel/Fax: 408.245.4600	Lab Contact:	Carrier:
Sunnyvale, California 94085	Analysis Turnaround Time		
(408) 245-4600 Phone	TAT if different from Below _____		
(408) 245-4620 FAX	☒ 1 week		
Project Name: Bermessa Rd.	☐ 3 days		
Site: 13100+13120 Bermessa Rd.	☐ 2 days		
Project Number: 225-1-2	☐ 1 day		

COC No: 2 of 3 COCs

Laboratory's Job No.

Sample Identification	Sample Date	Sample Time	Sample Type	Matrix	# of Cont.	Filtered Sample	BTEX, TPHg, Fuel Oxygenates*	TPHd/o w/ Silicagel	VOCs Fuel Oxygenates*	Laboratory's Sample Specific Notes:
013A EB-3-11A 39.0'-39.5'	8/27/08			Soil	1		X			
014A EB-1	↓			GW	5			X	X X	(unpreserved)
015A EB-3	↓			GW	6			X	X X	(unpreserved)

Preservation Used: 1= Ice, 2= HCl; 3= H2SO4; 4=HNO3; 5=NaOH; 6= Other _____

Possible Hazard Identification
☐ Non-Hazard ☐ Flammable ☐ Skin Irritant ☐ Poison B ☒ Unknown

Sample Disposal
☐ Return To Client ☒ Disposal By Lab ☐ Archive For _____ Months

Special Instructions/QC Requirements & Comments:

Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:
[illegible]	CEG	8/27/08	R. Blair	Alispeed	8/28/08 1:40
R. Blair	Alispeed	8/28/08	[illegible]	Forrent	8/28/08
Relinquished by:	Company:	Date/Time:	Received by:	Company:	Date/Time:

County of Santa Clara

Department of Environmental Health

1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400
www.EHinfo.org

April 16, 2014

Mr. Charles J. Territo
13100 Berryessa Road
San Jose, CA 95132

Mr. Daniel Carroll, Pulte Homes
Land Development Group
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, CA 94588-3268

Subject: Fuel Leak Site Case Closure: Pulte Homes, 13060, 13100 and 13120 Berryessa Road, San Jose, CA Case No. 14-785, SCVWDED No. 06S1E28K01f

Dear Mr. Territo and Mr. Carroll:

This letter transmits the enclosed underground storage tank (UST) case closure letter for the subject case in accordance with Chapter 6.75 (Section 25296.10 [g]). The State Water Resources Control Board adopted this letter on February 20, 1997. As of March 1, 1997, all Local Oversight Programs (LOP) in the State are required to use this case closure letter for UST leak sites. The Santa Clara Valley Water District began transferring the LOP and all cases to the County of Santa Clara Department of Environmental Health on July 1, 2004. The County of Santa Clara is responsible for the issuance of the attached closure letter. The case closure summary is also enclosed. These documents confirm the completion of the investigation and cleanup of the reported release at the subject site. The subject fuel leak case is closed.

The data collected at the site and presented in the case closure summary, Section 3, indicates the following conditions were reported at the site at the time of closure:

- Soil – 2.15 parts per million (ppm) Total Petroleum Hydrocarbons (TPH) as diesel and 7.6 ppm lead. In addition, soil associated with the water supply well destructions contained hydrocarbons, pesticides and metals. The concentrations are reported in Table 1 (Updated Summary of Water Supply Well Destruction Activities, October 24, 2013) which is included in Attachment 5 to the case closure summary.
- Groundwater – 150 parts per billion (ppb) TPH-diesel, 1,400 ppb TPH-motor oil, 2.5 ppb methyl ethyl ketone, 14 ppb chloroform, 1.9 ppb dibromochloromethane, and 5.9 ppb bromodichloromethane.

Residual contamination in soil and groundwater remains at the site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or the installation of water wells. The County and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification shall include a statement that residual contamination exists on the property and list all mitigation actions, if any, necessary to ensure compliance with this site management requirement. The levels of residual

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

contamination and any associated site risk are expected to reduce with time. It should be noted that any additional or previously unidentified contamination at this site may require further investigation or cleanup.

If you have any questions regarding the enclosed case closure form, please call Gerald O'Regan of the Local Oversight Program at (408) 918-1974. Thank you.

Sincerely,

Lani Lee
Acting Hazardous Materials Program Manager
Site Mitigation Program

Attachments:
1. Case Closure Letter
2. Case Closure Summary

cc/enc: Nathan King, Regional Water Quality Control Board (nking@waterboards.ca.gov)
Morgan Jones, the Source Group, 3478 Buskirk Avenue, Suite 100, Pleasant Hill, CA 94523
File

cc/without enc: City of San Jose, Department of Planning, Building and Code Enforcement, 200 East Santa Clara St., 3rd Floor, San Jose, CA 95113

County of Santa Clara

Department of Environmental Health

1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400
www.EHinfo.org

April 16, 2014

Mr. Charles J. Territo
13100 Berryessa Road
San Jose, CA 95132

Mr. Daniel Carroll, Pulte Homes
Land Development Group
6210 Stoneridge Mall Road, 5th Floor
Pleasanton, CA 94588-3268

Subject: Fuel Leak Site Case Closure: Pulte Homes, 13060, 13100 and 13120 Berryessa Road, San Jose, CA Case No. 14-785, SCVWDED No. 06S1E28K01f

Dear Mr. Territo and Mr. Carroll:

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please note that Assembly Bill 358 was adopted on October 1, 2011, and sets a reimbursement deadline. All claims for reimbursement of corrective action costs must be received by the State Cleanup Fund within 365 days of the date of this letter as specified in paragraph (1) of subdivision (l) of Section 25299.57 of the Health and Safety Code. Claims received after this date will not be reimbursed.
Please contact our office if you have any questions regarding this matter.

Sincerely,

Jim Blamey
Director

cc: File

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

8-001

County of Santa Clara

Environmental Resource Agency
Department of Environmental Health

CASE CLOSURE SUMMARY
Leaking Underground Fuel Storage Tank Program

Date: October 14, 2008

I. AGENCY INFORMATION

Agency Name: County of Santa Clara, Department of Environmental Health	Address: 1555 Berger Drive, #300
City/State/Zip: San Jose, CA 95112	Phone: (408) 918-3400
Responsible Staff Person: Gerald O'Regan	Title: Professional Geologist

II. CASE INFORMATION

Site Facility Name: Pulte Homes		
Site Facility Address: 13060, 13100 and 13120 Berryessa Road, San Jose, CA 95133		
RB LUSTIS Case No: --	Local Case No: 06S1E28K01f	LOP Case No.: 14-785
URF Filing Date: 3/3/08	SWEEPS No.: --	APN: 254-15-031; -032; 254-15-063 & -064
Responsible Parties	Address	Phone Number
Charles J. Territo	13100 Berryessa Rd., San Jose	

Tank I.D. No.	Size in Gallons	Contents	Closed In Place/Removed?	Date
1-13100 Berryessa	500	Diesel	Removed	1984 – no agency oversight
2- 13100 Berryessa	1,000	Diesel	Removed	1984 – no agency oversight
3-13120 Berryessa	400	Gasoline	Removed	1984 – no agency oversight
4-13060 Berryessa	550	Gasoline	Closed in place	April 1985
Piping			Removed	1984 – no agency oversight

III. RELEASE AND SITE CHARACTERIZATION INFORMATION

Cause and Type of Release: unknown		
Site characterization complete? Yes	Date Approved by Oversight Agency: 10/14/08	
Monitoring wells installed? No	Number: NA	Proper screened interval? NA
Highest GW Depth Below Ground Surface: 30 feet	Lowest Depth: 41 feet	Flow Direction: west-southwest
Most Sensitive Current Use: Potential Drinking Water		

Summary of Production Wells in Vicinity: A water supply well (06S01E28K001) is located between 13060 and 13100 Berryessa Road. The well depth is 135 feet and believed not to have a sanitary seal. This well will be properly destroyed in accordance with SCVWD standards prior to issuance of closure letter. There are four abandoned wells located within a ¼-mile radius of the site in the northern direction. They are not considered likely receptors due to distance, groundwater flow direction (west-southwest) and minor levels of residual contamination only found in soil,	
Are drinking water wells affected? No	Aquifer Name: Santa Clara Valley Basin
Is surface water affected? No	Nearest SW Name: Upper Penitencia Creek ~1775 ft (southeast)
Off-site Beneficial Use Impacts (Addresses/Locations): None	
Reports on file? Yes	Where are reports filed? County of Santa Clara, Dept. of Environmental Health

TREATMENT AND DISPOSAL OF AFFECTED MATERIAL

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	See Section II	Disposal	1984
Piping	unknown	Disposal	1984
Free Product	unknown		
Soil	NA		
Groundwater	NA		
Barrels	NA		

MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS BEFORE AND AFTER CLEANUP

Optional: (Please see Attachment 2 &3 for additional information on contaminant locations and concentrations)

	Soil (ppm)		Water (ppb)			Soil (ppm)		Water (ppb)	
Contaminant	Before	After	Before	After	Contaminant	Before	After	Before	After
TPH (Gas)	<50[2]	NA	<50[7]	NA	Xylene	<0.1[3]	NA	<1.89[10]	NA
TPH (Diesel)	2.15[1]	NA	150[8]*	NA	Ethylbenzene	<0.1[3]	NA	<0.630[10]	NA
(Motor Oil)	<10[3]	NA	1,400[9]*	NA					
Benzene	<0.1[3]	NA	<0.630[10]	NA	Oil & Grease	NA	NA	NA	NA
Toluene	<0.1[3]	NA	<0.630[10]	NA	Lead	7.6[5]	NA	NA	NA
VOCs	ND[13]	NA	See below[12]	NA	MTBE (If not analyzed, explain below	<.5.0[6]	NA	<1.0[5]	NA
Other-Pesticides	**	NA	NA	NA					

Description of Interim Remediation Activities: None

NA – Not Analyzed

Notes:

1. Soil sample EB-2 (west-southwest of the former UST areas) collected between 34.5' and 35.0' in August 2008.
2. Soil samples 1-B to 1-B4 collected at depths between 5' and 35' in May 2006.
3. Soil samples 1-B to 1-B4 and B-1 to B-4 collected at depths between 5' and 35' in May 2006, and July 2006, respectively.
4. Soil samples B1 to B4, and EB-2 collected at depths between 5' to 40' in June 2005, and August 2008, respectively.
5. Soil sample B2 collected at depth of 7.5' in June 2005.
6. Soil samples collected from 1-B4 at depths between 5' and 35' in May 2006.
7. Grab groundwater samples taken in June 2005 (B1 to B-4), and in July 2006 (B-1 to B-4).
8. Grab groundwater sample taken from boring B2 in June 2005.
9. Grab groundwater sample taken from boring B-1 in July 2006.
10. Grab groundwater sample taken from boring EB-1 in August 2008.
11. Grab groundwater samples taken in May 2006 (1-B1 to 1-B4) and in July 2006 (B-1 to B-4).
12. The following VOCs were detected in a grab groundwater sample collected from boring B1 in June 2005: Methyl Ethyl Ketone - 2.5 ppb; Chloroform – 14; ppb; Dibromochloromethane - 1.9 ppb; and Bromodichloromethane - 5.9 ppb.

13. Soil samples collected in May 2005 were analyzed for metals (mercury, arsenic and lead) and organochloride pesticides (DDT, DDE, DDD, a-chlordane, and g-chlordane) for 13060, 13100 and 13120 Berryessa Road. Concentrations of all constituents detected above detection limits.

* No silica gel cleanup performed.

IV. CLOSURE

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Does corrective action protect public health for current land use? Environmental Health Department staff does not make specific determinations concerning public health risk. However, it does not appear that the release would present a risk to human health.		
Site Management Requirements: Residual contamination both in soil and groundwater remains at the site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or the installation of water wells. Therefore, the impact of the disturbance of any residual contamination or the installation of water well(s) in the vicinity of the residual contamination shall be assessed and appropriate action taken so that there is no significant impact to human health, safety, or the environment. This could necessitate additional sampling, health risk assessment, and mitigation measures. DEH and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification shall include a statement that residual contamination exists on the property and list all mitigation actions, if any, necessary to ensure compliance with this site management requirement. The levels of residual contamination and any associated site risk are expected to reduce with time.		
Should corrective action be reviewed if land use changes? Yes, see Site Management Requirements		
Number of Wells Commissioned: 0	Number of Wells decommissioned: 0	Number of Wells Retained: 0*
List Enforcement Actions Taken: NA		
List Enforcement Actions Rescinded: NA		

*Water supply well (06S01E28K001) located between 13060 and 13100 Berryessa Road will be properly destroyed prior to issuance of the closure letter and documents.

V. ADDITIONAL COMMENTS, DATA, ETC.

Considerations and/or Variances:

In May 2005 Terrasearch collected 8 discrete soil samples (S-1 through S-8) at depth from 0.5 to 2 feet below ground surface (bgs) and analyzed for organochloride pesticides and the metals arsenic, lead and mercury. In addition Terrasearch collected 4 discrete soil samples (M1- through M-4) from approximately 0.5 ft bgs and analyzed for CAM 17 Metals. Note that residual levels of pesticides and metals will be referred to the Department of Toxic Substances Control.

In July 2005 Terrasearch drilled four borings (B1 to B4) at the Site to evaluate soil and ground water quality in the approximate area of each former UST (Terrasearch, 2005b). Confirmation soil samples (T1 and T2) also were collected beneath the 500- or 550- gallon gasoline UST (13060 Berryessa Road) following its removal. Based on the results, no gasoline- (TPHg), diesel- (TPHd), oil-range hydrocarbons (TPHo), volatile organic compounds (VOCs), benzene, toluene, ethylbenzene, xylenes (BTEX), and MTBE were detected above reporting limits in the soil samples. Laboratory analyses of the grab ground water samples revealed diesel- (up to 150 parts per billion [ppb]) and oil-range hydrocarbons (up to 1,200 ppb) in water samples collected from borings B1 (13120 Berryessa Rd) and B2 (13100 Berryessa Rd). No silica gel cleanup was performed prior to TPHd/o analyses. With exception of low concentrations (below residential environmental screening levels [ESLs] and drinking water maximum contaminant levels [MCLs]) of four VOCs detected in the B1 water sample, no VOCs, BTEX, or MTBE were detected above reporting limits in the ground water samples.

In May 2006 Engeo drilled four borings (1-B1 to 1-B4) at the Site to better evaluate soil and ground water quality conditions (Engeo, 2006). Borings 1-B1, 1-B2, and 1-B3 were drilled within approximately 50 feet of Terrasearch's B2 boring where slightly elevated oil-range hydrocarbons were detected in ground water;

and boring 1-B4 was drilled in the assumed down-gradient ground water flow direction (assumed flow direction is southwest) from Terrasearch's B1 boring where low concentrations of VOCs and diesel-range hydrocarbons were detected in ground water. Based on the results, no gasoline-, diesel-, and oil-range hydrocarbons, VOCs, BTEX, and MTBE were detected in the soil and ground water samples. A silica-gel cleanup was not performed for the TPHd and TPHo analysis. Engeo concluded the petroleum hydrocarbon and VOC concentrations detected in ground water were limited in extent and did not pose a significant risk to human health and the environment.

In August 2006 ERM drilled four borings (B-1 to B-4) at the Site to further evaluate soil and ground water conditions (ERM, 2006). Borings B-1 and B-3 were drilled near previous Terrasearch borings B4 and B2; and borings B-2 and B-4 were drilled within approximately 75 feet of Terrasearch's B2 location where slightly elevated oil-range hydrocarbons were detected in ground water. Based on the results, no gasoline-, diesel-, oil-range hydrocarbons, BTEX, and MTBE were detected in the soil and ground water samples with exception of oil-range hydrocarbons detected in ground water from B-1 and B-3 (up to 1,400 ppb). Although oil-range hydrocarbons were detected in the B-1 boring, previous ground water samples collected from borings drilled within approximately 10 feet of the B-1 location did not reveal oil-range hydrocarbons. The oil-range hydrocarbons in the B-3 boring were similar in magnitude to concentrations found during the Terrasearch investigation. No silica gel cleanup was performed prior to TPHd/o analyses.

In August 2008, to further evaluate the lateral extent of soil and ground water impacts in the presumed down-gradient ground water flow direction (reported west-southwest), three exploratory borings were drilled to a depth of approximately 45 feet. Exploratory borings EB-1, EB-2 and EB-3 were advanced west-southwest of the reported former UST areas. Soil samples were collected from each boring at approximately 5-foot intervals and were screened in the field using an organic vapor meter (OVM). OVM measurements ranged from 0 ppm to 0.1 ppm and appeared typical of background conditions. Ground water was encountered in exploratory borings EB-1 and EB-3 at approximately 41 feet. Ground water was not encountered in boring EB-2 to a maximum depth explored of 45 feet. Soil samples submitted for analyses were collected from the upper approximately 10 feet of soil and from immediately above the water table surface. These samples were analyzed for BTEX, TPHg, and fuel oxygenates including MTBE, 1,2-dibromoethane (EDB), 1,2-dichloroethane (EDC), ethyl tert-butyl ether (ETBE), tert-butyl alcohol (TBA) and tert-amyl methyl ether (TAME) (EPA Test Method 8260B). Since ground water was not encountered in EB-2, an additional three soil samples were collected from the presumed approximate depth of the water-bearing zone (approximately 30 to 40 feet). The samples were collected from approximate depths of 29½-30 feet, 34½-35 feet and 39½-40 feet) and were analyzed for TPHd and TPHo (EPA Test Method 8015M), and VOCs including fuel oxygenates and BTEX compounds (EPA Test Method 8260). A silica gel cleanup was performed for the TPHd and TPHo analyses. Based on the results, with exception TPHd detected in one soil sample at 2.15 ppm, no petroleum hydrocarbons or VOCs were detected in the selected soil samples. In addition, laboratory analyses of the grab ground water samples did not detect petroleum hydrocarbons or VOCs above their respective laboratory detection limits.

Conclusion:
The Department of Environmental Health believes that the residual soil and groundwater contamination at the site does not pose a continuing, significant threat to groundwater resources, human health, or the environment. Regional Water Quality Control Board objectives have not been compromised. The investigation was performed in accordance with state and local guidelines. The Department of Environmental Health recommends that this site be closed.

VI. LOCAL AGENCY REPRESENTATIVE DATA

Prepared by: Gerald O'Regan	Title: Professional Geologist
Signature: Gerald O'Regan	Date: 10/15/08
Approved by: Nicole Pullman	Title: Program Manager
Signature: Nicole Pullman	Date: 10/15/08

Attachments:
1. Site Vicinity Map
2. Site Plan
3. Soil Analytical Results
4. Groundwater Analytical Results
5. Well Destruction Letter

This document and the related Case Closure Letter shall be retained by the lead agency as part of the official site file.

Attachment 1

CORNERSTONE EARTH GROUP

Vicinity Map	Project Number 225-1-3
13100 and 13120 Berryessa Road San Jose, CA	Figure Number Figure 1
	Date September 2008 / Drawn By MGV

Approximate Location of Exploratory Boring

Approximate Location of Soil and Groundwater Probe (ENGEO, May 2006)

Approximate Location of Soil and Groundwater Probe (Terraserch, 2005)

ERM Boring Locations (July 2006)

N

0 55 110

APPROXIMATE SCALE (FEET)

Project Number 225-1-3

Figure Number Figure 2

Date September 2006

Drawn By MGV

Site Plan

13100 and 13120 Berryessa Road
San Jose, CA

CORNERSTONE EARTH GROUP

Attachment 2

CORNERSTONE EARTH GROUP

attachment 3

Table 1. Analytical Results of Selected Soil Samples

(Concentrations in ppm)

Sample ID	Date	Depth (feet)	TPHg	TPHd	TPHo	Benzene	Toluene	Ethylbenzene	Xylenes, Total	MTBE	EDB	EDC	ETBE	TBA	TAME	VOCs
EB-1	8/27/2008	9½ - 10.0	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
		39½ - 40.0	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
EB-2	8/27/2008	6.0 - 6½	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
		24.0 - 24½	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
		29½ - 30.0	ND	<2.00	<4.00	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	ND
		34½ - 35.0	ND	2.15[a]	<4.00	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	ND
		39½ - 40.0	ND	<2.00	<4.00	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	ND
EB-3	8/27/2008	9.0 - 9½	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
		39.0 - 39½	<0.10	—	—	<0.010	<0.010	<0.010	<0.015	<0.010	<0.010	<0.010	<0.010	<0.050	<0.010	—
Residential ESL[1]			83	83	370	0.044	2.9	2.3	2.3	0.023	NE	0.0045	NE	0.075	NE	Variable

1 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - May 2008

a Sample result does not resemble typical diesel pattern; lighter end hydrocarbons within the diesel range quantitated as diesel.

< Not detected at or above laboratory reporting limit

ND Not Detected

— Not Analyzed

NE Not Established

CORNERSTONE EARTH GROUP

Attachment 3

Table 1. Analytical Results of Soil Samples
(Concentrations in ppm)

Sample ID	Date	Depth (feet)	TPHg	TPHd	TPHo	VOCs	Lead	Benzene	Toluene	Ethylbenzene	Xylenes, Total	MTBE
B1	6/29/2005	9	<1.0	<1.0	<5.0	ND	5.3	<0.005	<0.005	<0.005	<0.005	<0.005
B2	6/29/2005	9	<1.0	<1.0	<5.0	ND	7.5	<0.005	<0.005	<0.005	<0.005	<0.005
B2	6/29/2005	35.5	<1.0	<1.0	<5.0	ND	6.1	<0.005	<0.005	<0.005	<0.005	<0.005
B3	6/29/2005	7.5	<1.0	<1.0	<5.0	ND	7.6	<0.005	<0.005	<0.005	<0.005	<0.005
B3	6/29/2005	38	<1.0	<1.0	<5.0	ND	<5.0	<0.005	<0.005	<0.005	<0.005	<0.005
B4	6/29/2005	5	<1.0	<1.0	<5.0	ND	6.4	<0.005	<0.005	<0.005	<0.005	<0.005
B4	6/29/2005	35.5	<1.0	<1.0	<5.0	ND	7.1	<0.005	<0.005	<0.005	<0.005	<0.005
1-B1	5/18/2006	5, 15 *	<50	<2.5	<10	---	---	<1.0	<1.0	<1.0	<1.0	<5.0
1-B1	5/18/2006	25, 35 *	<50	<2.5	<10	---	---	<1.0	<0.1	<1.0	<1.0	<5.0
1-B2	5/18/2006	5, 15 *	<50	<2.5	<10	---	---	<1.0	<0.1	<1.0	<1.0	<5.0
1-B2	5/18/2006	25, 35 *	<50	<2.5	<10	---	---	<1.0	<0.1	<1.0	<1.0	<5.0
1-B3	5/18/2006	5, 15 *	<50	<2.5	<10	---	---	<1.0	<1.0	<1.0	<1.0	<5.0
1-B3	5/18/2006	25, 35 *	<50	<2.5	<10	---	---	<1.0	<0.1	<0.1	<0.1	<0.5
1-B4	5/18/2006	5, 15 *	<50	<2.5	<10	---	---	<1.0	<1.0	<1.0	<1.0	<5.0
1-B4	5/18/2006	25, 35 *	<50	<2.5	<10	---	---	<1.0	<1.0	<1.0	<1.0	<5.0
B-1	7/24/2006	5, 15, 25 35 *	<5	<2.5	<10	---	---	<0.1	<0.1	<0.1	<0.1	<0.5
B-2	7/24/2006	5, 15, 25 35 *	<5	<2.5	<10	---	---	<0.1	<0.1	<0.1	<0.1	<0.5
B-3	7/24/2006	5, 15, 25 35 *	<5	<2.5	<10	---	---	<0.1	<0.1	<0.1	<0.1	<0.5
B-4	7/24/2006	5, 15, 25 35 *	<5	<2.5	<10	---	---	<0.1	<0.1	<0.1	<0.1	<0.5
Residential ESL[1]			83	83	370	Variable	200	0.044	2.9	2.3	2.3	0.023

[1] Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - May 2008
< Not detected at or above the stated laboratory reporting limit
NE Not Established
ND Not Detected above at or above laboratory reporting limits
--- Not Analyzed
* Soil samples composited from specified depths

Berryessa Road
225-1-1

Attachment 3

TABLE 1

LABORATORY ANALYSIS OF SURFICIAL SOIL SAMPLES
For METALS, ORGANOCHLORIDE PESTICIDES
13060, 13100 and 13120 Berryessa Road, San Jose, California
May 31, 2005

Sample ID	As (mg/Kg)	Pb (mg/Kg)	Hg (mg/Kg)	DDT (mg/Kg)	DDE (mg/Kg)	DDD (mg/Kg)	a-chlordane (mg/Kg)	g-chlordane (mg/Kg)	Total Pesticides (mg/Kg)
S-1	**8.7**	**21**	**0.10**	**0.0015**	**0.0021**	<0.001	<0.001	<0.001	<0.001 to <0.05
S-2	**8.0**	**25**	**0.080**	**0.0015**	**0.0011**	<0.001	<0.001	<0.001	<0.001 to <0.05
S-3	**7.9**	**34**	**0.19**	**0.0027**	**0.0076**	<0.001	<0.001	<0.001	<0.001 to <0.05
S-4	**7.9**	**28**	**0.10**	**0.014**	**0.052**	**0.0018**	<0.001	<0.001	<0.001 to <0.05
S-5	**9.4**	**60**	**0.22**	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001 to <0.05
S-6	**8.8**	**52**	**0.12**	**0.0058**	**0.011**	<0.001	<0.001	<0.001	<0.001 to <0.05
S-7	**14**	**110**	**0.20**	**0.031**	**0.095**	**0.0032**	**0.0072**	**0.0035**	<0.001 to <0.05
S-8	**9.1**	**73**	**0.20**	<0.001	**0.013**	<0.001	<0.001	<0.001	<0.001 to <0.05
M-1	**7.4**	**16**	**0.070**	NA	NA	NA	NA	NA	NA
M-2	**9.0**	**26**	**0.080**	NA	NA	NA	NA	NA	NA
M-3	**10**	**130**	**0.14**	NA	NA	NA	NA	NA	NA
M-4	5.5	**28**	**0.13**	NA	NA	NA	NA	NA	NA
PRGs	*0.39*	*150*	*23*	*1.70*	*1.70*	*2.00*	1.6	1.6	---

As = Arsenic using EPA Method 7060.
Pb = Lead using EPA Method 6010.
Hg = Mercury using EPA Method 7470.
DDE = 1,1-dichloro-2,2-bis(p-chlorophenyl)ethylene using EPA Method 8080.
DDT = 1,1,1-trichloro-2,2-bis-(p-chlorophenyl)ethane using EPA Method 8080.
mg/Kg = Milligrams per kilogram, equivalent to parts per million (ppm).
< = Below laboratory detection limits.
NA = Not analyzed
PRGs = Preliminary Remediation Goals, EPA Region IX, October, 2004.

McCampbell Analytical, Inc.

110 2nd Avenue South, #D7, Pacheco, CA 94553-5560
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TERRASEARCH Inc.	Client Project ID: #10681.E; Nola Property	Date Sampled: 06/24/05
257 Wright Brothers Ave.		Date Received: 06/30/05
	Client Contact: Adnan Effandi	Date Extracted: 07/05/05
Livermore, CA 94550	Client P.O.:	Date Analyzed: 07/05/05

Volatile Organics by P&T and GC/MS (Basic Target List)*

Extraction Method: SW5030B Analytical Method: SW8260B Work Order: 0506579

Lab ID	0506579-008B								
Client ID	B1-W								
Matrix	Water								
Compound	Conc. *	DF	RL	MDL	Compound	Conc. *	DF	RL	MDL
Acetone	ND	1.0	5.0	5.0	Acrolein (Propenal)	ND	1.0	5.0	5.0
Acrylonitrile	ND	1.0	2.0	2.0	tert-Amyl methyl ether (TAME)	ND	1.0	0.5	0.5
Benzene	ND	1.0	0.5	0.5	Bromobenzene	ND	1.0	0.5	0.5
Bromochloromethane	ND	1.0	0.5	0.5	Bromodichloromethane	5.9	1.0	0.5	0.5
Bromoform	ND	1.0	0.5	0.5	Bromomethane	ND	1.0	0.5	0.5
2-Butanone (MEK)	2.5	1.0	2.0	2.0	t-Butyl alcohol (TBA)	ND	1.0	5.0	5.0
n-Butyl benzene	ND	1.0	0.5	0.5	sec-Butyl benzene	ND	1.0	0.5	0.5
tert-Butyl benzene	ND	1.0	0.5	0.5	Carbon Disulfide	ND	1.0	0.5	0.5
Carbon Tetrachloride	ND	1.0	0.5	0.5	Chlorobenzene	ND	1.0	0.5	0.5
Chloroethane	ND	1.0	0.5	0.5	2-Chloroethyl Vinyl Ether	ND	1.0	1.0	1.0
Chloroform	14	1.0	0.5	0.5	Chloromethane	ND	1.0	0.5	0.5
2-Chlorotoluene	ND	1.0	0.5	0.5	4-Chlorotoluene	ND	1.0	0.5	0.5
Dibromochloromethane	1.9	1.0	0.5	0.5	1,2-Dibromo-3-chloropropane	ND	1.0	0.5	0.5
1,2-Dibromoethane (EDB)	ND	1.0	0.5	0.5	Dibromomethane	ND	1.0	0.5	0.5
1,2-Dichlorobenzene	ND	1.0	0.5	0.5	1,3-Dichlorobenzene	ND	1.0	0.5	0.5
1,4-Dichlorobenzene	ND	1.0	0.5	0.5	Dichlorodifluoromethane	ND	1.0	0.5	0.5
1,1-Dichloroethane	ND	1.0	0.5	0.5	1,2-Dichloroethane (1,2-DCA)	ND	1.0	0.5	0.5
1,1-Dichloroethene	ND	1.0	0.5	0.5	cis-1,2-Dichloroethene	ND	1.0	0.5	0.5
trans-1,2-Dichloroethene	ND	1.0	0.5	0.5	1,2-Dichloropropane	ND	1.0	0.5	0.5
1,3-Dichloropropane	ND	1.0	0.5	0.5	2,2-Dichloropropane	ND	1.0	0.5	0.5
1,1-Dichloropropene	ND	1.0	0.5	0.5	cis-1,3-Dichloropropene	ND	1.0	0.5	0.5
trans-1,3-Dichloropropene	ND	1.0	0.5	0.5	Diisopropyl ether (DIPE)	ND	1.0	0.5	0.5
Ethylbenzene	ND	1.0	0.5	0.5	Ethyl tert-butyl ether (ETBE)	ND	1.0	0.5	0.5
Freon 113	ND	1.0	10	10	Hexachlorobutadiene	ND	1.0	0.5	0.5
Hexachloroethane	ND	1.0	0.5	0.5	2-Hexanone	ND	1.0	0.5	0.5
Isopropylbenzene	ND	1.0	0.5	0.5	4-Isopropyl toluene	ND	1.0	0.5	0.5
Methyl-t-butyl ether (MTBE)	ND	1.0	0.5	0.5	Methylene chloride	ND	1.0	0.5	0.5
4-Methyl-2-pentanone (MIBK)	ND	1.0	0.5	0.5	Naphthalene	ND	1.0	0.5	0.5
Nitrobenzene	ND	1.0	10	10	n-Propyl benzene	ND	1.0	0.5	0.5
Styrene	ND	1.0	0.5	0.5	1,1,1,2-Tetrachloroethane	ND	1.0	0.5	0.5
1,1,2,2-Tetrachloroethane	ND	1.0	0.5	0.5	Tetrachloroethene	ND	1.0	0.5	0.5
Toluene	ND	1.0	0.5	0.5	1,2,3-Trichlorobenzene	ND	1.0	0.5	0.5
1,2,4-Trichlorobenzene	ND	1.0	0.5	0.5	1,1,1-Trichloroethane	ND	1.0	0.5	0.5
1,1,2-Trichloroethane	ND	1.0	0.5	0.5	Trichloroethene	ND	1.0	0.5	0.5
Trichlorofluoromethane	ND	1.0	0.5	0.5	1,2,3-Trichloropropane	ND	1.0	0.5	0.5
1,2,4-Trimethylbenzene	ND	1.0	0.5	0.5	1,3,5-Trimethylbenzene	ND	1.0	0.5	0.5
Vinyl Chloride	ND	1.0	0.5	0.5	Xylenes	ND	1.0	0.5	0.5

Surrogate Recoveries (%)			
%SS1:	98	%SS2:	98
%SS3:	97		

Comments:

* water and vapor samples are reported in µg/L, soil/sludge/solid samples in mg/kg, product/oil/non-aqueous liquid samples and all TCLP & SPLP extracts are reported in mg/L, wipe samples in µg/wipe.

ND means not detected above the reporting limit; N/A means analyte not applicable to this analysis.

surrogate diluted out of range or coelutes with another peak; &) low surrogate due to matrix interference.

h) lighter than water immiscible sheen/product is present; i) liquid sample that contains greater than ~1 vol. % sediment; j) sample diluted due to high organic content/matrix interference; k) reporting limit near, but not identical to our standard reporting limit due to variable Encore sample weight; m) reporting limit raised due to insufficient sample amount; n) results are reported on a dry weight basis; p) see attached narrative.

DHS Certification No. 1644

Angela Rydelius, Lab Manager

CORNERSTONE EARTH GROUP

Attachment 4

Table 2. Analytical Results of Selected Ground Water Samples
(Concentrations in µg/L)

Sample ID	Date	TPHd	TPHo	VOCs	Benzene	Toluene	Ethylbenzene	Xylenes, Total	MTBE	EDB	EDC	ETBE	TBA	TAME
EB-1	8/27/2008	<167	<334	ND	<0.630	<0.630	<0.630	<1.89	<0.630	<0.630	<0.630	<0.630	<6.30	<0.630
EB-3	8/27/2008	<130	<260	ND	<0.610	<0.610	<0.610	<1.83	<0.610	<0.610	<0.610	<0.610	<6.1	<0.610
Drinking Water MCL[1]		NE	NE	Variable	1	150	300	1750	13	0.05	0.5	NE	NE	NE
Environmental Screening levels[2]		100	100	Variable	1	40	30	20	5	0.05	0.5	NE	NE	NE

1 Maximum Contaminant Level (MCL), CDPH - July 2008
2 Environmental Screening Level (ESL), RWQCB, San Francisco Bay Region - May 2008
< Not detected at or above laboratory reporting limit
ND Not detected at or above reporting limit
NE Not Established

CORNERSTONE EARTH GROUP

attachment 4

Table 2. Analytical Results of Ground Water Samples
(Concentrations in ppb)

Sample ID	Date	TPHg	TPHd	TPHo	VOCs	Lead	Benzene	Toluene	Ethylbenzene	Xylenes, Total	MTBE
B1	6/29/2005	<50	73	<250	ND [3]	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B2	6/29/2005	<50	150	1,200	ND	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
B3	6/29/2005	<50	<50	<250	ND	2	<0.5	<0.5	<0.5	<0.5	<0.5
B4	6/29/2005	<50	<50	<250	ND	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
1-B1	5/18/2006	<25	<56	<220	ND	---	<0.5	<0.5	<0.5	<0.5	<1.0
1-B2	5/18/2006	<25	<56	<220	ND	---	<0.5	<0.5	<0.5	<0.5	<1.0
1-B3	5/18/2006	<25	<56	<220	ND	---	<0.5	<0.5	<0.5	<0.5	<1.0
1-B4	5/18/2006	<25	<62	<250	ND	---	<0.5	<0.5	<0.5	<0.5	<1.0
B-1	7/24/2006	<50	<200	1,400	---	---	<0.5	<0.5	<0.5	<0.5	<1.0
B-2	7/24/2006	<50	<50	<200	---	---	<0.5	<0.5	<0.5	<0.5	<1.0
B-3	7/24/2006	<50	<140	720	---	---	<0.5	<0.5	<0.5	<0.5	<1.0
B-4	7/24/2006	<50	<50	<200	---	---	<0.5	<0.5	<0.5	<0.5	<1.0
Residential ESL[1]		100	100	100	Variable	2.5	1	40	30	20	5
Drinking Water MCL[2]		NE	NE	NE	Variable	15	1	150	300	1,750	13

1 Environmental Screening Level (ESL), RWQCB- May 2008
2 Maximum Contaminant Level (MCL), CDHS - July 2008
NE Not Established
3 MEK detected at 2.5 ppb (ESL is 4,200 ppb);
Chloroform detected at 14 ppb (ESL is 70 ppb);
Dibromochloromethane detected at 1.9 ppb (ESL is 100 ppb); and
Bromodichloromethane detected at 5.9 ppb (ESL is 100 ppb).

County of Santa Clara

Department of Environmental Health

1555 Berger Drive, Suite 300
San Jose, California 95112-2716
(408) 918-3400
www.EHinfo.org

April 15, 2014

Mr. Charles J. Territo
13100 Berryessa Road
San Jose, CA 95132

Subject: Fuel Leak Investigation: Pulte Homes, 13060, 13100 and 13120 Berryessa Road, San Jose, CA Case No. 14-785, SCVWDED No. 06S1E28K01f

Dear Mr. Territo:

The purpose of this Directive Letter is to document water well destruction activities and the condition of associated soil cuttings.

The Department of Environmental Health (DEH) Directive Letter dated October 20, 2008 stated that a water production well needed to be properly destroyed before the site could be closed.

The DEH has received the Updated Summary of Water Supply Destruction Activities prepared by the Source Group and dated October 24, 2013 (received March 4, 2014). The report documents that during recent site reconnaissance activities two water production wells were identified in the northwestern portion of the property located at 13100 Berryessa Road and are approximately 8 feet apart. The wells are referred to as the Nola Well which was active up until 2013 and the Old Nola Well which was improperly abandoned in approximately 1950.

The Nola well was destroyed on September 20, 2013. The well was an 8-inch diameter steel cased well and 146.5 feet deep.

The Old Nola Well was destroyed between September 21 to 28, 2013. The well was an 8-inch diameter steel cased well and 146.5 feet deep.

Both well destructions were permitted and approved by the Santa Clara Valley Water District.

Approximately three cubic yards of soil was generated during the well destruction activities. A composite sample soil sample was collected for the stockpiled soil. All detected analytes were below their respective regulatory human health risk and

Attachment 5

Board of Supervisors: Mike Wasserman, Cindy Chavez, Dave Cortese, Ken Yeager, S. Joseph Simitian
County Executive: Jeffrey V. Smith

Table 1
Summary of Soil Analytical Results
13100 Berryessa Road
San Jose, California

Sample Location	Date	TPHd	TPHmo	4,4'-DDD	4-4'-DDE	4-4'-DDT	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc
		(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)	(mg/kg)
Screening Levels																							
CHHSL		*83*	*83*	*2.3*	*1.6*	*1.6*	*30*	*0.070*	*5,200*	*150*	*1.7*	*100,000*	*660*	*3,000*	*80*	*18*	*350*	*1,600*	*380*	*380*	*5.0*	*530*	*23,000*
ESL		*100*	*500*	*2.4*	*1.7*	*1.7*	*20*	*0.39*	*750*	*4.0*	*12*	*750*	*23*	*230*	*80*	*6.7*	*40*	*150*	*10*	*20*	*0.78*	*200*	*600*
Regional Background Level[1]		---	---	---	---	---	*6*	*17*	*280*	*1.0*	*5.6*	*100*	*22*	*58*	*17*	*0.42*	*4.8*	*164*	*4.9*	*2.9*	*10*	*77*	*110*
Former Nola Property Analytical Results																							
SS-1	9/28/13	**48**	**52**	**0.0054**	**0.048**	**0.10**	<0.75	**5.7**	**210**	**0.26**	<0.50	**12**	**9.5**	**30**	**32**	<0.050	**1.1**	**23**	<0.75	<0.25	<0.75	**12**	**100**

Notes:
mg/kg = milligrams per kilogram
<0.0050 = Not detected at or above the noted laboratory method detection limit (LMDL).
Bold = analyte detected at or above the LMDL
--- = Not applicable
[redacted] = analyte detected at or above corresponding CHHSL or ESL value
CHHSL = Cal EPA California Human Health Screening Level - January 2005 - Residential Land Use
ESL = California Regional Water Quality Control Board, San Francisco Bay Region. Environmental Screening Levels, Interim Final - May 2013.
Table A for Shallow Soils (≤10 feet bgs), Residential Land Use, Groundwater is a current or potential source of drinking water
[1] Source: Analysis of Background Distributions of Metals in the Soil at Lawrence Berkeley National Laboratory. LBNL June 2002. Revised April 2009.
Values represent 95th Percentile of data set, if available. Otherwise, the 99th percentile is presented.

TRC Lowney

RECEIVED
April 14, 2008
Santa Clara County
Dept. of Environmental Health
(Electronic Stamp via E-mail)

Phase I Environmental Site Assessment and Limited Soil Quality Evaluation

Berryessa Road & Jackson Avenue
San Jose, California

This report has been prepared for:

Pulte Home Corporation
6210 Stoneridge Mall Road, 5th Foor, Pleasanton, California 94588

April 28, 2006
Project No. 1424-55A

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TABLE OF CONTENTS

1.0 INTRODUCTION 1
- 1.1 Purpose 1
- 1.2 Scope of Work 1

2.0 SITE RECONNAISSANCE 2
- 2.1 Site Location and Ownership 2
- 2.2 Topographic Features and Hydrogeology 2
- 2.3 Site Visit 2
- 2.4 Site Vicinity Drive-By Survey 4
- 2.5 Environmental Questionnaire and Interviews 4

3.0 HISTORICAL REVIEW 4
- 3.1 Site 5
- 3.2 Site Vicinity 5
- 3.3 City Directories 5
- 3.4 Summary of Previous Environmental Reports 5

4.0 REGULATORY RECORDS 6
- 4.1 City and County Agencies File Review 6
- 4.2 Regulatory Agency Database Report 6

5.0 SOIL SAMPLING 6

6.0 CONCLUSIONS 7
- 6.1 Historical Summary 7
- 6.2 Agricultural Use and Soil Quality 8
- 6.3 Chemical Storage and Use 9
- 6.4 Urban Runoff Pollution Prevention Program 9
- 6.5 Soil Management Plan 10
- 6.6 Potential Environmental Concerns Within the Site Vicinity 10

7.0 LIMITATIONS 10

FIGURE 1 — VICINITY MAP
FIGURE 2 — SITE PLAN

APPENDIX A — TERMS AND CONDITIONS
APPENDIX B — QUESTIONNAIRE
APPENDIX C — AERIAL PHOTOGRAPHS AND MAPS
APPENDIX D — CITY DIRECTORY REPORT
APPENDIX E — PRIOR ENVIRONMENTAL REPORTS
APPENDIX F — REGULATORY AGENCY DATABASE REPORT
APPENDIX G — LABORATORY REPORTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT
AND
LIMITED SOIL QUALITY EVALUATION
BERRYESSA ROAD & JACKSON AVENUE
SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

This Phase I environmental site assessment and limited soil quality evaluation was performed for Pulte Home Corporation, who we understand is considering the purchase and redevelopment of the site shown on Figures 1 and 2. The planned multi-family residential development will likely consist of wood-frame structures, associated streets, underground utilities and landscaping also are anticipated. Reportedly, approximately 2 feet of imported fill is required to balance the site.

The purpose of this study was to strive to document recognized environmental conditions at the site related to current and historic use of hazardous substances and petroleum products. The term "recognized environmental conditions" means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate a significant release or significant threat of a release into the ground, ground water, or surface water.

1.2 Scope of Work

As requested, the scope of work for this study was performed in general accordance with the American Society for Testing and Materials (ASTM) Designation E 1527-00 as outlined in our agreement dated April 3, 2006. The scope of work included the following tasks.

- Reconnaissance of the site and limited drive-by survey of adjacent properties for readily observable indications of current or historic activities that have or could significantly impact the site.
- Review of readily available topographic maps and reports to evaluate local hydrogeologic conditions including anticipated ground water depth and flow direction.
- Review of readily available documents, maps, and aerial photographs, and interviews with knowledgeable persons to evaluate past land uses.
- Acquisition and review of a regulatory agency database report to evaluate potential impacts to the site from reported contamination incidents at nearby facilities.
- Review of available regulatory agency files to obtain information about the use and storage of hazardous materials at the site.

- Collection and laboratory analyses of 16 surface soil samples (approximately one per acre) from randomly selected locations across the site.

Our scope of services did not include sampling or analysis of on-site building materials, air or ground water. The limitations of the Phase I environmental site assessment are presented in Section 7; the terms and conditions of our agreement are presented in Appendix A.

2.0 SITE RECONNAISSANCE

2.1 Site Location and Ownership

The approximately 17.5-acre site consists of five parcels (APN 254-15-066, 067, 072, 073 and 074) located at the northeast corner of Berryessa Road and North Jackson Avenue in San Jose, California, in a residential area. The site is bordered on the west by Berryessa Road, on the south by North Jackson Avenue, and on the north and east by residential developments. The site is reportedly owned by Pepper Lane-Berryessa, LLC.

2.2 Topographic Features and Hydrogeology

Based on U.S. Geological Survey (USGS) topographic maps, the site's elevation is approximately 140 feet above mean sea level. Topography in the vicinity of the site slopes gently to the southwest. Based on our recent geotechnical investigation, the shallow water-bearing zone was encountered at depths of approximately 30 to 40 feet; ground water beneath the site likely flows to the southwest.

2.3 Site Visit

To observe current site conditions, our representative visited the site on April 13, 2006 and was unaccompanied. At the time of our site visit, the site consisted mostly of undeveloped land.

A small flower shop building, occupied by Jeanett's Flowers & Gifts, was observed on-site with a posted address of 12960 Berryessa Road. This building appeared to be used for the retail sale of cut flowers and consisted of a small flower arrangement/office area, cold storage refrigerators, and retail display area. No flower growing operation was observed.

Adjacent to the flower shop was a garage type structure. Access to the interior of the garage was not available; however, viewing of the interior through a window indicated that it was mostly vacant. A sign on the garage indicated that it was seasonally occupied by Territo's Christmas Trees and Pumpkins. An adjacent, fenced area with outdoor lighting appeared to be used for display and sales purposes.

To the north of the flower shop was a fenced area that contained two structures constructed of wood framing and plywood supported on concrete blocks. The westernmost structure was locked and a Proposition 65 sign was posted on the door indicating that the structure contained chemicals known to the state of California to

cause cancer. The second structure was mostly vacant except for various building materials including several 5-gallon buckets of paint.

The northern portion of the site was observed to be used for outdoor storage of miscellaneous farming related equipment including, among other items, several tractors, trailers and vehicles.

Additional observed site features are listed in Table 1.

Table 1. Additional Readily Observable Site Features

Site Features			Comments
Heating/Ventilation/Air Conditioning System	☒ Natural Gas and/or Electrical ☐ Fuel Oil		
Potable Water Supply	☒ Municipal	☐ On-Site Well	
Sewage Disposal Syst.	☐ POTW	☐ On-Site Septic	None. Portable toilette observed at flower shop.
Transformers	☐ Present ☐ PG&E	☒ Not Observed ☐ Privately Owned	
Other Features	☐ Aboveground Storage Tanks ☐ Agricultural Wells ☐ Air Emission Control Systems ☐ Auto Servicing Areas ☐ Boilers ☐ Burning Areas ☐ Chemical Mixing Areas ☐ Chemical Storage Areas ☐ Clean Rooms ☐ Drainage ditches ☐ Elevators ☐ Emergency Generators ☐ Equipment Maintenance Areas ☐ Garbage Disposal Areas ☐ HazMat Storage Areas ☐ High Power Transmission Lines ☐ Hoods and Ducting ☐ Hydraulic Lifts ☐ Petroleum Pipelines ☐ Petroleum Wells ☐ Ponds or Streams ☐ Railroad Lines ☐ Row crops or orchards ☐ Stockpiles of Soil or Debris ☐ Sumps or clarifiers ☐ Underground Storage Tanks ☐ Vehicle Maintenance Areas ☐ Vehicle Wash Areas ☐ Waste Water Neutralization Systems ☐ Wells		

Note: An unchecked box does not warrant that these features are not present on-site; it only states that these features were not readily observed during our site visit.

2.4 Site Vicinity Drive-By Survey

To evaluate adjacent land use, we performed a limited drive-by survey. Our observations are presented in Table 2.

Table 2. Adjacent Properties

Property Use	Direction from Site	Observations
Residential	North	
Residential	South	
Residential	East	
Residential/Agricultural	West	Remnants of orchards and barns observed along with residences

2.5 Environmental Questionnaire and Interviews

During our study, we contacted the property owner, Mr. Henry Cord of Pepper Lane-Berryessa, LLC, who was asked to complete a questionnaire. The information presented on the questionnaire is used to obtain general information regarding past and current site usage; a copy of the completed questionnaire is presented in Appendix B. Based on our conversation and the completed questionnaire, Pepper Lane-Berryessa, LLC has owned the site since 1996. Mr. Cord indicated that the site was historically used for agricultural purposes and that the flower shop currently leases a small portion of the site. He also indicated that a portion of the site is leased to the Territo family who reportedly uses the site seasonally for the sale of Christmas trees and pumpkins, as well as for storage purposes.

During our site visit, Mr. Chuck Territo introduced himself and apparently occupies a residence adjacent to the site. He indicated that his family had owned and farmed the site beginning in the early 1900s. The northern half of the site was reportedly an orchard (cherry and apricot) and the southern portion of the site was used for various row crops.

Mr. Territo indicated that the two plywood structures (and fenced lot) located to the north of the flower shop were constructed and used during the 1970s for office and storage purposes by the home builder that developed the adjacent property to the north and east of the site. He recalled that the structures were used to store various building materials and suspected that the posted Proposition 65 sign was related to that use.

Mr. Territo also indicated that there were no underground storage tanks, wells or septic systems on the site.

3.0 HISTORICAL REVIEW

To evaluate the site history, we reviewed:

- Aerial photographs (dated 1939, 1956, 1965, 1974, 1982, 1993 and 1998) from Environmental Data Resources, Inc. in Southport, Connecticut.
- USGS 15-minute and 7.5-minute topographic maps (1961, 1968, 1973 and 1980).

- Historic Sanborn fire insurance maps were requested from EDR in Southport, Connecticut. However, no Sanborn maps were available.

The above maps and photographs commonly provide historical information regarding a site including land uses and changes in development over time. Copies of these maps and photographs are presented in Appendix C. The following is a summary of our observations for the site and site vicinity.

3.1 Site

1939 through 1980: The aerial photographs and topographic maps dated between 1939 and 1980 show the northern portion of the site to be occupied by orchards and the southern portion of the site to be occupied by row crops.

1982 through 1998: On the aerial photographs dated from 1982 to 1998, the orchards appear to have been removed and the site appears to be fallow agricultural land. The plywood structures reported to have been used as part of a construction yard also are depicted on these photographs. The flower shop and structures related to the Christmas tree and pumpkin sales operation are shown on the photographs taken during the 1990s. The photographs taken during the 1990s also show miscellaneous items stored on the northern portion of the site. Due to the scale and quality of photographs, however, specific site details are difficult to interpret.

3.2 Site Vicinity

On the aerial photographs dated from 1939 to 1965, the site vicinity appears to be mainly used for agricultural purposes. Subsequent photographs show large increases in mainly residential development of nearby and adjacent property.

3.3 City Directories

To provide additional information pertaining to past site occupants, a city directory search report was obtained from Environmental Data Resources, Inc. The site was not listed in the city directories that were searched; the city directory report is presented in Appendix C.

3.4 Summary of Previous Environmental Reports

To further evaluate the site history, we reviewed and relied upon the information presented in the following report that was provided by Pulte Home Corporation. A copy of the report is presented in Appendix E.

Phase I Environmental Site Assessment, Key No. 16, Berryessa Road and Jackson Avenue, San Jose, California. Geraghty & Miller, Inc., June 9, 1995. (Note: Page 6 missing)

This prior report describes the site as vacant land with an agricultural history.

4.0 REGULATORY RECORDS

4.1 City and County Agencies File Review

To attempt to obtain additional information pertaining to the site history and hazardous materials usage and storage, we reviewed readily available information at the San Jose Building Department (SJBD), San Jose Fire Department (SJFD), and Santa Clara County Environmental Health Department (SCCEHD) pertaining to site location.

Other than a temporary use permit dated in 1995, allowing pumpkin sales, the above agencies provided no information regarding the site.

4.2 Regulatory Agency Database Report

During this study, a regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported in the site vicinity. A list of the database sources reviewed, a detailed description of the sources, and a radius map indicating the location of the reported facilities relative to the project site are presented in Appendix F.

There were no reported nearby hazardous materials spills or releases with a potential to significantly impact the site. The potential for site impact was evaluated based on information in the database records regarding the type of release, current case status, and distance and direction from the site.

5.0 SOIL SAMPLING

On April 10, 2006 under the supervision of Senior Project Engineer Kurt Soenen, P.E. Staff Environmental Engineer Matt Eckhardt collected 16 soil samples from randomly selected locations across the site (approximately one per acre). The soil samples were collected using hand-sampling equipment following our standard sampling protocols. The 16 soil samples were analyzed at a state-certified laboratory for organochlorine pesticides (EPA Test Method 8081), and pesticide-related metals (arsenic, lead and mercury) by EPA Test Method 6010/7000. Analytical results are presented in Table 3. Copies of the analytical reports and chain of custody documentation are presented in Appendix G.

The Environmental Screening Levels (ESLs) and California Human Health Screening Levels (CHHSLs) presented in Table 3 are published by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the California Environmental Protection Agency (CalEPA), respectively. The ESLs and CHHSLs were developed to protect human health. The total threshold limit concentrations (TTLC) presented in Table 3 represent the concentrations which defines a waste as hazardous in California.

Table 3. Analytical Results of Soil Samples
(concentrations in ppm)

Sample ID	Depth (feet)	4,4'-DDD	4,4'-DDE	4,4'-DDT	Total DDT	Dieldrin	Arsenic	Lead	Mercury
Soil Samples Collected from the Southern Half of the Site									
SS-1	0-½	<0.1	**2.22**	1.51	**3.73**	**0.229**	**6.7**	130	0.27
SS-2	0-½	<0.2	**2.36**	1.45	**3.81**	<0.2	**6.8**	20	0.22
SS-3	0-½	<0.02	0.462	0.2	0.662	**0.146**	**6.8**	8.8	<0.2
SS-5	0-½	<0.2	**2.25**	**1.83**	**4.08**	**0.399**	**7.2**	18	0.2
SS-6	0-½	<0.04	0.995	0.536	1.53	**0.123**	**6.1**	16	0.22
SS-7	0-½	<0.2	**2.58**	**1.86**	**4.44**	**0.409**	**6.9**	16	0.2
SS-8	0-½	<0.1	**1.93**	1.23	**3.16**	**0.169**	**5.6**	14	<0.2
SS-16	0-½	<0.05	0.922	0.5	1.42	**0.0619**	**7.4**	15	0.2
Soil Samples Collected from the Northern Half of the Site									
SS-4	0-½	0.00226	<0.002	<0.002	<0.002	0.00419	**9**	9.6	0.8
SS-9	0-½	<0.002	0.0356	0.0215	0.057	<0.002	**6.8**	12	0.22
SS-10	0-½	<0.01	0.0948	0.0773	0.172	<0.01	**6.4**	17	0.2
SS-11	0-½	<0.01	0.109	0.129	0.238	<0.01	**7.6**	29	0.27
SS-12	0-½	<0.02	0.0944	<0.02	0.094	<0.02	**6.8**	19	0.23
SS-13	0-½	<0.006	0.0665	<0.006	0.0665	<0.006	**10**	24	0.2
SS-14	0-½	<0.006	0.0631	0.0571	0.120	<0.006	5.4	12	<0.2
SS-15	0-½	<0.006	0.148	0.0741	0.222	<0.006	**8.3**	35	0.23
Residential ESL - Direct Exposure[1]		2.3	1.6	1.6	NE	0.034	5.5 [4]	150	3.7
Residential CHHSL[2]		2.3	1.6	1.6	NE	0.035	5.5 [4]	150	18
TTLC[3]		1	1	1	1	10	500	1,000	20

< Indicates that the compound was not detected at or above the stated laboratory reporting limit
1 Direct Exposure Environmental Screening Level (ESL) for Residential Land Use, RWQCB, San Francisco Bay Region- March 2005
2 California Human Health Screening Level (CHHSL), CalEPA- January 2005
3 Total Threshold Limit Concentration (TTLC), Title 22 California Code of Regulations
4 An assumed background level of 5.5 ppm was substituted for toxicity-based goals. Typical mean background concentrations of arsenic in Bay Area soils range from approximately 5 to 20 ppm (LBNL, 2002).
BOLD Concentration Exceeds ESL or CHHSL
NE Not Established

6.0 CONCLUSIONS

6.1 Historical Summary

Based on the aerial photographs reviewed, the site was planted with orchards and row crops as early as 1939. Site information prior to 1939 was unavailable from sources researched, but based on our experience, site use prior to 1939 likely was either agricultural or undeveloped land. Orchards and row crops appeared present on-site

at least until the mid-1970s. By the late 1970s or early 1980s, two structures were constructed on-site that appear to have been used as office and storage space during the residential development of adjacent property. A small flower shop and facilities used for the seasonal sale of Christmas trees and pumpkins appear to have been constructed on site by the early 1990s. The northern portion of the site also was used since the early 1990s for outdoor storage of farm equipment and other miscellaneous items. Most of the site, however, is currently fallow agricultural land.

6.2 Agricultural Use and Soil Quality

The site was used for agricultural purposes for several decades. During the course of agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations. There is no indication of any uncontrolled release of pesticides to the site. However, because redevelopment of the site for residential use is planned, soil sampling and analyses were performed to evaluate the residual pesticide concentrations and potential health risks to future residents.

Laboratory analysis of the surface soil samples revealed elevated concentrations of pesticides, primarily total DDT (up to 4.44 ppm) and dieldrin (up to 0.399 ppm) in shallow soil in the southern half of the site. This half of the site historically was occupied with row crops whereas the northern half consisted of orchards. Seven of eight samples collected in the southern half of the site also exceeded the total threshold limit concentration (TTLC) for total DDT, which defines a waste as hazardous in California. However, under state exemptions for farm operations, hazardous waste management regulations do not appear to apply to farmers using agricultural chemicals provided the application was performed following the instructions on the chemical label. Therefore, soil at this site would likely not be considered a regulated hazardous waste. However, once this soil is excavated from the site for disposal, it may be considered a hazardous waste. Detected pesticide concentrations for the soil samples collected in the northern half of the site did not exceed residential ESLs, CHHSLs, and the TTLC.

With the exception of sample SS-1, the metal concentrations detected in the on-site soil samples were within the range of typical background conditions. The elevated lead detected at SS-1(130 ppm) was co-located with elevated total DDT and dieldrin. Based on our experience, a total lead concentration greater than 100 ppm likely will exceed the soluble hazardous waste limit (STLC), or California's hazardous waste criteria, of 5 ppm and therefore be considered a hazardous waste. We recommend collecting additional soil samples in the SS-1 area to better evaluate the lateral extent of lead-impacted soil.

Due to naturally occurring arsenic in the Bay Area, arsenic concentrations typically exceed their respective residential ESL or CHHSL. For this reason, regional background concentrations previously have been accepted by the regulatory agencies for use as a cleanup level. The site-specific range of background concentrations for arsenic is within the range of regional background (less than 10 ppm).

Based on the analytical results, there appear to be four available mitigative options for the southern half of the site. One option is capping the impacted area with 2 feet of clean fill prior to development. A second mitigative option would be excavation and

appropriate off-site disposal of impacted soil. The third remedial option would be soil mixing. The last option to consider would be in-place treatment to promote microbial destruction of the pesticide compounds. If the capping (either with clean soil or on-site construction), soil mixing, or in-place treatment options are selected, a human health risk assessment must be performed to demonstrate that the proposed mitigation would provide sufficient protection to the health of the occupants and construction workers from residual pesticides present in on-site soil. The risk assessment also must be performed to establish appropriate cleanup goals for these options. Additional soil samples should also be collected to better evaluate the vertical extent of pesticide-impacted soil. Regardless of the mitigative option selected, a remedial action work plan must be submitted to and approved by the overseeing regulatory agency, and, prior to site remediation/development, a site health and safety plan that documents appropriate protocol for construction personnel working in soil containing residual pesticides must be prepared.

No further work appears required for the northern half of the site

6.3 Chemical Storage and Use

Building materials were reportedly stored in two on-site plywood structures during the residential development of adjacent property. Several 5-gallon buckets of paint were observed in one of the structures. The second structure was not accessible, but a Proposition 65 sign indicating the presence (or former presence) of chemicals was posted on the door. The potential for the site to have been significantly impacted by the past storage of construction related materials in these structures appears low. However, any remaining hazardous materials that may be stored should be removed and properly disposed prior to purchasing the property.

During our study, Mr. Chuck Territo was briefly interviewed regarding the site history. Mr. Territo's family reportedly had owned and farmed the site beginning in the early 1900s. We recommend Mr. Territo be further interviewed to further discuss his family's knowledge of chemical storage and use at the site.

6.4 Urban Runoff Pollution Prevention Program

The Urban Runoff Pollution Prevention Program, also called the Non-Point Source Program, was developed in accordance with the requirements of the 1986 San Francisco Bay Basin Water Quality Control Plan to reduce water pollution associated with urban storm water runoff. This program was also designed to fulfill the requirements of the Federal Clean Water Act, which mandated that the EPA develop National Pollution Discharge Elimination system (NPDES) Permit application requirements for various storm water discharges, including those from municipal storm drain systems and construction sites.

Construction activity resulting in a land disturbance of 1 acre or more, or less than 1 acre but part of a larger common plan of development or sale, must obtain a Construction Activities Storm Water General Permit. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) must be prepared prior to commencement of construction.

6.5 Soil Management Plan

Based on the long agricultural history of the site, buried debris and/or burn pits may be encountered during site development. To limit construction delays, we recommend that a Soil Management Plan be developed to establish management practices for handling these materials, if encountered.

6.6 Potential Environmental Concerns Within the Site Vicinity

Based on the information obtained during this study, no hazardous material incidents have been reported in the site vicinity that would be likely to significantly impact the site. As is typical to most developed areas, several facilities in the vicinity, however, were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the site, depending upon the effectiveness of cleanup efforts.

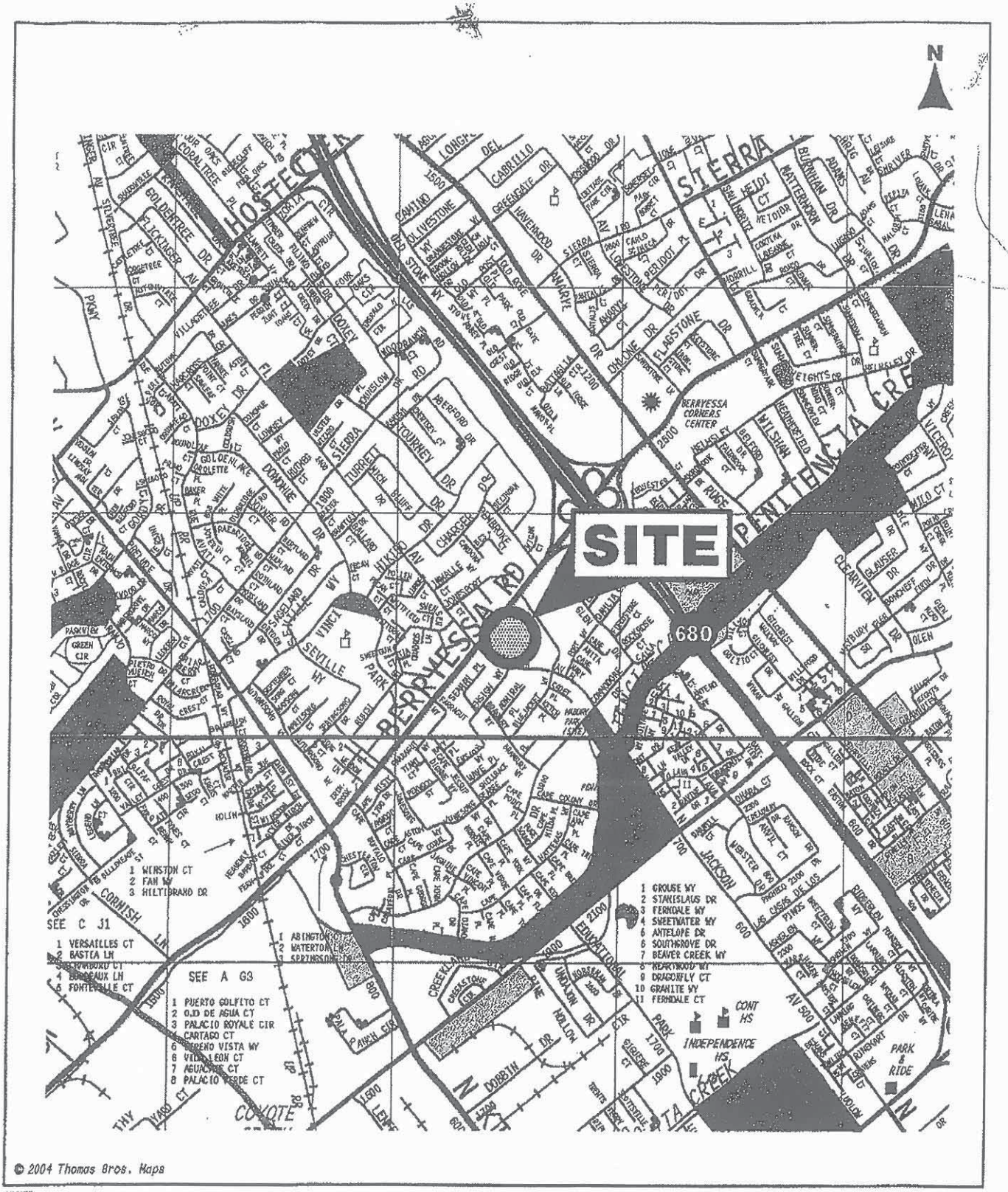
7.0 LIMITATIONS

As with all site assessments, the extent of information obtained is a function of client demands, time limitations, and budgetary constraints. Our conclusions and recommendations regarding the site are based on readily observable site conditions, review of readily available documents, maps, aerial photographs, and data collected and/or reported by others. Due to poor or inadequate address information, the regulatory agency database report listed several sites that may be inaccurately mapped or could not be mapped; leaks or spills from these or other facilities, if nearby, could impact the site. As directed by you, we are relying on information presented in reports provided to us by you or your representative. We are not responsible for the accuracy of information or data presented by others.

Because publicly available information often cannot affirm the presence of recognized environmental conditions, there is the possibility that such conditions exist. Our conclusions and recommendations in this site assessment are qualified in that no soil, ground water, air, or building material analyses were performed. Sampling and analysis lead to a more reliable assessment of environmental conditions, conditions that often cannot be noted from typical Phase I activities. Should you desire a greater degree of confidence, these samples should be obtained and analyzed to further evaluate environmental conditions. If additional information becomes available that might impact our conclusions and recommendations, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

This report was prepared for the sole use of Pulte Home Corporation. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location.

* * * * * * * * * * * *



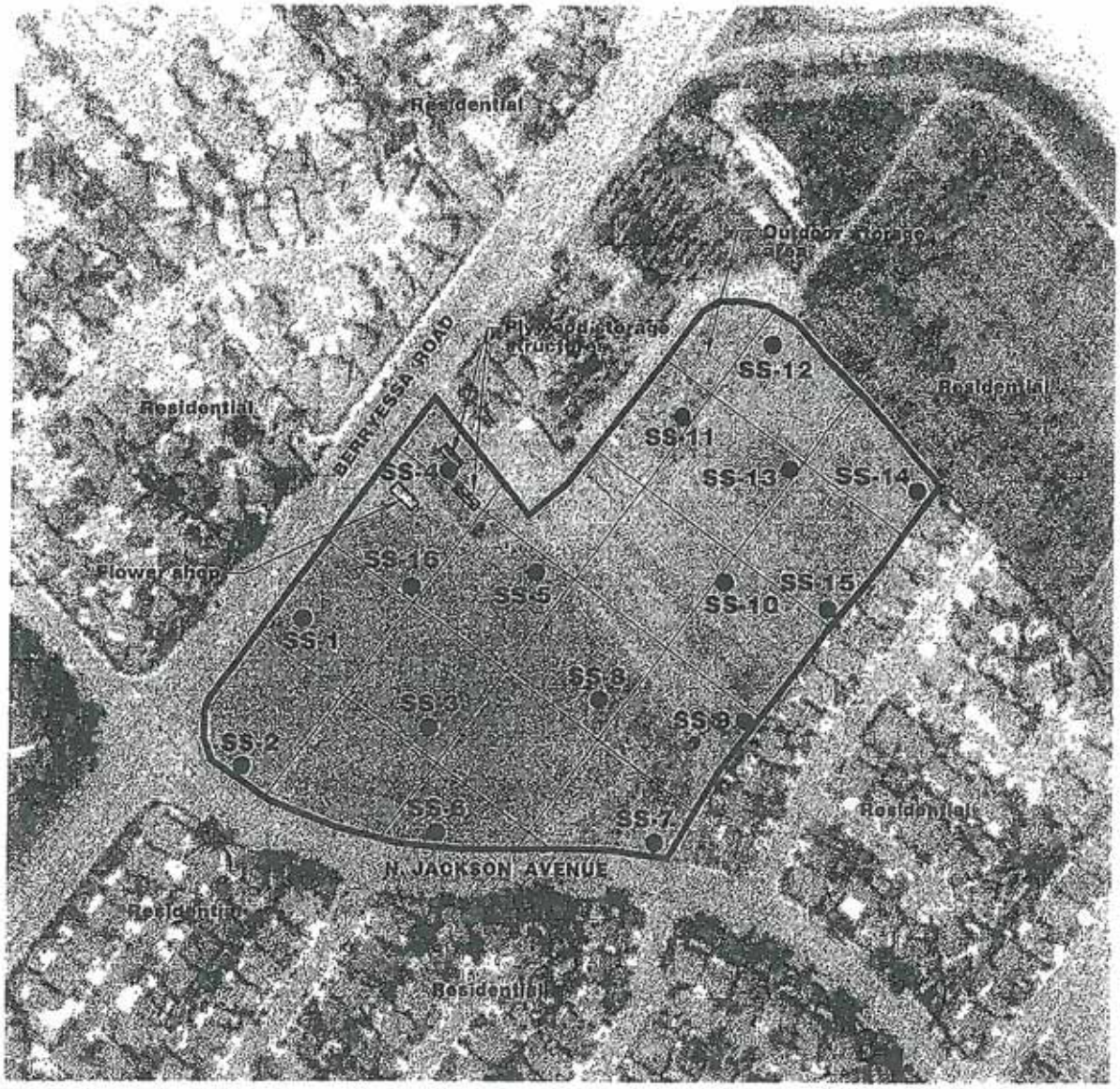
4/06'EB

VICINITY MAP

BERREYESSA ROAD AND JACKSON AVENUE
San Jose, California

TRC Lowney

FIGURE 1
1424-55A



LEGEND

● - Approximate location of soil sample

0 300 ft.

Base from USGS TerraSever, dated 6/93.

SITE PLAN

BERRYESSA ROAD AND JACKSON AVENUE
San Jose, California

TRC Lowney

FIGURE 2
1424-55A

TRC Lowney

RECEIVED
April 14, 2008
Santa Clara County
Dept. of Environmental Health
(Electronic Stamp via E-mail)

Additional Soil Quality Evaluation

Berryessa Road & Jackson Avenue
San Jose, California

This report has been prepared for:

Pulte Home Corporation
6210 Stoneridge Mall Road, 5th Foor, Pleasanton, California 94588

June 12, 2006
Project No. 1424-55A

Matt Eckhardt
Staff Environmental Engineer

Kurt M. Soenen, P.E.
Senior Project Engineer

Ron L. Helm, C.E.G., R.E.A. II
Senior Principal Geologist
Quality Assurance
Reviewer

PROFESSIONAL ENGINEER
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TABLE OF CONTENTS

1.0 INTRODUCTION 1
1.1 Purpose 1
1.2 Site Background 1
1.3 Scope of Work 1
2.0 SOIL QUALITY EVALUATION 2
2.1 Soil Sample Collection and Analyses 2
Table 1. Analytical Results of Soil Samples 3
3.0 CONCLUSIONS AND RECOMMENDATIONS 4
4.0 LIMITATIONS 4

FIGURE 1 — VICINITY MAP

FIGURE 2 — SITE PLAN

APPENDIX A —SOIL SAMPLING PROTOCOL AND ANALYTICAL RESULTS

ADDITIONAL SOIL QUALITY EVALUATION
BERRYESSA ROAD & JACKSON AVENUE
SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

In this report, we present the results of the additional soil quality evaluation performed at Berryessa Road and Jackson Avenue in San Jose, California. This work was performed for Pulte Home Corporation who we understand is considering the purchase and redevelopment of the site shown on Figures 1 and 2.

1.2 Site Background

The approximately 17½-acre site is located at the corner of Berryessa Road and Jackson Avenue in San Jose, California. Based on the results of our recent soil sampling, elevated concentrations of pesticides, primarily total DDT and dieldrin, were detected in shallow soil in the southern half of the site. We understand Pulte Homes is considering capping the site with clean imported fill material as part of the planned multi-family residential development. Additional soil sampling was recommended to evaluate the vertical extent of pesticide-impacted soil.

During our previous investigation, elevated concentrations of lead (130 ppm) also were detected at location SS-1. Although the detected lead concentration did not exceed the residential environmental screening level of 150 ppm, lead concentrations above 100 ppm likely will exceed the soluble threshold limit concentration (STLC) of 5 ppm and therefore could be considered a hazardous waste in California. Additional soil sampling near previous location SS-1 also was recommended.

1.3 Scope of Work

The scope of work for this study was outlined in our agreement dated May 16, 2006 and included the following tasks.

- Drilling 7 exploratory borings in the southern half of the site;
- Collection and laboratory analyses of soil samples; and
- Preparation of this report.

2.0 SOIL QUALITY EVALUATION

On May 17, 2006 and under the supervision of Senior Project Engineer Kurt M. Soenen, P.E., Staff Environmental Engineer Matt Eckhardt advanced 7 exploratory borings using hand sampling equipment to an approximate depth of 3 feet. The borings were located in the southern half of the site at previous soil sampling locations SS-1, 2, 5, and 7 where elevated pesticide concentrations were detected in shallow soil. Soil samples were collected from each boring from approximate depths of 1 to 1½ feet and a deeper sample from either 2 to 2½ feet or 2½ to 3 feet.

To evaluate the extent of lead-impacted soil near previous location SS-1, three borings (SS-17, 18, and 19) were advanced to an approximate depth of 3 feet. The borings were located within approximately 10 feet of the SS-1 sampling location. Soil samples were collected from each boring from the upper ½-foot of soil and approximate depths of 1½ to 2 feet and 2½ to 3 feet.

Approximate borings locations are shown on Figure 2. Soil sampling protocol is presented in Appendix A.

2.1 Soil Sample Collection and Analyses

Eight soil samples collected from borings SS-1, 2, 5, and 7 were analyzed at a state-certified laboratory for organochlorine pesticides (EPA Test Method 8081). Eleven soil samples collected from borings SS-1, 17, 18, and 19 were analyzed for total lead (EPA Test Method 6010). Analytical results are presented in Table 1. For comparison, the analytical results from our prior investigation are also included in Table 1. The analytical results were also compared to Environmental Screening Levels (ESLs) and California Human Health Screening Levels (CHHSLs), published by the San Francisco Bay Regional Water Quality Control Board (RWQCB) and the California Environmental Protection Agency (CalEPA), respectively. The ESLs and CHHSLs were developed to protect human health. The total threshold limit concentrations (TTLC) presented in Table 1 represent the concentrations which defines a waste as hazardous in California. Copies of the analytical reports and chain of custody documentation are presented in Appendix A.

Table 1. Analytical Results of Soil Samples
(concentrations in parts per million)

Sample ID	Depth (feet)	4,4'-DDD	4,4'-DDE	4,4'-DDT	Total DDT	Dieldrin	Arsenic	Lead	Mercury
Soil Samples Collected from the Southern Half of the Site									
SS-1	0-½	<0.1	**2.22**	1.51	**3.73**	**0.229**	**6.7**	130	0.27
	1-1½	<0.002	0.0346	0.00472	0.03932	0.0078	---	8.2	---
	2.5-3	<0.01	0.0528	<0.01	0.0528	**0.0781**	---	7.6	---
SS-2	0-½	<0.2	**2.36**	1.45	**3.81**	<0.2	**6.8**	20	0.22
	1-1½	0.0195	0.0291	0.0219	0.0705	0.0118	---	---	---
	2-2½	<0.02	0.428	0.217	0.645	0.0223	---	---	---
SS-3	0-½	<0.02	0.462	0.2	0.662	**0.146**	**6.8**	8.8	<0.2
SS-5	0-½	<0.2	**2.25**	**1.83**	**4.08**	**0.399**	**7.2**	18	0.2
	1-1½	<0.01	0.797	0.367	1.164	**0.334**	---	---	---
	2-2½	<0.02	0.239	0.124	0.363	**0.0531**	---	---	---
SS-6	0-½	<0.04	0.995	0.536	1.53	**0.123**	**6.1**	16	0.22
SS-7	0-½	<0.2	**2.58**	**1.86**	**4.44**	**0.409**	**6.9**	16	0.2
	1-1½	0.0621	0.11	0.0865	0.2586	0.0233	---	---	---
	2½-3	<0.01	0.0835	0.0341	0.1176	0.0121	---	---	---
SS-8	0-½	<0.1	**1.93**	1.23	**3.16**	**0.169**	**5.6**	14	<0.2
SS-16	0-½	<0.05	0.922	0.5	1.42	**0.0619**	**7.4**	15	0.2
SS-17	0-½	---	---	---	---	---	---	24	---
	1½-2	---	---	---	---	---	---	7.4	---
	2½-3	---	---	---	---	---	---	7.9	---
SS-18	0-½	---	---	---	---	---	---	21	---
	1½-2	---	---	---	---	---	---	7.4	---
	2½-3	---	---	---	---	---	---	8.2	---
SS-19	0-½	---	---	---	---	---	---	19	---
	1½-2	---	---	---	---	---	---	7.2	---
	2½-3	---	---	---	---	---	---	11	---
Soil Samples Collected from the Northern Half of the Site									
SS-4	0-½	0.00226	<0.002	<0.002	<0.002	0.00419	**9**	9.6	0.8
SS-9	0-½	<0.002	0.0356	0.0215	0.057	<0.002	**6.8**	12	0.22
SS-10	0-½	<0.01	0.0948	0.0773	0.172	<0.01	**6.4**	17	0.2
SS-11	0-½	<0.01	0.109	0.129	0.238	<0.01	**7.6**	29	0.27
SS-12	0-½	<0.02	0.0944	<0.02	0.094	<0.02	**6.8**	19	0.23
SS-13	0-½	<0.006	0.0665	<0.006	0.0665	<0.006	**10**	24	0.2
SS-14	0-½	<0.006	0.0631	0.0571	0.120	<0.006	5.4	12	<0.2
SS-15	0-½	<0.006	0.148	0.0741	0.222	<0.006	**8.3**	35	0.23
Residential ESL - Direct Exposure[1]		2.3	1.6	1.6	NE	0.034	5.5 [4]	150	3.7
Residential CHHSL[2]		2.3	1.6	1.6	NE	0.035	5.5 [4]	150	18
TTLC[3]		1	1	1	1	10	500	1,000	20

BOLD Concentration exceeds ESL or CHHSL
< Indicates that the compound was not detected at or above the stated laboratory reporting limit
1 Residential Environmental Screening Limit (ESL) for Direct Exposure- RWCQB, March 2005
2 California Human Health Screening Levels (CHHSL)- CalEPA, January 2005
3 Total Threshold Limit Concentration
4 An assumed background level of 5.5 ppm was substituted for toxicity-based goals. Typical mean background concentrations of arsenic in Bay Area soils range from approximately 5 to 20 ppm (LBNL, 2002).
NE Not Established
--- Not Analyzed

3.0 CONCLUSIONS AND RECOMMENDATIONS

Laboratory analysis of the deeper soil samples collected at locations SS-1, 2, 5, and 7 revealed elevated concentrations of pesticides, primarily dieldrin (up to 0.334 ppm). The highest concentrations were detected at locations SS-1 and SS-5 where dieldrin concentrations exceeded residential ESLs and CHHSLs. Total DDT also was detected in the samples; however, only one of eight deeper samples exceeded the total threshold limit concentration (TTLC) for total DDT, which generally defines a waste as hazardous in California. In general, the vertical extent and distribution of pesticide-impacted soil was variable across the southern portion of the site but generally appears limited to the upper 3 feet of soil. The reason for the sporadic vertical distribution is unknown but may be related to historical localized deep tilling activities.

Laboratory analysis of the soil samples collected from the borings surrounding previous sampling location SS-1 detected lead concentrations within the range of typical background conditions. Similar low concentrations also were detected in the deeper soil samples collected at location SS-1. Based on these results, the elevated lead previous detected in shallow soil at SS-1 appears anomalous and does not appear to be laterally or vertically extensive. The detected lead concentration in the SS-1 surface sample likely would be reduced by mixing of the topsoil during site development. No further work appears required.

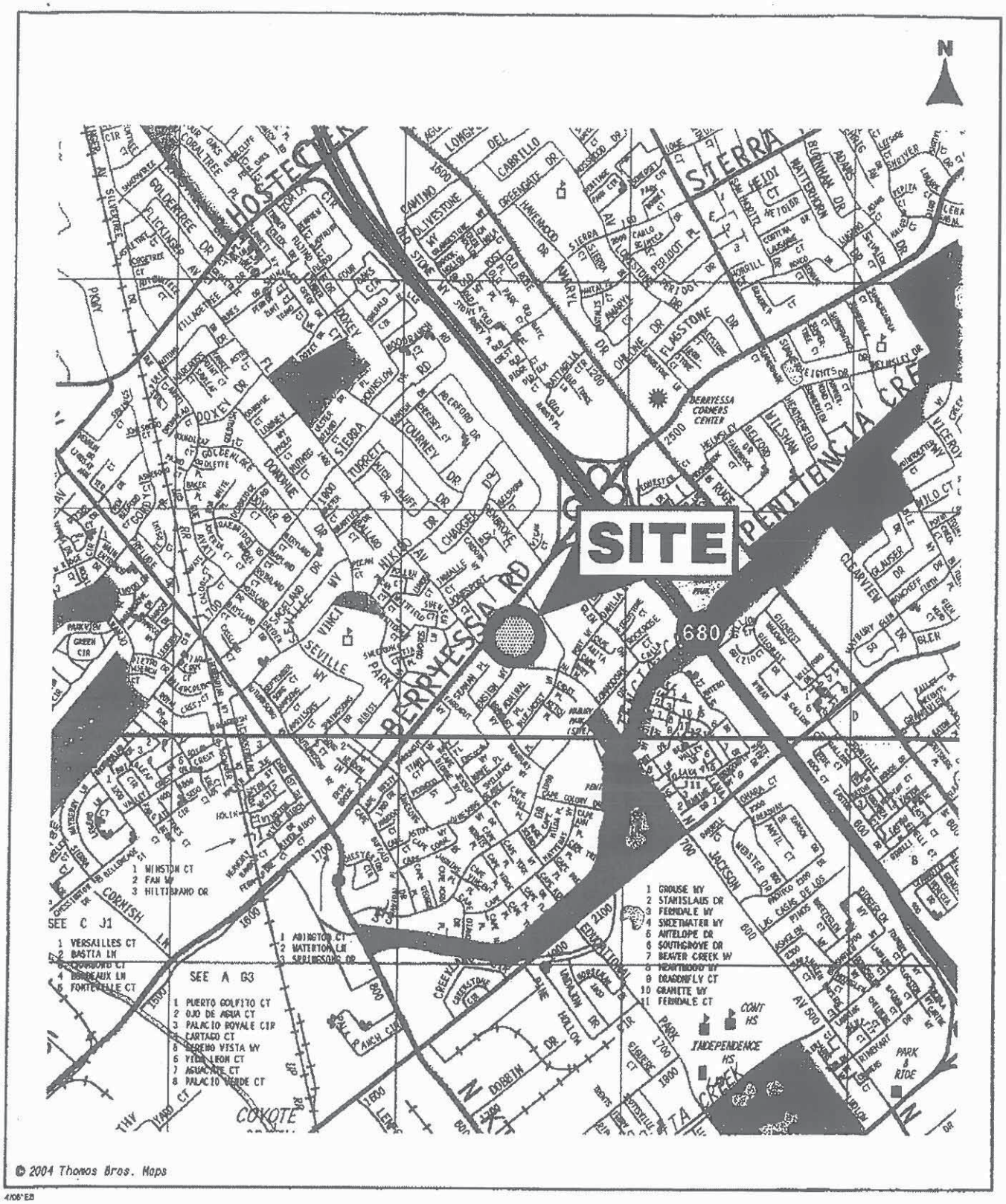
We recommend meeting with the City of San Jose Environmental Services Department (SJESD) to discuss the analytical results of this and previous investigations. Available mitigation options, such as capping the pesticide-impacted soil with clean fill material or soil mixing, could also be discussed with the SJESD. Prior to site remediation/development, a remedial action work plan must be submitted to and approved by the overseeing regulatory agency.

4.0 LIMITATIONS

This report was prepared for the sole use of Pulte Homes in evaluating soil and ground water quality at the Berryessa Road and Jackson Avenue at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

The accuracy and reliability of geo-chemical studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. Chemical analyses were performed for specific parameters during this investigation, as detailed in the scope of services. Please note that additional constituents not analyzed for during this evaluation may be present in soil and ground water at the site. Our sampling and analytical plan was designed using accepted environmental principles and our judgment for the performance of a soil quality evaluation and was based on the degree of investigation approved by you. It is possible to obtain a greater degree of certainty, if desired, by implementing a more rigorous soil and ground water sampling program or evaluating the risk posed by the contaminants detected, if any.

* * * * * * * * * * * * * *



4X06'EB

VICINITY MAP

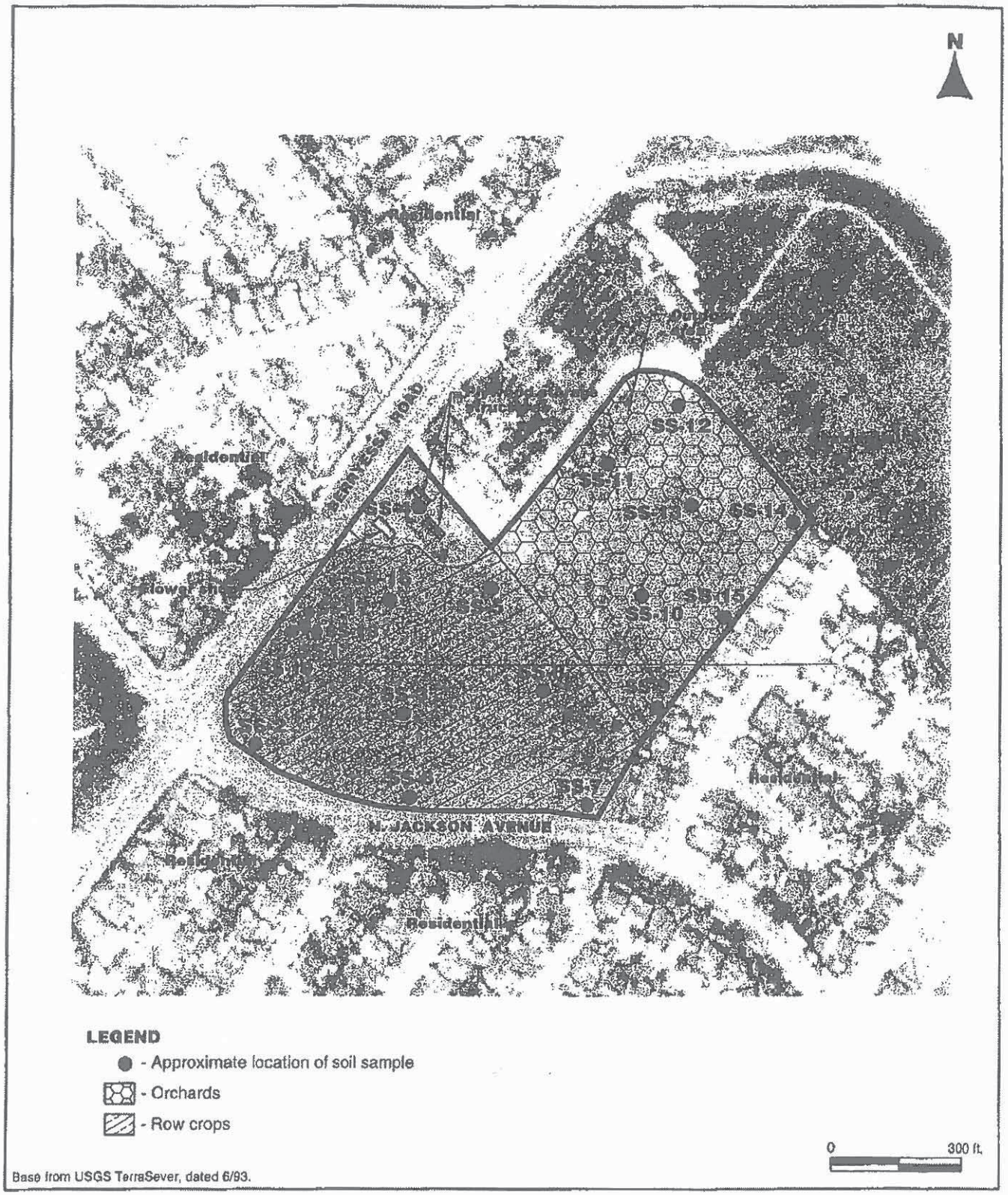
BERREYESSA ROAD AND JACKSON AVENUE

San Jose, California

TRC Lowney

FIGURE 1

1424-55A



SITE PLAN

BERRYESSA ROAD AND JACKSON AVENUE
San Jose, California

TRC Lowney

FIGURE 2
1424-55A

APPENDIX A

SOIL SAMPLING PROTOCOL AND ANALYTICAL RESULTS

Soil Sampling: Soil samples for laboratory analysis were collected in brass liners using hand-sampling equipment. The ends of the liners were covered in aluminum foil or Teflon film, fitted with plastic end caps, taped, and labeled with a unique identification number. The samples were then placed in an ice- chilled cooler, and transported to a state-certified analytical laboratory with chain of custody documentation.

Equipment Decontamination: All sampling equipment was cleaned in a solution of laboratory grade detergent and distilled water at each sampling point.

Analytical Results: The chilled samples were delivered to a state-certified analytical laboratory. Chain of custody documentation was maintained for all samples. Attached are copies of the analytical results and the chain of custody forms.

TORRENT LABORATORY, INC.

483 Sinclair Frontage Rd. • Milpitas, CA 95035 • Ph: (408) 263-5258 • Fax: (408) 263-8293

www.torrentlab.com

May 24, 2006

Kurt Soenen
TRC Lowney Associates
405 Clyde Ave.
Mountain View, CA 94043

TEL: 650-967-2365 ext119
FAX 650-967-2785

RE: 1424-55A

Order No.: 0605100

Dear Kurt Soenen:

Torrent Laboratory, Inc. received 17 samples on 5/17/2006 for the analyses presented in the following report.

All data for associated QC met EPA or laboratory specification(s) except where noted in the case narrative.

Torrent Laboratory, Inc, is certified by the State of California, ELAP #1991. If you have any questions regarding these tests results, please feel free to contact the Project Management Team at (408)263-5258;ext: 204.

Sincerely,

Laboratory Director

5/24/06
Date

Patti Sandrock
QA Officer

TORRENT LABORATORY, INC.

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Visit us at www.torrentlab.com email: analysis@torrentlab.com

Report prepared for: Kurt Soenen
TRC Lowney Associates

Date Received: 5/17/2006
Date Reported: 5/24/2006

Client Sample ID: SS-1(1-1.5)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 1:50:00 PM

Lab Sample ID: 0605100-001
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Lead	SW6010B	5/19/2006	1	1	1.0	8.2	mg/Kg	2435
4,4'-DDD	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
4,4'-DDE	SW8081A	5/22/2006	2	1	2.00	34.6	µg/Kg	R9541
4,4'-DDT	SW8081A	5/22/2006	2	1	2.00	4.72	µg/Kg	R9541
Aldrin	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
alpha-BHC	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
alpha-Chlordane	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
beta-BHC	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Chlordane	SW8081A	5/22/2006	20	1	20.0	ND	µg/Kg	R9541
delta-BHC	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Dieldrin	SW8081A	5/22/2006	2	1	2.00	7.80	µg/Kg	R9541
Endosulfan I	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Endosulfan II	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Endosulfan sulfate	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Endrin	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Endrin aldehyde	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Endrin ketone	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
gamma-BHC	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
gamma-Chlordane	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Heptachlor	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Heptachlor epoxide	SW8081A	5/22/2006	2	1	2.00	ND	µg/Kg	R9541
Methoxychlor	SW8081A	5/22/2006	5	1	5.00	ND	µg/Kg	R9541
Toxaphene	SW8081A	5/22/2006	100	1	100	ND	µg/Kg	R9541
Surr: Decachlorobiphenyl	SW8081A	5/22/2006	0	1	54.6-127	81.0	%REC	R9541
Surr: Tetrachloro-m-xylene	SW8081A	5/22/2006	0	1	54-122	81.7	%REC	R9541

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
TRC Lowney Associates

Date Received: 5/17/2006
Date Reported: 5/24/2006

Client Sample ID: SS-2(1-1.5)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 11:30:00 AM

Lab Sample ID: 0605100-003
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	5/23/2006	2	3	6.00	19.5	µg/Kg	R9541
4,4'-DDE	SW8081A	5/23/2006	2	3	6.00	29.1	µg/Kg	R9541
4,4'-DDT	SW8081A	5/23/2006	2	3	6.00	21.9	µg/Kg	R9541
Aldrin	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
alpha-BHC	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
alpha-Chlordane	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
beta-BHC	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Chlordane	SW8081A	5/23/2006	20	3	60.0	ND	µg/Kg	R9541
delta-BHC	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Dieldrin	SW8081A	5/23/2006	2	3	6.00	11.8	µg/Kg	R9541
Endosulfan I	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Endosulfan II	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Endosulfan sulfate	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Endrin	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Endrin aldehyde	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Endrin ketone	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
gamma-BHC	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
gamma-Chlordane	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Heptachlor	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Heptachlor epoxide	SW8081A	5/23/2006	2	3	6.00	ND	µg/Kg	R9541
Methoxychlor	SW8081A	5/23/2006	5	3	15.0	ND	µg/Kg	R9541
Toxaphene	SW8081A	5/23/2006	100	3	300	ND	µg/Kg	R9541
Surr: Decachlorobiphenyl	SW8081A	5/23/2006	0	3	54.6-127	85.7	%REC	R9541
Surr: Tetrachloro-m-xylene	SW8081A	5/23/2006	0	3	54-122	77.4	%REC	R9541

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
TRC Lowney Associates

Date Received: 5/17/2006
Date Reported: 5/24/2006

Client Sample ID: SS-5(1-1.5)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 9:45:00 AM

Lab Sample ID: 0605100-005
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
4,4'-DDE	SW8081A	5/23/2006	2	40	80.0	797	µg/Kg	R9541
4,4'-DDT	SW8081A	5/23/2006	2	40	80.0	367	µg/Kg	R9541
Aldrin	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
alpha-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
alpha-Chlordane	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
beta-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Chlordane	SW8081A	5/23/2006	20	5	100	ND	µg/Kg	R9541
delta-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Dieldrin	SW8081A	5/23/2006	2	40	80.0	334	µg/Kg	R9541
Endosulfan I	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endosulfan II	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endosulfan sulfate	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin aldehyde	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin ketone	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
gamma-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
gamma-Chlordane	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Heptachlor	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Heptachlor epoxide	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Methoxychlor	SW8081A	5/23/2006	5	5	25.0	ND	µg/Kg	R9541
Toxaphene	SW8081A	5/23/2006	100	5	500	ND	µg/Kg	R9541
Surr: Decachlorobiphenyl	SW8081A	5/23/2006	0	5	54.6-127	115	%REC	R9541
Surr: Tetrachloro-m-xylene	SW8081A	5/23/2006	0	5	54-122	104	%REC	R9541

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
TRC Lowney Associates

Date Received: 5/17/2006
Date Reported: 5/24/2006

Client Sample ID: SS-7(1-1.5)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 11:00:00 AM

Lab Sample ID: 0605100-007
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
4,4'-DDD	SW8081A	5/23/2006	2	5	10.0	62.1	µg/Kg	R9541
4,4'-DDE	SW8081A	5/23/2006	2	5	10.0	110	µg/Kg	R9541
4,4'-DDT	SW8081A	5/23/2006	2	5	10.0	86.5	µg/Kg	R9541
Aldrin	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
alpha-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
alpha-Chlordane	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
beta-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Chlordane	SW8081A	5/23/2006	20	5	100	ND	µg/Kg	R9541
delta-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Dieldrin	SW8081A	5/23/2006	2	5	10.0	23.3	µg/Kg	R9541
Endosulfan I	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endosulfan II	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endosulfan sulfate	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin aldehyde	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Endrin ketone	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
gamma-BHC	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
gamma-Chlordane	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Heptachlor	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Heptachlor epoxide	SW8081A	5/23/2006	2	5	10.0	ND	µg/Kg	R9541
Methoxychlor	SW8081A	5/23/2006	5	5	25.0	ND	µg/Kg	R9541
Toxaphene	SW8081A	5/23/2006	100	5	500	ND	µg/Kg	R9541
Surr: Decachlorobiphenyl	SW8081A	5/23/2006	0	5	54.6-127	114	%REC	R9541
Surr: Tetrachloro-m-xylene	SW8081A	5/23/2006	0	5	54-122	95.7	%REC	R9541

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Report prepared for: Kurt Soenen
TRC Lowney Associates

Date Received: 5/17/2006
Date Reported: 5/24/2006

Client Sample ID: SS-17(1.5-2)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 12:10:00 PM

Lab Sample ID: 0605100-010
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Lead	SW6010B	5/19/2006	1	1	1.0	7.4	mg/Kg	2435

Client Sample ID: SS-17(2.5-3)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 12:10:00 PM

Lab Sample ID: 0605100-011
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Lead	SW6010B	5/19/2006	1	1	1.0	7.9	mg/Kg	2435

Client Sample ID: SS-18(0-0.5)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 12:30:00 PM

Lab Sample ID: 0605100-012
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Lead	SW6010B	5/19/2006	1	1	1.0	21	mg/Kg	2435

Client Sample ID: SS-18(1.5-2)
Sample Location: Berryessa Rd and Jackson Ave (
Sample Matrix: SOIL
Date/Time Sampled 5/17/2006 12:30:00 PM

Lab Sample ID: 0605100-013
Date Prepared: 5/18/2006

Parameters	Analysis Method	Date Analyzed	RL	Dilution Factor	MRL	Result	Units	Analytical Batch
Lead	SW6010B	5/19/2006	1	1	1.0	7.4	mg/Kg	2435

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991

Definitions, legends and Notes

Note	Description
ug/kg	Microgram per kilogram (ppb, part per billion).
ug/L	Microgram per liter (ppb, part per billion).
mg/kg	Milligram per kilogram (ppm, part per million).
mg/L	Milligram per liter (ppm, part per million).
LCS/LCSD	Laboratory control sample/laboratory control sample duplicate.
MDL	Method detection limit.
MRL	Modified reporting limit. When sample is subject to dilution, reporting limit times dilution factor yields MRL.
MS/MSD	Matrix spike/matrix spike duplicate.
N/A	Not applicable.
ND	Not detected at or above detection limit.
NR	Not reported.
QC	Quality Control.
RL	Reporting limit.
% RPD	Percent relative difference.
a	pH was measured immediately upon the receipt of the sample, but it was still done outside the holding time.
sub	Analyzed by subcontracting laboratory, Lab Certificate #

These analyses were performed according to State of California Environmental Laboratory Accreditation program, Certificate # 1991