

CALIFORNIA ENVIRONMENTAL QUALITY ACT INITIAL STUDY

The Department of Toxic Substances Control (DTSC) has completed the following document for this project in accordance with the California Environmental Quality Act (CEQA) [Pub. Resources Code, div. 13, § 21000 et seq] and accompanying Guidelines [Cal. Code Regs., tit. 14, § 15000 et seq].

PROJECT TITLE: Corrective Action Remedy for Chloroform Impacted Area at Hitachi Global Storage Technologies, Inc.		CALSTARS CODING: 22120/201476-48/39
PROJECT ADDRESS: 5600 Cottle Road	CITY: San Jose	COUNTY: Santa Clara
PROJECT SPONSOR: Hitachi Global Storage Technologies, Inc.	CONTACT: Elizabeth Zimmermann	PHONE: 408-717-6168

APPROVAL ACTION UNDER CONSIDERATION BY DTSC:			
<input type="checkbox"/> Initial Permit Issuance	<input type="checkbox"/> Permit Renewal	<input type="checkbox"/> Permit Modification	<input type="checkbox"/> Closure Plan
<input type="checkbox"/> Removal Action Workplan	<input type="checkbox"/> Remedial Action Plan	<input type="checkbox"/> Interim Removal	<input type="checkbox"/> Regulations
<input checked="" type="checkbox"/> Other (specify): Corrective Action Remedy Selection			

STATUTORY AUTHORITY:
<input checked="" type="checkbox"/> California H&SC, Chap. 6.5 <input type="checkbox"/> California H&SC, Chap. 6.8 <input type="checkbox"/> Other (specify):

DTSC PROGRAM/ ADDRESS: 8800 Cal Center Drive, Sacramento, CA 95826-3200	CONTACT: Paul Ruffin	PHONE: 916-255-6677
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PROJECT DESCRIPTION:
<p>This project is for the Department of Toxic Substances Control's (DTSC) approval of operation of a 2-Phase™ Extraction system to remove chloroform from soil, soil gas, and groundwater in the vicinity of former Building 028J on the Redevelopment Property of the Hitachi Global Storage Technology, Inc. (Hitachi GST) facility. The Corrective Measures Study (CMS) Report, Chloroform Release Area and Final Remedy Completion Report are incorporated by reference.</p> <p>Location</p> <p>The Hitachi GST facility is located at 5600 Cottle Road, San Jose, California 95193. The former Building 028J was located on the southwestern portion of the facility, near the intersection of Cottle Road and Highway 85. Please see Figures 1, 2, and 3 at the end of this Initial Study.</p> <p>Site Background</p> <p>From 1955 to 2003, IBM owned the facility and conducted research, development and manufacturing operations related to computer storage devices, such as hard disk drives and disk storage media. Hitachi GST purchased the facility in January 2003 and has continued similar operations through the present time. Hitachi GST is planning to transfer ownership of approximately 143 acres of their 321-acre facility for redevelopment into commercial, residential and park areas. This 143-acre property is known as the Redevelopment Property and is located on the western side of the Hitachi GST facility. (Please see Figure 2.) On June 6, 2005, the City of San Jose Planning Commission certified the Final Environmental Impact Report (EIR) for the proposed General Plan Amendment (GPA) and Planned Development (PD) Zoning for the proposed redevelopment project.</p> <p>The chemicals used at the facility include corrosive acids and bases, halogenated and non-halogenated organic solvents, lubricants, adhesives, and resins. Hitachi GST collected and evaluated information about potential releases of chemicals on the Redevelopment Property in the Current Conditions Report (CCR) dated July 2005. Based on this evaluation, the CCR identified areas on the Redevelopment Property that required additional</p>

investigation. Hitachi GST prepared a Soil Inspection/Sampling Plan (SI/SP) in January 2006 for the additional investigations. Hitachi GST completed these investigations in coordination with the site demolition and has prepared a set of SI/SP Completion Reports which summarize the investigation results. During these investigations, a release of chloroform was discovered in the vicinity of former Building 028J in Parcel O-4.

Building 028J, an approximately 2,000-square foot building, was located adjacent to the west of Building 028. (See Figure 3.) Building 028J was constructed in 1971 as the chemical and chemical waste storage area for Building 028. According to a map of Building 028J dated 1984, the building was divided into two main chemical storage areas: "solvent storage area" and "user organics." Drums of solvents and cylinders of compressed gases were stored in Building 028J from 1971 until approximately 1989. An underground spill containment tank without secondary containment was formerly located east of Building 028J. This buried tank was removed in early 1982, and chloroform was detected in soil samples up to 1,600 micrograms per kilogram (ug/kg). No remedial actions appear to have been conducted following removal of the tank. Industrial wastewater from Building 028 was formerly collected in WV-03, which was located on the southeastern side of Building 028J. The industrial wastewater was pumped from a series of underground pipes in concrete trenches to the on-site wastewater treatment plant on the facility's Core Area. WV-03 and associated pipes were removed in 1989. Subsequent to 1989, Building 028J was vacant for several years before it was used as a staging area for the facility's landscaping contractor. Building 028J was demolished in September 2006 as part of redevelopment activities. In April 2006 buried utilities in the Building 028J area were removed as part of the demolition of Building 028.

Hitachi GST prepared a CMS Report, Chloroform Release Area, dated August 29, 2007, that summarized the investigation results, identified cleanup goals, evaluated cleanup alternatives, and described how the cleanup would be implemented. Chloroform contamination in the Building 028J area appears to be due to direct releases to the subsurface. The contaminated area is 175 feet by 150 feet, or just over a half acre. The maximum chloroform concentrations recently detected were 34 micrograms per liter (ug/L) in soil gas and 920 ug/L in groundwater. The cleanup goals are 1.9 ug/L for soil gas and 80 ug/L for groundwater. The selected remedy consists of operating a 2-Phase™ Extraction system to remove chloroform from groundwater and soil gas until the cleanup goals are met.

Health Risk Discussion

The overall cleanup goal (Corrective Action Objectives) for the chloroform release area in the Building 028J area is to prevent exposure of future occupants to elevated concentrations of chloroform in soil, soil gas and groundwater. The proposed land use for the Redevelopment Property is residential, commercial, and open space (or park) use. Based on these proposed future land uses, populations that could potentially be exposed to chemicals remaining on the property include residents (children and adults), commercial workers, and park visitors (children and adults). Additionally, there could be construction or maintenance workers. Risk Based Target Concentrations (RBTCs) were calculated for each of these populations for all chemicals detected in groundwater, soil gas, and soil. The RBTCs represent the concentration of a chemical that can remain and still be protective of human health for the future land use. The full list of RBTCs for the Redevelopment Property is presented in the Final Remedy Completion Report. For the vicinity of Building 028J the only compound of potential concern (COPC) is chloroform. The lowest RBTCs for residential land use for chloroform are 8.7 milligrams per kilogram (mg/kg) for soil, 1.9 ug/L for soil gas, and 380 ug/L for groundwater. These RBTCs are calculated to correspond to a cancer risk of 1×10^{-6} (one in a million). However, the Regional Water Quality Control Board – San Francisco Bay (RWQCB-SF) has specified a cleanup standard of 80 ug/L for trihalomethanes (chloroform is a trihalomethane) for groundwater at the Hitachi GST site. Consequently, this value is the cleanup goal for chloroform in groundwater. As a conservative screen, individual soil, soil gas, and groundwater sample results will be compared directly to the cleanup goal. In some cases where the single point concentration is above the RBTC, an exposure concentration may be calculated according to U.S. Environmental Protection Agency and DTSC risk assessment guidance. Once the corrective action has been completed, a risk assessment will be prepared for the Building 028J area. In addition to comparisons to RBTCs, this risk assessment will evaluate cumulative risks in order to ensure that cumulative exposure to multiple chemicals detected within the Redevelopment Property will not result in risks above an acceptable level.

Corrective Action Remedy Implementation

2-Phase™ Extraction is similar to soil vapor extraction (SVE) in that a vacuum is applied to the subsurface inducing air flow to remove volatile organic compounds (VOCs), such as chloroform. During 2-Phase™ Extraction, groundwater and vapors are drawn into an extraction well by vacuum and removed through a suction pipe or "stinger." The 2-PHASE™ Extraction system consists of a Rietschle VLR-500 high vacuum blower package with a pump-down vapor/liquid separator (knock-out tank). This unit is capable of producing vacuums of up to 25 inches of mercury, vapor flow rates of up to 300 cubic feet per minute (cfm), and groundwater extraction

and transfer rates of up to 15 gallons per minute (gpm), although the anticipated groundwater extraction rate is only 1 to 2 gpm. The unit is skid-mounted and is installed near the extraction well field.

The extraction unit is connected to a treatment system consisting of two 1,000-pound vapor-phase granular activated carbon (GAC) vessels installed in series to treat the extracted vapors. The supplied GAC consists of virgin coconut shell carbon. The extraction unit is equipped with a heat exchanger for humidity control to increase the efficiency of carbon adsorption. Following treatment with GAC, the extracted vapors are discharged to the atmosphere in accordance with a permit issued by the Bay Area Air Quality Management District (BAAQMD). Mass removal rates will be calculated and compared to the carbon adsorption curves to evaluate the carbon change-outs that will be required during the life of the project. The spent carbon vessels are returned to the vendor for recycling or disposal.

Extracted groundwater is contained in closed-top holding tanks for subsequent treatment, reuse, and/or disposal. As the Hitachi GST facility has industrial water needs and on-site water treatment facilities, there are opportunities for treatment and/or reuse of water on-site. Hitachi GST is investigating these alternatives based on technical feasibility, environmental soundness, and regulatory acceptance. As a contingency measure, some of the extracted water may also be transported via vacuum truck by a commercially-licensed vendor for off-site treatment/disposal.

The extraction and treatment systems will operate on a 24-hour basis. Electrical power for system operation is provided by a diesel powered portable generator operating under a Statewide Portable Equipment Registration from the Air Resources Board. The system design includes built-in alarms and a shutdown mechanism should system problems arise. The system will be inspected weekly to make adjustments and/or repairs, as needed, to record operating parameters, and to collect water and vapor samples. On a weekly basis, vapor samples will be collected from the influent and effluent ports of the GAC vessels and analyzed using a photoionization detector (PID). The PID measures VOCs and the results are used to determine breakthrough and when carbon change-out is necessary. Every two weeks vapor samples will be collected from the inlet port of the carbon treatment system to evaluate the performance of the extraction unit. On a monthly basis vapor samples will be collected from the effluent port of the carbon treatment system to comply with BAAQMD permit conditions. Samples of extracted groundwater will be collected on a monthly basis, or as otherwise needed, to assess system performance. In all cases, monitoring and sampling frequencies may be adjusted depending on system performance and field conditions. Based on system performance operational changes may be made, such as: adjustment of stinger depths, altering flow rates, temporary system shutdowns to maximize operational efficiency (temporal pulsing), and/or turning on/off individual extraction wells to isolate certain zones (zone pulsing).

In order to expedite cleanup of their property, Hitachi GST installed 15 extraction/monitoring wells in April and May 2007, conducted a pilot-scale test in June 2007, and started full-scale operation of the 2-Phase™ Extraction system on July 26, 2007. Chloroform concentrations are expected to decline rapidly in the first several months of operation and reach a steady state level within a year.

The extraction system will be operated, to the extent practicable, until the cleanup goals are met. The primary performance criteria will be the concentrations of chloroform in extracted vapor and groundwater. If extracted concentrations of chloroform decrease significantly, the system may be shut down temporarily or permanently. Decisions on shutdown will be based on a review of the extracted chloroform concentrations and secondary performance criteria, which include vapor flow rates, applied vacuum, vacuum radius of influence, groundwater extraction rates, and water table drawdown. These criteria will be used to decide whether changes in operation, including temporal or zone pulsing of the system, may increase removal rates or improve the effectiveness of the cleanup. If changes are not likely to improve the cleanup, temporary system shutdown will be followed by interim monitoring of soil gas and groundwater. Interim monitoring will consist of monthly monitoring of groundwater collected from the monitoring/extraction wells and soil gas collected from temporary or semi-permanent soil gas probes placed at intermediate points between the monitoring/extraction wells. If chloroform concentrations meet the cleanup goals for three consecutive months, DTSC will evaluate whether the extraction system will be permanently shut down and the equipment demobilized.

Concentrations in groundwater and soil gas tend to increase or “rebound” to some extent several months after implementation of 2-Phase™ Extraction. Post-remedial monitoring will be implemented for an additional three months after equipment demobilization to assess rebound of chloroform concentrations. If, after three months of post remedial monitoring, the risk assessment for this area shows risks are within acceptable ranges for residential land use, the cleanup will be determined to be complete. If rebound is unacceptable, the extraction system may be returned to operation. If the cleanup goals cannot be met by continued operation of the 2-Phase™ Extraction system, then an alternative remedial approach will be considered and potential environmental impacts will be evaluated in a separate CEQA document.

ENVIRONMENTAL IMPACT ANALYSIS:

1. Aesthetics

Project Activities Likely to Create an Impact:

Extraction and treatment system equipment, including the extraction wells, piping, 2-Phase Extraction system, activated carbon vessels, generator, and wastewater holding tanks will be visible within a fenced enclosure.

Description of Baseline Environmental Conditions:

The project area was the former location of Building 028J, which has been demolished, and is currently bare, level ground.

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect on a scenic vista.

Impact Analysis:

DTSC's corrective action project will occur during the demolition/construction phase of the development project and will not significantly alter the visual character of the site during this phase. The project location does not have a scenic vista.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.

Impact Analysis:

DTSC's corrective action project will occur during the demolition/construction phase of the development project and will not significantly alter the scenic resources of the site during this phase. The project location is not within a state scenic highway and does not include scenic resources.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Substantially degrade the existing visual character or quality of the site and its surroundings.

Impact Analysis:

DTSC's corrective action project will occur during the demolition/construction phase of the development project and will not significantly alter the existing visual character or quality of the site during this phase. DTSC's corrective action project will be conducted entirely on the site and will not impact the surrounding areas.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Create a new source of substantial light of glare that would adversely affect day or nighttime views in the area.

Impact Analysis:

Although the corrective action project will operate 24-hours per day there will be no additional lighting for night-time activities. Monitoring and maintenance activities will be conducted during daylight hours.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
 b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

2. Agricultural Resources

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The project site is within an urban area of the City of San Jose. It is a developed site within an established urban setting and is surrounded by existing development and urban infrastructure. No commercial agriculture occurs on the site. The project site is designated as Urban and Built-up Land on the Santa Clara County Important Farmland Map. The site is not the subject of a Williamson Act contract.

The iStar/Equinix property southeast of the project site is designated as Prime Farmland according to the Santa Clara County Important Farmland 2000 map. Currently, a large portion of the iStar/Equinix property is occupied by orchard trees. However, the property is and has been designated in the San Jose General Plan for industrial uses for over 20 years and is not the subject of a Williamson Act contract.

Analysis as to whether or not project activities would:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

Impact Analysis:

The project site is not Farmland.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Conflict with existing zoning or agriculture use, or Williamson Act contract.

Impact Analysis:

DTSC corrective action project will not conflict with existing zoning or agricultural use. The project site is not the subject of a Williamson Act contract.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural uses.

Impact Analysis:

DTSC's corrective action project will not cause changes in the existing environment that could result in conversion of Farmland to non-agricultural uses.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.

3. Air Quality

Project Activities Likely to Create an Impact:

Emission of treated vapors from the 2-PhaseTM Extraction system, exhaust from the diesel powered electric generator, and exhaust from gasoline and diesel powered project vehicles.

Description of Baseline Environmental Conditions:

The project area is bare level ground in the southwest portion of the Redevelopment Property, near Cottle Road and Highway 85. There are no other emission sources on the project area other than the project-related sources. To the north and east of the project area is the Hitachi GST facility core area with emission sources from manufacturing activities. The project is located in the San Francisco Bay Air Basin, which is classified as marginal non-attainment for the National 8-hour ozone standard, non-attainment for the California 8-hour and 1-hour ozone standards, non-attainment for the California Particulate Matter PM10 and PM 2.5 standards, and attainment or unclassified for the other priority pollutants.

The 2-PhaseTM Extraction system and treatment system consists of a 360 cubic foot per minute blower package, two 1,000 lb vapor phase carbon vessels and a 12 foot tall stack. The expected compounds and concentrations in the extracted vapors are: chloroform 117 ug/L, trichloroethene 8.7 ug/L, 1,1-dichloroethene 1.74 ug/L, 1,1-dichloroethane 1.35 ug/L, 1,1,2-trichloro-1,2,2-trifluoroethane 1.35 ug/L, and other VOCs at concentrations less than 1 ug/L.

The applicable requirements for the 2-PhaseTM Extraction system are BAAQMD Regulation 2, Rule 5 "New Source Review of Toxic Air Contaminants" and Regulation 8, Rule 47 "Air Stripping and Soil Vapor Extraction Operations." Operations will start under the Accelerated Permit Program, pending receipt of the formal Permit to Operate from the BAAQMD. The following criteria must be met for the Accelerated Permit Program: Uncontrolled source emissions are less than 10 pounds (lb) per highest day or equipment is pre-certified; Emissions of toxic compounds do not exceed "trigger levels" (0.33 lbs/hr for chloroform; or Equipment is located more than 1,000 feet from a school.

The following permit conditions apply for carbon abatement:

1. Two activated carbon vessels arranged in series (200 lb minimum capacity)
2. The owner/operator shall monitor with a photo-ionization detector (PID), flame-ionization detector (FID), or other approved method at the following locations:

- a. at the inlet to the second to last carbon vessel in series,
 - b. at the inlet to the last carbon vessel in series, and
 - c. at the outlet of the carbon vessel that is last in series prior to venting to the atmosphere.
3. The owner/operator shall record these monitor readings in a monitoring log at the time they are taken. The monitoring results shall be used to estimate the frequency of carbon change-out necessary to maintain compliance with condition numbers 4 and 5, and shall be conducted on a daily basis. The owner/operator may propose for BAAQMD review, based on actual measurements taken at the site during operation of the source, that the monitoring schedule be changed based on the decline in organic emissions and/or the demonstrated breakthrough rates of the carbon vessels. Written approval by the BAAQMD must be received by the owner/operator prior to a change in the monitoring schedule.
 4. The owner/operator shall change out the second to last carbon vessel with unspent carbon upon breakthrough, defined as the detection at its outlet of the higher or the following:
 - a. 10% of the inlet stream concentration to the carbon vessel
 - b. 10 parts per million volume or greater (measured as C1)
 5. The owner/operator shall change out the last carbon vessel with unspent carbon upon detection at its outlet of 10 part per million volume or greater (measured as C1).

The electric generator is 230 volt, 200 amp, 3-phase run by a 90 horsepower turbocharged diesel engine with a 400-gallon fuel tank. Its operating conditions are specified in a Statewide Portable Equipment Registration issued by the California Air Resources Board. The engine and any replacement engine may not be operated at the same location for more than 12 consecutive months.

On average the project will have 1 vehicle round-trip to the site per day.

Analysis as to whether or not project activities would:

- a. Conflict with or obstruct implementation of the applicable air quality plan.

Impact Analysis:

Operation of the project's extraction system will be in accordance with a permit issued by the BAAQMD. The diesel powered generator operation will be in accordance with a permit from the California Air Resources Board. Therefore the project will not conflict with or obstruct implementation of the air quality plan.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact Analysis:

Operation of the project's extraction system will be in accordance with a permit issued by the BAAQMD. The diesel powered generator operation will be in accordance with a permit from the California Air Resources Board. Therefore, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Impact Analysis:

See responses to “a.” and “b” above.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Expose sensitive receptors to substantial pollutant concentrations.

Impact Analysis:

Although a hospital and residences are located within approximately one quarter of a mile from the project, the extraction and treatment system will not generate substantial pollutant concentrations on the project site or at the receptor locations.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Create objectionable odors affecting a substantial number of people.

Impact Analysis:

The contaminants, primarily chloroform, being removed from environmental media are not odorous chemicals.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Result in human exposure to Naturally Occurring Asbestos (see also Geology and Soils, f.).

Impact Analysis:

The project does not involve any earth moving or construction activities that would release naturally occurring asbestos.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

4. Biological Resources

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The project area was the former location of Building 028J, which has been demolished, and the site has been graded. On August 15, 2007, the project area was observed by DTSC's project geologist to be bare, level ground. There are no biological resources or established habitat in the project area.

Analysis as to whether or not project activities would:

- a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Impact Analysis:

There are no candidate, sensitive, or special status species or habitat in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Impact Analysis:

There are no riparian habitat or other sensitive natural communities in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Impact Analysis:

There are no federally protected wetlands in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Impact Analysis:

The project area is not a migratory corridor or wildlife nursery site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact Analysis:

There are not biological resources, such as trees, on the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Impact Analysis:

There are no adopted Habitat Conservation Plans or Natural Community Conservation Plan for the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. Buck King, DTSC project geologist, observation of project area on August 15, 2007.

5. Cultural Resources

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The project area has already been disturbed by building demolition activities. The project does not include any soil excavation.

Analysis as to whether or not project activities would:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5.

Impact Analysis:

There are no project activities which could cause a change in the significance of a historical resource and no known historical resources in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5.

Impact Analysis:

There are no project activities which could cause a change in the significance of an archeological resource and no known archeological resources in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Impact Analysis:

There are no project activities which could destroy a unique paleontological resource or geologic feature, and no known paleontological resources or geologic features exist in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Disturb any human remains, including those interred outside of formal cemeteries.

Impact Analysis:

There are no project activities which could disturb any human remains, and no known human remains exist in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

6. Geology and Soils

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The project area has been disturbed by site demolition and grading activities and is now bare, level ground. The project does not include any additional grading or excavation activities and no building of permanent structures.

Analysis as to whether or not project activities would:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- ❖ Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. (Refer to Division of Mines and Geology Special Publication 42).
 - ❖ Strong seismic ground shaking.
 - ❖ Seismic-related ground failure, including liquefaction.
 - ❖ Landslides.

Impact Analysis:

The project site is potentially subject to strong seismic ground shaking, but the project does not include habitable structures that could expose people to potential substantial adverse effects.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Result in substantial soil erosion or the loss of topsoil.

Impact Analysis:

Due to the flat topography of the site, the project is not anticipated to result in substantial soil erosion. Due to prior site demolition and grading activities there is no topsoil in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

Impact Analysis:

The project is not located on unstable soil and project activities could not result in landslide, lateral spreading, subsidence, liquefaction or collapse.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.

Impact Analysis:

There are potentially expansive soils in the project area, but the project does not include habitable structures that could create any substantial risks to life or property.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of water.

Impact Analysis:

The project does not include construction or use of septic tanks or alternative waste water disposal systems in soils in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Be located in an area containing naturally occurring asbestos (see also Air Quality, f.).

Impact Analysis:

The soils in the project area potentially contain naturally occurring asbestos, but the project does not include any excavation, grading, or other earthmoving activities which could release asbestos.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

7. Hazards and Hazardous Materials

Project Activities Likely to Create an Impact:

Extraction and treatment of soil gas (vapor) and groundwater containing chloroform and other volatile organic compounds (VOCs). Transportation of spent activated carbon containers, contaminated personnel protective equipment and other solid waste, and waste water to off-site recycling, treatment, and disposal facilities.

Description of Baseline Environmental Conditions:

The project area is within the property boundary of a hazardous waste facility. However, there are no permitted hazardous waste management units or routine hazardous waste management activities at the project area. The corrective action project is intended to remove chloroform from groundwater and soil gas to achieve concentrations that are protective of human health for unrestricted use of the property. The project derived wastes are anticipated to be:

1. Extracted groundwater, approximately 1 gallon per minute (3.8 L per minute) and containing chloroform (maximum concentration 150 ug/L) and trichloroethene (1.5 ug/L);
2. Spent carbon, approximately 1,000 lb per month (454 kilograms per month); and,
3. Soil cuttings from well abandonment, approximately 15 cubic yards (11.5 cubic meters) at the completion of the corrective action.

The extracted groundwater is temporarily stored at the project area in closed-topped tanks and trucked to IBM's groundwater recharge system located on the core area of the facility. The groundwater is treated in an air-stripping column and subsequently re-injected or discharged to the storm drain. The IBM groundwater treatment system operates under Regional Water Quality Control Board (RWQCB) and BAAQMD orders and permits.

The spent carbon vessels are returned to the vendor for recycling or disposal. The disposal for soil cuttings and any other solid project-derived wastes will be conducted in accordance with applicable laws and regulations.

Analysis as to whether or not project activities would:

- a. Create a significant hazard to the public or the environment throughout the routine transport, use or disposal of hazardous materials.

Impact Analysis:

The project will be temporary and the major waste stream, contaminated groundwater, will be transported to the IBM treatment system on the adjacent Hitachi facility core area. Approximately 1 spent carbon vessel per month will be transported to the off-site vendor. At the conclusion of the project, there will be a shipment of approximately 15 cubic yards of soil cuttings from the abandonment of the extraction wells.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Impact Analysis:

The reasonably foreseeable upsets would include a release of extracted groundwater from the holding tank during transfer to IBM's groundwater treatment system or a release of extracted vapor at the extraction system due to a hose failure. However, based on the low concentrations of hazardous constituents in extracted groundwater and vapor, these potential events are not expected to be a public safety hazard. A release of diesel fuel from the generator during fueling is reasonably foreseeable, but the impact would be minimized by the secondary containment system around the generator. A fire at the generator would be limited to the immediate area due to the small amount of fuel stored in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school.

Impact Analysis:

There is no existing or proposed school within one quarter mile of the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to public or the environment.

Impact Analysis:

The project is on a listed hazardous materials site. However, the project is intended to clean up a hazardous substances release on the site, so it will remove, rather than create, a hazard to public health.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Impact Analysis:

The project activities will be conducted on a less than 1 acre area in the southwest portion of the Redevelopment Property. The project will not interfere with emergency traffic on the nearby, newly constructed roadways or otherwise interfere with an adopted emergency response plan or emergency evacuation plan.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

8. Hydrology and Water Quality

Project Activities Likely to Create an Impact:

Extraction of groundwater from the shallow “A” aquifer. Treatment of contaminated groundwater and potential discharge to groundwater recharge wells.

Description of Baseline Environmental Conditions:

In the project area, three aquifers have been identified within 100 feet below ground surface (bgs). In general, the area is underlain by fill over natural alluvial deposits. The upper 10 feet of soil consists of clayey silts, silty fine sands, and sandy silts containing residual concrete fragments and related construction debris from the demolition activities conducted in 2006 and early 2007. Observed natural soils below the fill consist of silty clays, clayey silts, and sandy silts to the top of the A-aquifer unit, which was encountered at depths ranging from 30 to 34 feet bgs. The A-aquifer consists of a thin (2 to 4 feet) layer of silty fine sand to fine sand with silt. Groundwater elevations measured in May 2007 indicate an essentially flat potentiometric surface in the Building 028J vicinity. The A-aquifer is underlain by a silty clay unit ranging from 6 to 8 feet in thickness. This fine-grained confining layer reduces the potential for downward transport from the A-aquifer to the B-aquifer sand below. In this area, the B-aquifer was found to consist of a 12 to 18 feet thick interval of coarse-grained sediments ranging from sand to gravelly sand, the top of which was encountered between 40 and 44 feet bgs. The top of the deeper C-aquifer was encountered at an approximate depth of 98 feet bgs. Soils between the base of the B-aquifer and the C-aquifer consisted of silty clay to clayey silt.

Six groundwater production wells provide drinking and process water for use on the Core Area of the Hitachi GST facility. The drinking and process water wells are screened primarily in the lower B- and deeper aquifers, in the range of approximately 100 feet to 350 feet bgs. IBM operates groundwater extraction and treatment systems as part of its remediation activities for chemical releases from the Core Area discovered in the late 1970s. Groundwater treated at IBM’s treatment facility is reused at the Hitachi GST facility for irrigation and recharge into the aquifer. Two recharge wells are located near the eastern boundary of the Hitachi GST facility on Parcel O-6, which was formerly part of the facility. IBM also maintains coverage under a National Pollutant Discharge Elimination System (NPDES) General Permit No. CAG912003 for discharge of treated groundwater to on-site storm drains. Use of shallow groundwater beneath the Hitachi GST facility as a source of drinking water is prohibited by the Regional Water Quality Control Board – San Francisco Bay.

Analysis as to whether or not project activities would:

- a. Violate any water quality standards or waste discharge requirements.

Impact Analysis:

The purpose of the extraction system is to remove chloroform contaminated groundwater to meet water quality standards. The clean-up goal for chloroform is the drinking water Maximum Contaminant Level (MCL) for the class of compounds called trihalomethanes. Chloroform is one of the trihalomethanes.

The treatment and disposal of the contaminated groundwater will be done in accordance with any applicable water quality standards or waste discharge requirements. One treatment option is to use the IBM groundwater treatment facility which is operated in accordance with Regional Water Quality Control Board orders and has a NPDES permit.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficient in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

Impact Analysis:

By design, the extraction system will temporarily lower the local groundwater table level in the shallow A-aquifer in order to more efficiently remove chloroform in soil gas from this de-watered zone. The approximate rate of groundwater extraction is 1 gallon per minute. The A-aquifer is not a source for local production wells. Groundwater use from the shallow A-aquifer is prohibited in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site.

Impact Analysis:

The project does not involve any excavation or grading activities which could impact the existing drainage pattern of the site.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.

Impact Analysis:

The project does not involve any excavation or grading activities which could impact the existing drainage pattern of the site. The project will not alter the course of a stream or river or increase surface runoff.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

Impact Analysis:

The project will not create or contribute runoff water.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Otherwise substantially degrade water quality.

Impact Analysis:

The project is intended to improve water quality in the project area by removing chloroform contaminated groundwater. The extracted contaminated groundwater will be treated and either re-used or disposed of in accordance with water quality laws and regulations.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- g. Place within a 100-flood hazard area structures which would impede or redirect flood flows.

Impact Analysis:

The project site is not within a 100-year flood plain and the project will not construct any structures that would impede or redirect flood flows.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

Impact Analysis:

The project site is subject to inundation in the event of failure of Anderson Dam. However, the probability of such a failure is extremely remote and therefore not considered a significant hazard.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- i. Inundation by sieche, tsunami or mudflow.

Impact Analysis:

No. The site is not subject to sieche, tsunami, or mudflow.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

9. Land Use and Planning

Project Activities Likely to Create an Impact:

If the corrective action project is not implemented or if the project goals are not met, then the approved land use for the project area may need to be altered.

Description of Baseline Environmental Conditions:

The project area is within the Redevelopment Property which the City of San Jose has approved for development into commercial, residential and park areas. If the chloroform concentrations in groundwater and soil gas are not reduced to health protective levels, then residential use of the project area may be restricted or additional measures will be required to prevent potential vapor intrusion impacts in the buildings.

Analysis as to whether or not project activities would:

- a. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Impact Analysis:

Clean-up of contamination discovered during the demolition of the existing facilities on the Redevelopment Property is consistent with the City of San Jose's land use decisions for the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Conflict with any applicable habitat conservation plan or natural community conservation plan.

Impact Analysis:

There is no applicable habitat conservation plan or natural community conservation plan for the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

10. Mineral Resources

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

There are no known mineral resources on the project site. The site is not a locally important mineral resource recovery site. There are no operations to recover mineral resources at the project site.

Analysis as to whether or not project activities would:

- a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Impact Analysis:

DTSC's corrective action project is for extracting and treating contaminated groundwater and soil gas. These activities would not impact the availability of a mineral resource.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Impact Analysis:

DTSC's corrective action project is for extracting and treating contaminated groundwater and soil gas. These activities would not impact the availability of a mineral resource.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

11. Noise

Project Activities Likely to Create an Impact:

Temporary operation of extraction system blower and diesel powered electric generator.

Description of Baseline Environmental Conditions:

The project area is bare, level ground in the southwest portion of the Redevelopment Property. The nearest sensitive receptors are to the west, across Cottle Road, and to the south, across Highway 85. A noise monitoring survey was conducted in June 2004 to quantify existing noise levels generated by transportation sources in the vicinity of the Redevelopment Property. Near the project area at a location (LT-1) on the east side of Cottle Road, north of Raleigh Road, the Day-Night Average (L_{dn}) was 67dBA. At White Plains Road, near Highway 85 (LT-3) the L_{dn} was 77 dBA. The City of San Jose General Plan cites long-term and short-term exterior L_{dn} goals for residential uses of 55 dBA and 60 dBA, respectively. The maximum noise level for the remediation system is 89 dB. There are integral steel cover ducts on the extraction system to reduce noise. The maximum noise level at the extraction system is below the California Occupational Safety and Health Act (CalOSHA) threshold for an 8-hour work day. However, project staff is recommended to wear hearing protection when working near the extraction system.

Analysis as to whether or not project activities would:

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

Impact Analysis:

Noise levels in excess of the City of San Jose standards or ambient conditions near Cottle Road and Highway 85 are only within the vicinity of the extraction system accessible by project workers. The noise levels are below CalOSHA requirements for hearing protection.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels.

Impact Analysis:

The project does not include any activities which would generate significant groundbourne vibration.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. A substantial permanent increase in ambient noise levels in the vicinity above levels existing without the project.

Impact Analysis:

The operation of the extraction system will be temporary.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

Impact Analysis:

The temporary increase in ambient noise levels will be very limited in extent and will not exceed the ambient noise levels in the project vicinity from sources such as traffic on Cottle Road or Highway 85.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.

- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

12. Population and Housing

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The project is clean-up of chloroform contaminated groundwater and soil gas on a portion of the Redevelopment Property. The Redevelopment Property will be developed for commercial, residential, and park uses as approved by the City of San Jose. These redevelopment activities are not part of DTSC corrective action project.

Analysis as to whether or not project activities would:

- a. Induce substantial population growth in area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Impact Analysis:

This corrective action project will not induce population growth because it is not related to any direct or indirect population growth factors.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Impact Analysis:

There is no existing housing in the project area.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Impact Analysis:

There are no people living in the project area, so no one will be displaced or require replacement housing.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

13. Public Services

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

The corrective action project will be operated by Hitachi GST and its contractors and will have access to emergency response capabilities from the Hitachi GST facility and from the City of San Jose.

Analysis as to whether or not project activities would:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

- ❖ Fire protection
- ❖ Police protection
- ❖ Schools
- ❖ Parks
- ❖ Other public facilities

Impact Analysis:

The project involves only the temporary operation of the 2-Phase™ Extraction system and not any facilities that would require additional public services.

Conclusion:

- Potentially Significant Impact
- Potentially Significant Unless Mitigated
- Less Than Significant Impact
- No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

14. Recreation

Project Activities Likely to Create an Impact:

None.

Description of Baseline Environmental Conditions:

There are no recreational facilities in the project area.

Analysis as to whether or not project activities would:

- a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Impact Analysis:

The corrective action project will not increase the use of any existing park or recreational facility.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Impact Analysis:

The corrective action project does not include or require construction or expansion of recreational facilities.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

15. Transportation and Traffic

Project Activities Likely to Create an Impact:

Vehicle trips to operate and monitor the 2-PhaseTM Extraction system and remove spent carbon vessels and extracted groundwater for reuse, treatment or disposal.

Description of Baseline Environmental Conditions:

The project area is currently on the Redevelopment Property, which is part of the Hitachi GST facility. Existing traffic trips were estimated in the City of San Jose's EIR for the Hitachi GST project site as 13,422 per day. The redevelopment project approved by the City of San Jose will have significant impacts and that project includes mitigation measures.

Analysis as to whether or not project activities would:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

Impact Analysis:

The number of vehicle trips associated with the corrective action project is estimated to be approximately 2 per day. This is not a significant increase in relationship to the existing traffic associated with the Hitachi GST facility.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highway.

Impact Analysis:

DTSC's corrective action project takes place during the construction/demolition phase prior to redevelopment, is temporary and time-limited, and will not significantly contribute to traffic impacts.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

Impact Analysis:

The corrective action project does not include any transportation design features or incompatible uses.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Result in inadequate emergency access.

Impact Analysis:

The corrective action project will not change emergency access to properties in the vicinity.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Result in inadequate parking capacity.

Impact Analysis:

Project parking will be on the bare ground in the immediate vicinity of the extraction system and is adequate for the project needs.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

Impact Analysis:

The corrective action project will not conflict with any alternative transportation policies, plans or programs.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

16. Utilities and Service Systems
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Project Activities Likely to Create an Impact:

Treatment and reuse or disposal of treated groundwater and project derived solid waste.

Description of Baseline Environmental Conditions:

The project will be conducted by Hitachi GST and its contractors and has access to utilities and service systems on the Hitachi GST facility.

Analysis as to whether or not project activities would:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

Impact Analysis:

Any required treatment of extracted contaminated groundwater will be conducted to meet applicable Regional Water Quality Control Board requirements.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Impact Analysis:

The rate of groundwater extraction is expected to be less than approximately 1 gallon per minute. Extracted groundwater will be temporarily stored in closed-top holding tanks in the project area prior to transportation to existing treatment facilities, either on the Hitachi GST facility or commercial treatment facilities. No new construction or expansion of wastewater treatment facilities will be necessary.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Impact Analysis:

If the treated groundwater is discharged to the existing storm water facilities, the small amount of groundwater is not expected to require construction or expansion of the facilities.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Impact Analysis:

The corrective action project does not require any water supplies.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- e. Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments.

Impact Analysis:

Considering the relatively small rate of groundwater extraction it is not anticipated that the groundwater treatment provider will be required to make a capacity determination.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- f. Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs.

Impact Analysis:

The corrective action project will create only a very small amount of solid waste associated with maintenance of the extraction system.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

- g. Comply with federal, state, and local statutes and regulations related to solid waste.

Impact Analysis:

The project will comply with federal, state, and local statutes and regulations related to solid waste.

Conclusion:

- Potentially Significant Impact
 Potentially Significant Unless Mitigated
 Less Than Significant Impact
 No Impact

References Used:

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.

Mandatory Findings of Significance

Based on evidence provided in this Initial Study, DTSC makes the following findings:

- a. The project has does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. The project has does not have impacts that are individually limited but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- c. The project has does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

Determination of Appropriate Environmental Document:

Based on evidence provided in this Initial Study, DTSC makes the following determination:

- The proposed project COULD NOT HAVE a significant effect on the environment. A **Negative Declaration** will be prepared.
- The proposed project COULD HAVE a significant effect on the environment. However, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- The proposed project MAY HAVE a significant effect on the environment. An **Environmental Impact Report** is required.
- The proposed project MAY HAVE a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only the effects that remain to be addressed.
- The proposed project COULD HAVE a significant effect on the environment. However, all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier Environmental Impact Report or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. Therefore, nothing further is required.

Certification:

I hereby certify that the statements furnished above and in the attached exhibits, present the data and information required for this initial study evaluation to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

_____ // original signed by // Preparer's Signature	_____ 8/29/07 Date
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_____ Paul Ruffin Preparer's Name	_____ Hazardous Substances Engineer Preparer's Title	_____ (916) 255-6677 Phone #
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_____ // original signed by // Branch or Unit Chief Signature	_____ 8/29/07 Date
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_____ Mohinder S. Sandhu Branch or Unit Chief Name	_____ Chief, Standardized Permitting and Corrective Action Branch Branch or Unit Chief Title	_____ (916) 255-3716 Phone #
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ATTACHMENT A

REFERENCES

- a. City of San Jose, Final Environmental Impact Report, Hitachi Campus and Mixed-Use Transit Village Project, June 6, 2005.
- b. ENVIRON International Corporation, Corrective Measures Study Report, Chloroform Release Area, Former Building 028J, August 29, 2007.
- c. ENVIRON International Corporation, Final Remedy Completion Report, August 29, 2007.
- d. Buck King, DTSC project geologist, observation of project area on August 15, 2007.

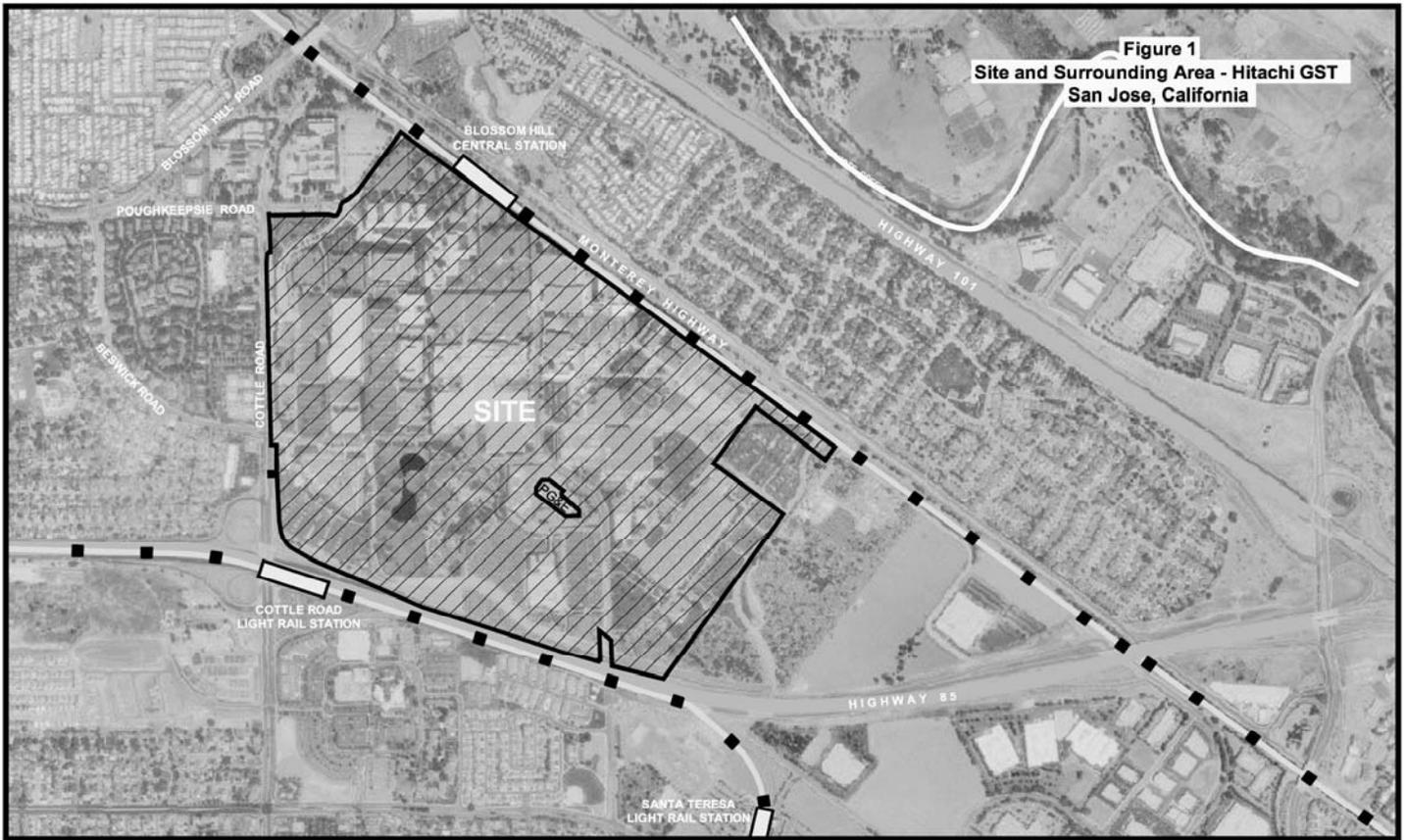
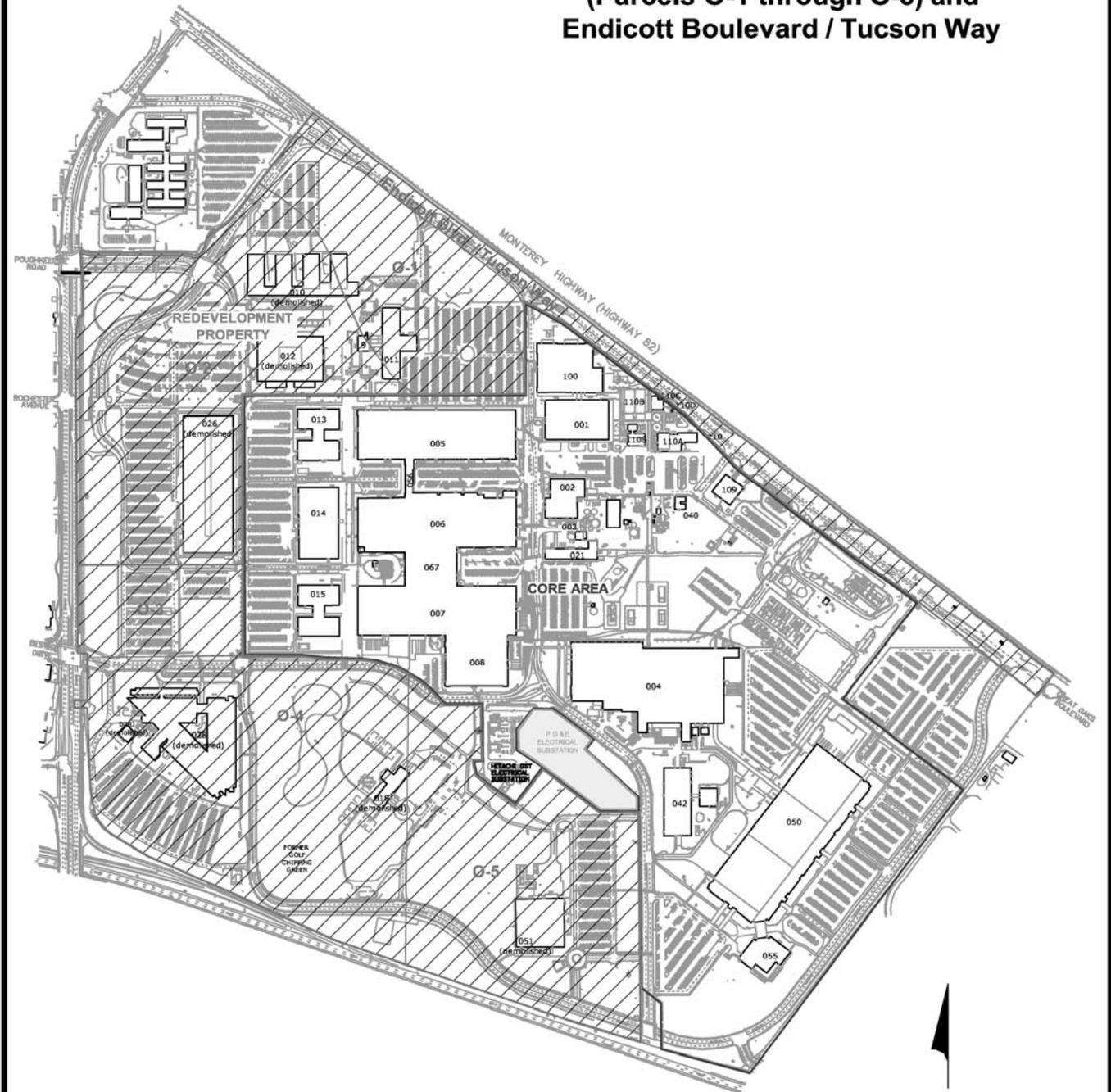


Figure 2
Redevelopment Property
(Parcels O-1 through O-5) and
Endicott Boulevard / Tucson Way



 Redevelopment Property

