

<b>TYPE OF SERVICES</b>	Limited Environmental Site Assessment
<b>LOCATION</b>	Center for the Performing Arts 255 South Almaden Boulevard San Jose, California
<b>CLIENT</b>	David J. Powers & Associates
<b>PROJECT NUMBER</b>	118-153-1
<b>DATE</b>	November 21, 2023



ENVIRONMENTAL

<b>Type of Services</b>	<b>Limited Environmental Site Assessment</b>
<b>Location</b>	<b>Center for the Performing Arts 255 South Almaden Boulevard San Jose, California</b>
<b>Client</b>	<b>David J. Powers &amp; Associates</b>
<b>Client Address</b>	<b>1736 Franklin Street, Suite 300 Oakland, California 94612</b>
<b>Project Number</b>	<b>118-153-1</b>
<b>Date</b>	<b>November 21, 2023</b>



---

**Stason I. Foster, P.E.**  
Senior Project Engineer



---

**Kurt M. Soenen, P.E.**  
Senior Principal Engineer



## Table of Contents

<b>SECTION 1: INTRODUCTION .....</b>	<b>1</b>
1.1 BACKGROUND.....	1
1.2 PROJECT DESCRIPTION.....	1
1.3 SCOPE OF WORK .....	2
1.4 ASSUMPTIONS.....	2
1.5 ENVIRONMENTAL PROFESSIONAL .....	2
<b>SECTION 2: RECORDS REVIEW .....</b>	<b>2</b>
2.1 GEOTRACKER AND ENVIROSTOR DATABASES.....	2
2.1.1 City of San Jose LUST Case, West San Carlos Street and Almaden Boulevard.....	3
2.1.2 River Park Development, Lincoln Properties - 333 W. San Carlos St. ....	3
2.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES .....	4
<b>SECTION 3: HISTORICAL USE INFORMATION .....</b>	<b>4</b>
3.1 HISTORICAL SUMMARY.....	4
<b>SECTION 4: SITE RECONNAISSANCE.....</b>	<b>5</b>
4.1 METHODOLOGY.....	5
4.2 OBSERVATIONS .....	5
4.2.1 Site Photographs.....	5
<b>SECTION 5: FINDINGS, OPINIONS, AND CONCLUSIONS (WITH RECOMMENDATIONS) .....</b>	<b>6</b>
<b>SECTION 6: LIMITATIONS .....</b>	<b>6</b>
<b>APPENDIX A – CONCEPTUAL SITE PLAN AND RENDERINGS</b>	
<b>APPENDIX B – HISTORICAL AERIAL PHOTOGRAPHS AND MAPS</b>	
<b>APPENDIX C – LOCAL STREET DIRECTORY SEARCH RESULTS</b>	

**Type of Services**  
**Location**

**Limited Environmental Site Assessment**  
**Center for the Performing Arts**  
**255 South Almaden Boulevard**  
**San Jose, California**

## **SECTION 1: INTRODUCTION**

This report presents the results of the Limited Environmental Site Assessment (ESA) performed at 255 South Almaden Boulevard in San Jose, California (Site). This work was performed for David J. Powers & Associates in accordance with our May 23, 2023 agreement (Agreement).

### **1.1 BACKGROUND**

On September 25, 2018, the San José City Council approved amendments to General Plan Land Use Policy CD 10.4 and Title 23 of the San José Municipal Code, and adopted City Council Policy 6-4 to allow new Programmable Electronic Signs and Signs Displaying Off-site Commercial Speech on identified City-owned parcels. City Council Policy 6-4 established selection criteria for City-owned land on which signs may be allowed and established limitations on the location, number, type, size, and height of signs that may be allowed under this policy. An Initial Study/Negative Declaration (IS/ND) was approved by the City in 2018 that evaluated the program-level environmental impacts of the amendments to the General Plan, Municipal Code and Council Policy that would allow the City Council to consider approving use of designated City-owned sites for electronic signs. The IS/ND stated that future signage installations on specific City-owned sites would be subject to future site-specific environmental review pursuant to the California Environmental Quality Act (CEQA).

We performed this Limited ESA to support David J. Powers & Associates in evaluation of the environmental setting of the Site.

### **1.2 PROJECT DESCRIPTION**

The project would install two, curved, single-sided, freestanding electronic signs at the Center of Performing Arts. A site plan depicting the proposed sign locations and conceptual renderings are attached in Appendix A. These free-standing signs would require an excavation depth of 18 to 24 inches for concrete spread footings. Each concrete spread footing is anticipated to be five to six feet wide and up to 24 inches deep with standard rebar throughout. Structural steel members would tie into the concrete footing to create a support frame for mounting of the electronic sign and the architectural metal elements above grade.

### 1.3 SCOPE OF WORK

As presented in our Agreement, the scope of work performed for this Limited ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant releases of hazardous materials to structures, soil, soil vapor or groundwater.
- Review of selected documents obtained from the state Geotracker (<http://geotracker.waterboards.ca.gov>) and Envirostor (<http://www.envirostor.dtsc.ca.gov>) databases to obtain information regarding reported on-Site and nearby spill incidents.
- Review of readily available information on file at the Santa Clara County Department of Environmental Health to help evaluate past and current Site use and hazardous materials management practices.
- Historical research including review of readily available Sanborn maps, city directories and aerial photographs to help evaluate past and current Site uses.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Limited ESA are presented in Section 6.

### 1.4 ASSUMPTIONS

In preparing this ESA, Cornerstone can neither warrant nor guarantee that records obtained from or prepared by other parties, such as, but not limited to, regulatory agency records, interview responses, maps, related documents, and environmental reports prepared by others are accurate or complete. Cornerstone relied on the information obtained during this study unless we had actual knowledge that the information was incorrect or unless it was obvious that the information was incorrect based on other information obtained. We have not independently verified the accuracy or completeness of any data received.

### 1.5 ENVIRONMENTAL PROFESSIONAL

This ESA was performed by Stason I. Foster, P.E. and Kurt M. Soenen, P.E. Environmental Professionals who meet the qualification requirements described in ASTM E 1527-21 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

## SECTION 2: RECORDS REVIEW

### 2.1 GEOTRACKER AND ENVIROSTOR DATABASES

To obtain information regarding on-Site and nearby spill incidents, a cursory review of readily available documents obtained from the state Geotracker (<http://geotracker.waterboards.ca.gov>) and Envirostor (<http://www.envirostor.dtsc.ca.gov>) databases was performed. Geotracker is a database and geographic information system (GIS) that provides online access to environmental data. It tracks regulatory data about leaking underground storage tank (LUST), Department of Defense, Site Cleanup Program and Landfill sites. The Envirostor database is

maintained by the Department of Toxic Substances Control (DTSC) and contains information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted or have been completed under DTSC's oversight. The Envirostor database includes the following site types: Federal Superfund sites; State Response sites; Voluntary Cleanup sites; and School sites.

No on-Site spill incidents were identified in the Geotracker or Envirostor databases. A summary of information obtained regarding nearby spill incidents is provided in the following Sections.

### **2.1.1 City of San Jose LUST Case, West San Carlos Street and Almaden Boulevard**

A leaking underground storage tank (LUST) case was identified at the western corner of the intersection of West San Carlos Street and Almaden Boulevard. In 1985, a 750 gallon diesel underground storage tank (UST) was removed. The UST was located beneath the street, within City of San Jose right-of-way, immediately east of the Center for the Performing Arts parcel. Low concentrations of total petroleum hydrocarbons as gasoline (TPHg) (at 1.1 mg/kg) and diesel (TPHd) (at 150 mg/kg) were detected in soil below the UST. The LUST case subsequently was closed by the Santa Clara Valley Water District in 1998. This LUST case appears unlikely to have significantly impacted the Site and no impacts to the proposed electronic sign project would be anticipated.

### **2.1.2 River Park Development, Lincoln Properties - 333 W. San Carlos St.**

The River Park Development property is located across the Guadalupe River, which borders the southwestern side of the Center for the Performing Arts parcel. From 1920 to the mid-1970s, the River Park Development property was used by a laundry and dry cleaning business. Subsequent uses, through 1984, included car rental, auto restoration, metal salvage, auto body repair, tire reclamation, and residences. River Park Development, Lincoln Properties, acquired the property in 1984. In 1985, two 17-story office buildings and an 8-story parking garage were constructed.

VOCs were encountered during soil and foundation investigations in 1985. Subsequent investigations detected levels of tetrachloroethene (PCE) up to 321,221 µg/kg in the soil and 6,245 µg/L in the "A" Zone groundwater. In 1986, 41,900 cubic feet of PCE-contaminated soil were excavated from the area of the office tower, aerated, and returned to the property. VOCs were also found in the deeper "B" Zone groundwater at levels as high as 2,159 µg/L. A northeasterly groundwater flow direction was reported.

Under San Francisco Bay Regional Water Quality Control Board (Water Board) oversight, a groundwater extraction and treatment system was installed. The system was shut down in May 1996 after cleanup levels were achieved. The Water Board's initial cleanup order, Order No. 86-67, was rescinded July 15, 1998. Remaining VOC concentrations in groundwater reportedly did not exceed drinking water maximum contaminant levels (MCLs) (Water Board, 1998).

VOC concentrations, consisting mainly of PCE, have been reported in dewatering systems that operate at the Adobe Inc. buildings located adjacent to the northwest of the Site, as well as at the City View Plaza property (150 Almaden Boulevard) located to the north. The detected VOC concentrations typically have been near or below the MCLs. The source of this VOC impacted groundwater in the Site vicinity appears likely to be River Park Development property.

Similar VOC concentrations likely are present in groundwater below Center for the Performing Arts parcel. Groundwater below the Site is anticipated to be present at depths between approximately 15 and 25 feet. Thus, the proposed construction activities will not encounter groundwater and no impacts to the proposed electronic sign project would be anticipated.

## 2.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

Cornerstone requested available files pertaining to 255 South Almaden Boulevard at the Santa Clara County Department of Environmental Health (DEH). The DEH is the Certified Unified Program Agency (CUPA) responsible for implementing California's Unified Hazardous Waste and Hazardous Materials Management regulatory program for properties within San Jose. The DEH indicated that they have no files pertaining to the Site.

## SECTION 3: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the Site.

### 3.1 HISTORICAL SUMMARY

The historical sources reviewed included:

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2014 obtained from EDR of Shelton, Connecticut; copies of aerial photographs reviewed are presented in Appendix B.
- **Historical Fire Insurance Maps:** We reviewed Sanborn fire insurance maps dated 1884, 1891, 1915, 1950, 1956 and 1966 obtained from EDR; copies of Sanborn maps are presented in Appendix B.

Based on the above photographs and maps, the Site was developed by the late 1800s with multiple residences, as well as several commercial buildings. The prior structures were removed by 1968 and the existing Center for the Performing Arts building was constructed by 1974.

To help identify prior commercial occupants of buildings that historically were located at or near the proposed sign locations (*i.e.*, the north and east corners of the Center for the Performing Arts parcel), business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five-year intervals for the years spanning 1922 through 2020. The acquired city directory report is presented in Appendix C.

Bill's Auto Electric Service (auto repair) was identified as a former occupant of 252 Park Avenue (1955-1963), and W.A. Curtis was identified as a former occupant of 256 Park Avenue (1950). These addresses were formerly located on the northern corner of the Site. W.A. Curtis was listed as a "cleaner." It's not clear, however, if that was his or her occupation or if a dry cleaning business operated at that address.

Former addresses at the eastern corner of the Site (251, 253 and 255 San Carlos Street) formerly were occupied by a gasoline station (1930-1940) and used car dealers (1940-1963).

## **SECTION 4: SITE RECONNAISSANCE**

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Photographs of the Site are presented in Section 4.2.1.

### **4.1 METHODOLOGY**

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on October 30, 2023. The Site reconnaissance was conducted by walking representative areas of the Site, including the locations of the proposed signs. The Site also was observed from adjacent public thoroughfares. Our observations focused on the proposed sign locations; on-Site buildings were not accessed.

### **4.2 OBSERVATIONS**

At the time of our visit, the Site was developed with the Center for the Performing Arts building and associated landscaped areas, along with paved plaza areas and pedestrian walkways. No hazardous materials and evidence of spills at the proposed sign locations were observed.

#### **4.2.1 Site Photographs**



Photograph 1. Proposed sign location (northern corner of the Site).



Photograph 2. Proposed sign location (eastern corner of the Site).

## **SECTION 5: FINDINGS, OPINIONS, AND CONCLUSIONS (WITH RECOMMENDATIONS)**

Based on the information obtained during this study, the Site was developed by the late 1800s with multiple residences, as well as several commercial buildings. The prior structures were removed by 1968 and the existing Center for the Performing Arts building was constructed by 1974.

An auto repair shop (Bill's Auto Electric Service) was identified as a former occupant of 252 Park Avenue (1955-1963), and W.A. Curtis was identified as a former occupant of 256 Park Avenue (1950). These addresses were formerly located on the northern corner of the Site, at or near the proposed northernmost sign location. W.A. Curtis was listed as a "cleaner." It's not clear, however, if that was his or her occupation or if a dry cleaning business operated at that address.

Former addresses located at or near the proposed sign location at the eastern corner of the Site included 251, 253 and 255 San Carlos Street and were formerly occupied by a gasoline station (1930-1940) and used car dealers (1940-1963).

Based on the long developed history of the Site, including past uses such as a gasoline station, auto repair shop, and a possible dry cleaners, areas of impacted soil or previously unidentified structures (e.g., tanks, sumps, piping, etc.) may be encountered during future subsurface construction activities. Because planned excavation depths only extend to approximately 24 inches, groundwater will not likely be encountered.

If odorous, stained soil, unknown structures, or other environmental concerns are noted during future earthwork activities, excavation work should stop and an environmental professional be contacted to observe Site conditions. Soil that is generated should be temporarily placed on top of and covered by plastic sheeting, and properly disposed and profiled via analytical testing per the accepting facility's requirements. Prior to the start of earthwork activities, we also recommend preparing a Health and Safety Plan (HSP) to establish appropriate management practices for handling impacted soil or previously unidentified structures if encountered during construction activities. The HSP should reference this limited ESA and identify the environmental professional who will be contacted.

## **SECTION 6: LIMITATIONS**

Cornerstone performed this ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions associated with the Site. David J. Powers & Associates understands that no ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. David J. Powers & Associates understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the records review process. ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site

evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information.

This report, an instrument of professional service, was prepared for the sole use of David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

## **APPENDIX A – CONCEPTUAL SITE PLAN AND RENDERINGS**

**APPENDIX B – HISTORICAL AERIAL PHOTOGRAPHS AND MAPS**

## **APPENDIX C – LOCAL STREET DIRECTORY SEARCH RESULTS**