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wsp.com

VIA ELECTRONIC MAIL

April 10, 2019

Vallco Property Owner, LLC
965 Page Mill Road
Palo Alto, CA 94304
Attn: Reed Moulds

Subject: Former Sears Automotive Building -- Description of Field Activities in Response to DEH Complaint #CO0145652 in re an Alleged UST, Former Vallco Mall, 10123 North Wolfe Road, Cupertino, CA 95014

Dear Mr. Moulds,

Per the request of the Vallco Property Owner, LLC (VPO), WSP USA Inc. (WSP) is providing this letter to document the activities performed at the former Sears Automotive Center referenced above (Site, Figure 1) to investigate a complaint filed with the Santa Clara County Department of Environmental Health (DEH) alleging that an abandoned underground storage tank (UST) remains in place. The investigation included conducting a geophysical ground penetrating radar (GPR) survey and investigative test pits including an analysis of soil data. The investigation concluded that the alleged UST is non-existent.

BACKGROUND

The former Sears Automotive Center is identified as a closed leaking underground storage tank (LUST) Site on the State Geotracker website. Existing documentation on the Geotracker website shows the removal of two 12,000-gallon USTs, two 5,000-gallon gasoline USTs, two 550-gallon USTs, and product dispensers from the Sears Automotive Center site in 1985. The dispenser islands and product lines were removed from the Site in 1994. The Santa Clara Valley Water District (SCVWD) granted case closure for the Site on December 6, 1999 when, following excavation of the USTs, soil sampling proved that only minimal residual petroleum hydrocarbon concentrations remained in the subsurface.

Although the SCVWD granted case closure for the Site, a Phase I Environmental Site Assessment (Phase I ESA) performed by Cornerstone Earth Group (Cornerstone) in February 2018 noted that the Statewide Environmental Evaluation and Planning System (SWEEPS) UST database lists seven USTs as having been located at the Site and the records only confirm the removal of six USTs. Additionally, a building plan from 1969 for the Sears Automotive center depicted a 1,000-gallon waste oil UST on the west side of the building. There was no documentation identified regarding removal of the historical 1,000-gallon UST; however, Santa Clara County Fire Department (FD) records show a contract dated June 12, 1986 for the removal of a 500-gallon UST. There were no other details regarding the contents or location of the 500-gallon UST and no documentation that the work was performed. Cornerstone notes that it is possible that this contract was for the removal of the 1,000-gallon waste oil tank. Accordingly, the Phase I ESA recommended further investigation, including a geophysical survey, to identify whether the seventh UST in the SWEEPS UST database remains on-site.

Similarly, per a copy of the Complaint Investigation Form (Complaint) provided by DEH, a complaint was filed with DEH that alleges "(1) facility has done incomplete closure not to T22 standards, and (2)



has abandoned UST at location/has not documented removal of 1000-gal oil tank.” Based on conversations with Mickey Pierce, Hazardous Materials Specialist at DEH and coordination with Lorenzo Perez, Hazardous Materials Specialist, with the FD, we understand that the Complaint will be resolved if further investigation confirms that there is no UST at the suspect location.

VPO engaged WSP to carry out an investigation to assess whether an abandoned UST remains in place.

GPR SURVEY

To address the possibility that the 1,000-gallon UST may still be present at the Site, at the request of VPO, WSP performed a geophysical GPR survey in the area of the suspect UST on January 25, 2019 (Enclosure 1). The survey consisted of a metal sweep performed with a Fisher TW-6 MiScope to determine the presence of any metal pipes leading to or from the suspected area of the former tanks and a GPR scan performed with a MALA easy locator to determine if there were any indications of a UST present beneath the ground surface. The survey showed no evidence of any USTs on the west or east sides of the Sears automotive building.

TEST PITS

Although the GPR survey did not detect any tank features, at the request of VPO, WSP performed a total of four test pits around a square concrete box that was suspected to be a potential access port for a UST. The square concrete box is flush with the ground surface and is located approximately 25 feet west of the Sears Automotive Building. Four test pits were performed surrounding and including the concrete box. The test pits were dug using a backhoe and were each approximately 3 feet by 3 feet and approximately 3 feet deep.

The surficial concrete and asphalt were broken up with a jack hammer. The concrete thickness varied from 4 to 6 inches and the asphalt was approximately 4 inches thick. Test pits were first initiated adjacent to the concrete box. Once the concrete and some surficial sediment were removed around the concrete box, the concrete box was removed, and the area and box were inspected. The concrete box was approximately 1 foot thick and was determined to be an abandoned storm drain inlet box. The box had plastic pipe leading from the box to an existing storm drain inlet approximately 1 foot to the northwest. The piping had concrete within it, leading to the conclusion that the storm drain connection was abandoned by backfilling with concrete. No odor or staining was noted, and there were no signs of access ports to a UST.

Once the concrete box was removed a test pit was dug beneath the box, and at approximately 3 feet below ground surface (ft-bgs) a metal pipe was encountered that aligned in an east-west direction. In order to determine the extent of the metal pipe, another test pit was dug approximately five feet to the west of the pit that first found the pipe, and this second pit encountered the end of the pipe. The end of the pipe was approximately 33 feet west of the Sears Automotive Building. The pipe end was clearly capped off. Based upon the Sears Automotive Center Case Closure report, prepared by the Santa Clara Valley Water District on December 6, 1999 (SCVWD, 1999), this pipe was determined to be the pipe that led to the former used motor oil tank on the west side of the Sears Automotive building (Figure 1).

To ensure no UST was buried in place at the end of the capped pipe, additional test pits were placed approximately 5 feet north and 5 feet south of the pipe end. No UST or additional piping was observed, confirming the findings of the GPR survey. Furthermore, during the test pit activities, no odor or staining was noted. Upon completion of the investigation, all soil was replaced in the test pits and the asphalt was replaced. A photographic log of the test pit field activities is included as Enclosure 3.



Two soil samples were collected under the observed pipe, one beneath a section of the exposed pipe closest to the building and one beneath the pipe end cap. Samples were submitted to Enthalpy Analytical of Berkley, a California ELAP certified laboratory. Samples were analyzed for total petroleum hydrocarbons (TPH) as motor oil (TPH-mo). TPH-mo was detected at 74 milligrams per kilogram (mg/kg) in the sample collected beneath the pipe cap. TPH-mo was not detected in the other sample collected beneath the pipe. The detection of TPH-mo beneath the pipe cap is far below the Regional Water Quality Control Board, San Francisco Bay Region Environmental Screening Level (ESL) for residential human health of 12,000 mg/kg and is also below the odor/gross contamination ESL of 100 mg/kg. The TPH-mo is considered residual TPH-mo that may have resulted when the pipe was cut and capped. Sample results are contained in Enclosure 2.

SEARS AUTOMOTIVE CENTER BUILDING CLOSURE

A closure plan has been submitted to the FD for the planned demolition of the former Sears Automotive Center. As stated in the closure plan, if remnant underground piping associated with any former USTs is discovered during demolition activities, soil samples will be collected from beneath and along the underground piping paths to determine if there were any significant releases.

CONCLUSION

In their Phase I ESA, Cornerstone noted the existence of a drain in the floor along the western interior of the wall of the Automotive Center building and an associated capped pipe extending through the basement wall "towards the location of the 1,000-gallon waste UST that was depicted on the 1969 building plan." Cornerstone further noted "a square access cover constructed of concrete was observed at the building exterior in the general vicinity of the depicted waste oil UST."

As noted above, WSP conducted a thorough GPR survey and performed several test pits in the vicinity of the suspected UST area west of the Automotive Center building to determine if the suspect UST may still be present. The GPR survey and the test pits did not reveal any evidence that a UST remains in the area west of the former Sears Automotive Center. A test pit removed the "square access constructed with concrete" and revealed that this feature was not an access port for a UST, but an abandoned storm water inlet box. Thus, WSP's investigation clearly demonstrates that no UST such as described in the Cornerstone Phase I ESA (or in the Complaint to DEH) is present on the site.

Sincerely,

A handwritten signature in black ink that reads "Rick E. Freudenberger". The signature is written in a cursive, flowing style.

Rick Freudenberger
Executive Vice President

FIGURES

Figure 1 – Sears Automotive Center Plan

ENCLOSURES

Enclosure 1 – GPR Survey



Enclosure 2 – Soil Sample Results

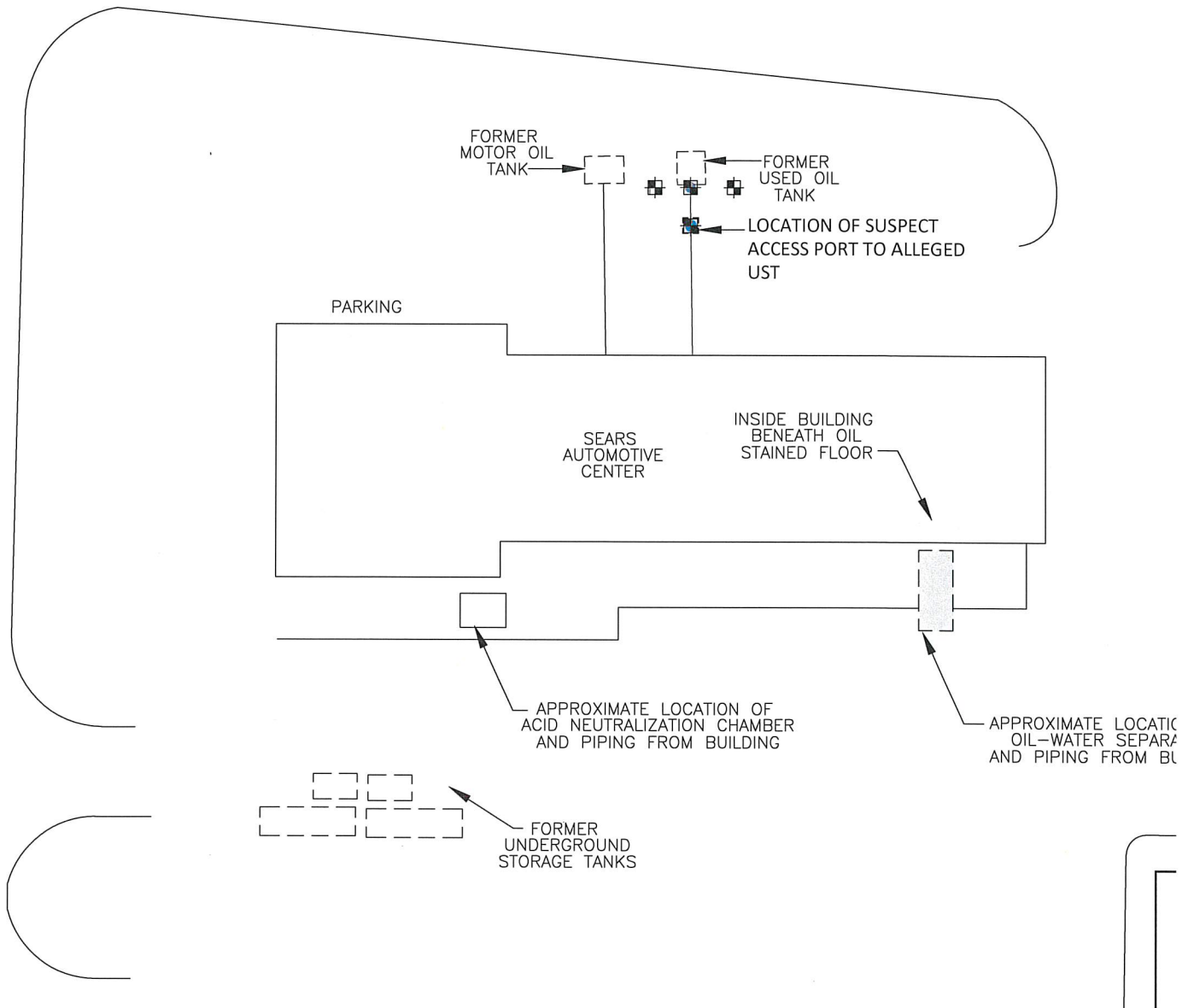
Enclosure 3 – Photographic Log – Test Pits

LIST OF REFERENCES

Cornerstone Earth Group. 2018. Phase I Environmental Site Assessment, Vallco Special Area Specific Plan Parcels, Cupertino, California. February 26.

Santa Clara Valley Water District. 1999. Fuel Leak Site Case Closure – Sears Automotive Center, 10101 North Wolfe Road, Cupertino, CA 95014; Case No. 14-486. December 6.

FIGURE



THE ORIGINAL VERSION OF THIS DRAWING IS IN COLOR. BLACK AND WHITE COPIES MAY NOT ACCURATELY DEPICT CERTAIN INFORMATION.

Figure 1

APPROXIMATE TEST PIT LOCATIONS—
SEARS AUTOMOTIVE CENTER



WSP USA Inc.
2025 GATEWAY PLACE
SUITE 348
SAN JOSE, CA 95110
TEL: +1 408.453.6100

VALLCO FASHION MALL
10123 NORTH WOLFE ROAD
CUPERTINO, CALIFORNIA

PREPARED FOR
VALLCO PROPERTY OWNER, LLC
PALO ALTO, CALIFORNIA



ENCLOSURES



WSP USA
2025 Gateway Place
Suite 348
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wsp.com

VIA ELECTRONIC MAIL

February 11, 2019

Vallco Property Owner, LLC
965 Page Mill Road
Palo Alto, CA 94304
Attn: Reed Moulds

Subject: GPR Suvey, Former Sears Automotive Center, Former Vallco Mall, 10123 North Wolfe Road, Cupertino, California 95014

Dear Mr. Reeds,

On January 28, 2019 at approximately 8 a.m., WSP's Rick Freudenberger met with Nicholas Butler of California Utility Locators at the referenced location for the conduct of a Ground Penetrating Radar (GPR) survey of several areas within the former Sears Automotive Center. These areas included:

- 1 An area in the southeastern portion of the Sears location that formerly contained four underground storage tanks (USTs).
- 2 An area west of the central portion of the Sears building that formerly contained two USTS containing oil and where it has been alleged a third UST may still remain.

The areas were initially scanned with a Fisher TW-6 M-Scope (magnetic detector) that detected some metal piping on the west side of the Sears building. There was no indication of the existence of USTs in either area.

Mr. Butler than scanned both areas with MALA Easy Locator GPR equipment. The presence of concrete re-bar was noted in the concrete apron area west of the Sears building. There was no indication of the existence of USTs in either area.

The report of California Utility Locators is attached.

Sincerely,

Rick Freudenberger

Executive Vice President

ENCLOSURES

Enclosure 1 – California Utility Locators Report



ENCLOSURE 1 – CALIFORNIA UTILITY LOCATORS REPORT

Job Invoice

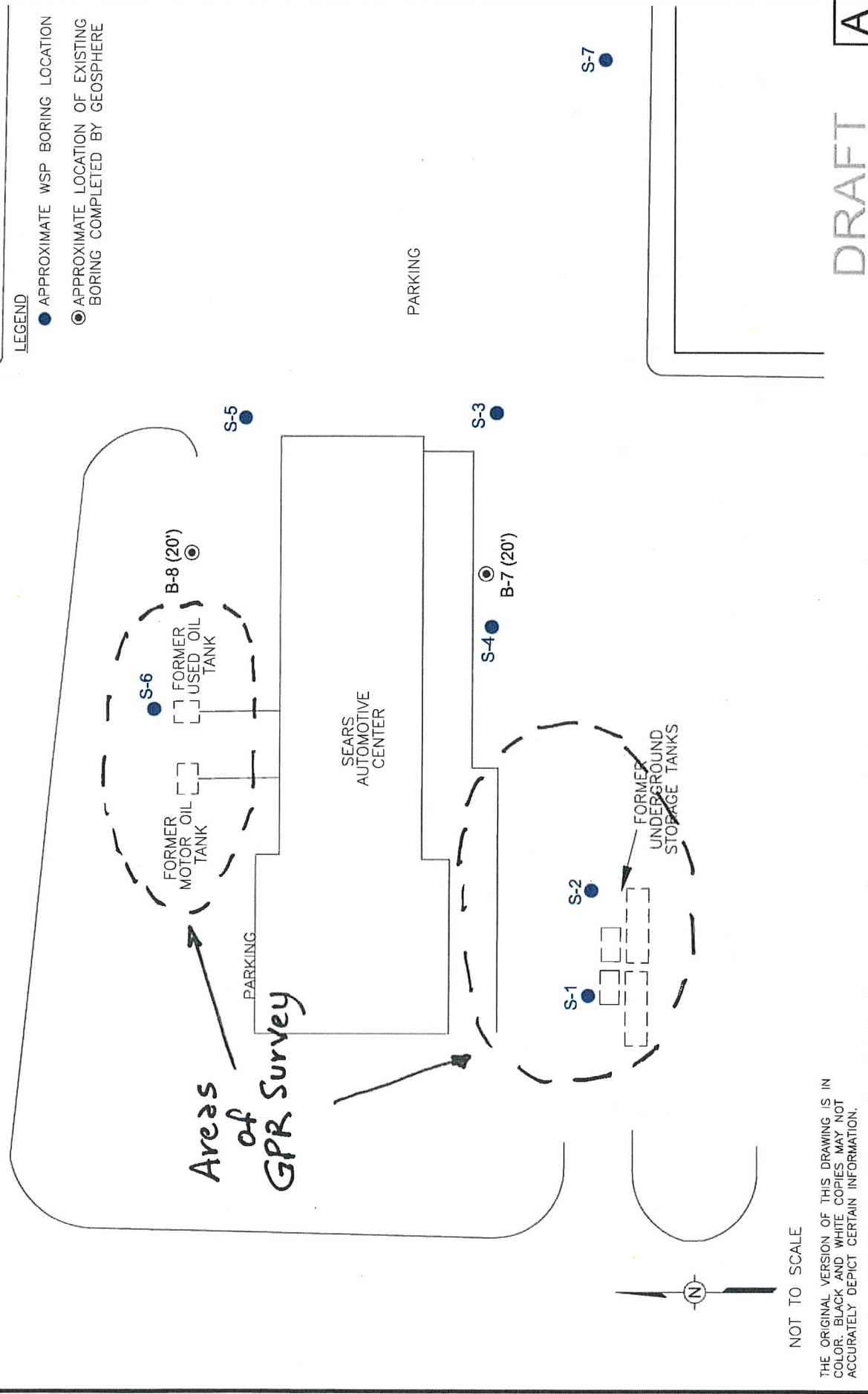
SOLD TO	DATE ORDERED	ORDER TAKEN BY
	1-23-2019	am
	PHONE NO.	CUSTOMER ORDER #
		496
	JOB LOCATION	
	Wolfe & Stevens Creek Blvd San Jose	
	JOB PHONE	STARTING DATE
		1-28-2019
	TERMS	
	8:00-10:00	

QTY.	MATERIAL	UNIT	AMOUNT	DESCRIPTION OF WORK
-	Scanned areas indicated provided by Client for suspected UST's in area			Scan for UST'S w/GPR
-	Metal Sweep written Performed with: Fisher TW-6 M-Scope and marked results with white paint. Marked out metal pipes found in area. No Indication of UST's in areas scanned.			
-	G P R Scan performed with MALA Easy Locator GPR. No Indication of UST's in areas scanned.			
-	Results gone over onsite.			
				TOTAL MISCELLANEOUS
				LABOR HRS. RATE AMOUNT
				Locating w/GPR 2 165 ⁰⁰ 330 00
	Tech on site:			
	Nicholas Buller -831-226-9052			
	TOTAL MATERIALS			TOTAL LABOR 330 00

WORK ORDERED	TOTAL LABOR	330	00
DATE ORDERED	TOTAL MATERIALS		
DATE COMPLETED	TOTAL MISCELLANEOUS		
	SUBTOTAL		
CUSTOMER APPROVAL SIGNATURE			

LEGEND

- APPROXIMATE WSP BORING LOCATION
- ⊙ APPROXIMATE LOCATION OF EXISTING BORING COMPLETED BY GEOSPHERE



DRAFT

A

<p>wsp</p> <p>WSP USA Inc. 2025 GATEWAY PLACE SUITE 348 SAN JOSE, CA 95110 TEL: +1 408.453.6100</p>	<p>Figure 2</p> <p>APPROXIMATE BORING LOCATION - SEARS AUTOMOTIVE CENTER</p>	<p>VALLCO FASHION MALL 10123 NORTH WOLFE ROAD CUPERTINO, CALIFORNIA PREPARED FOR SAND HILL PROPERTY COMPANY PALO ALTO, CALIFORNIA</p> <p>Drawn By: LS 12/3/2018 Checked: Approved: DWG Name: 314MN1588-002</p>
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ENTHALPY

ANALYTICAL



Enthalpy Analytical

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 308481
ANALYTICAL REPORT

WSP
2025 Gateway Place
San Jose, CA 95110

Project : 31401588.001
Location : Vallco Sears
Level : II

Sample ID
PIPE-EAST
PIPE-CAP

Lab ID
308481-001
308481-002

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: _____

Patrick McCarthy
Project Manager
patrick.mccarthy@enthalpy.com
(510) 204-2236 ext 13115

Date: 04/04/2019

CA ELAP# 2896, NELAP# 4044-001

CASE NARRATIVE

Laboratory number: 308481
Client: WSP
Project: 31401588.001
Location: Vallco Sears
Request Date: 03/27/19
Samples Received: 03/27/19

This data package contains sample and QC results for two soil samples, requested for the above referenced project on 03/27/19. The samples were received cold and intact.

TPH-Extractables by GC (EPA 8015B):

PIPE-CAP (lab # 308481-002) was diluted due to the dark and viscous nature of the sample extract. No other analytical problems were encountered.

Page 7 of 1

*Use stop time/date for composite and/or air samples; use only start time/date for all other samples.

*Matrix: AQ = Aqueous, S = Soil, SE = Sediment, A = Air, W = Waste, B = Bulk, O = Other (detail in comments)

SAMPLE RECEIPT CHECKLIST

Section 1: Login # 308481
Date Received: 3-27-19

Client: Vallejo-Sears
Project: _____



Section 2: Samples received in a cooler? ☒ Yes, how many? _____ ☐ No (skip Section 3 below)

If no cooler Sample Temp (°C): _____ using IR Gun # ☐ A, or ☒ B

☐ Samples received on ice directly from the field. Cooling process had begun

If in cooler: Date Opened 3-27-19 By (print) af (sign) af

Shipping Info (if applicable) _____

Are custody seals present? ☒ No, or ☐ Yes. If yes, where? ☐ on cooler, ☐ on samples, ☐ on package

☐ Date: _____ How many _____ ☐ Signature, ☐ Initials, ☐ None

Were custody seals intact upon arrival? ☐ Yes ☐ No ☒ N/A

Section 3: **Important: Notify PM if temperature exceeds 6°C or arrive frozen.**

Packing in cooler: (if other, describe) _____

☐ Bubble Wrap, ☐ Foam blocks, ☒ Bags, ☐ None, ☐ Cloth material, ☐ Cardboard, ☐ Styrofoam, ☐ Paper towels

☐ Samples received on ice directly from the field. Cooling process had begun

Type of ice used: ☒ Wet, ☐ Blue/Gel, ☐ None Temperature blank(s) included? ☐ Yes, ☐ No

Temperature measured using ☐ Thermometer ID: _____, or IR Gun # ☐ A ☐ B

Cooler Temp (°C): #1: 3.9, #2: _____, #3: _____, #4: _____, #5: _____, #6: _____, #7: _____

Section 4:	YES	NO	N/A
Were custody papers dry, filled out properly, and the project identifiable	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Were Method 5035 sampling containers present?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If YES, what time were they transferred to freezer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did all bottles arrive unbroken/unopened?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are there any missing / extra samples?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are samples in the appropriate containers for indicated tests?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are sample labels present, in good condition and complete?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the container count match the COC?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do the sample labels agree with custody papers?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Was sufficient amount of sample sent for tests requested?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Did you change the hold time in LIMS for unpreserved VOAs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you change the hold time in LIMS for preserved terracores?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are bubbles > 6mm absent in VOA samples?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Was the client contacted concerning this sample delivery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If YES, who was called? _____ By _____ Date: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section 5:	YES	NO	N/A
Are the samples appropriately preserved? (If N/A, skip the rest of section 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you check preservatives for all bottles for each sample?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you document your preservative check?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

pH strip lot# _____, pH strip lot# _____, pH strip lot# _____

Preservative added:

☐ H2SO4 lot# _____ added to samples _____ on/at _____

☐ HCL lot# _____ added to samples _____ on/at _____

☐ HNO3 lot# _____ added to samples _____ on/at _____

☐ NaOH lot# _____ added to samples _____ on/at _____

Section 6:

Explanations/Comments: _____

Date Logged in 3/27/19

By (print) AR (sign) [Signature]

Date Labeled 3/28/19

By (print) RV (sign) [Signature]

Detections Summary for 308481

Results for any subcontracted analyses are not included in this summary.

Client : WSP
Project : 31401588.001
Location : Vallco Sears

Client Sample ID : PIPE-EAST Laboratory Sample ID : 308481-001

No Detections

Client Sample ID : PIPE-CAP Laboratory Sample ID : 308481-002

Analyte	Result	Flags	RL	MDL	Units	Basis	IDF	Method	Prep Method
Motor Oil C24-C36	74		25	7.5	mg/Kg	As Recd	5.000	EPA 8015B	EPA 3550C

Total Extractable Hydrocarbons

Lab #:	308481	Location:	Vallco Sears
Client:	WSP	Prep:	EPA 3550C
Project#:	31401588.001	Analysis:	EPA 8015B
Matrix:	Soil	Sampled:	03/27/19
Units:	mg/Kg	Received:	03/27/19
Basis:	as received	Prepared:	04/02/19
Batch#:	269155	Analyzed:	04/03/19

Field ID: PIPE-EAST Lab ID: 308481-001
 Type: SAMPLE Diln Fac: 1.000

Analyte	Result	RL	MDL
Motor Oil C24-C36	ND	5.0	1.5

Surrogate	%REC	Limits
o-Terphenyl	117	61-130

Field ID: PIPE-CAP Lab ID: 308481-002
 Type: SAMPLE Diln Fac: 5.000

Analyte	Result	RL	MDL
Motor Oil C24-C36	74	25	7.5

Surrogate	%REC	Limits
o-Terphenyl	DO	61-130

Type: BLANK Diln Fac: 1.000
 Lab ID: QC970423

Analyte	Result	RL	MDL
Motor Oil C24-C36	ND	5.0	1.5

Surrogate	%REC	Limits
o-Terphenyl	116	61-130

DO= Diluted Out
 ND= Not Detected at or above MDL
 RL= Reporting Limit
 MDL= Method Detection Limit

Batch QC Report

Total Extractable Hydrocarbons			
Lab #:	308481	Location:	Vallco Sears
Client:	WSP	Prep:	EPA 3550C
Project#:	31401588.001	Analysis:	EPA 8015B
Type:	LCS	Diln Fac:	1.000
Lab ID:	QC970424	Batch#:	269155
Matrix:	Soil	Prepared:	04/02/19
Units:	mg/Kg	Analyzed:	04/03/19

Analyte	Spiked	Result	%REC	Limits
Diesel C10-C24	50.00	52.32	105	55-133

Surrogate	%REC	Limits
o-Terphenyl	123	61-130

Batch QC Report

Total Extractable Hydrocarbons			
Lab #:	308481	Location:	Vallco Sears
Client:	WSP	Prep:	EPA 3550C
Project#:	31401588.001	Analysis:	EPA 8015B
Field ID:	ZZZZZZZZZZ	Batch#:	269155
MSS Lab ID:	308596-004	Sampled:	04/01/19
Matrix:	Soil	Received:	04/01/19
Units:	mg/Kg	Prepared:	04/02/19
Basis:	as received	Analyzed:	04/03/19
Diln Fac:	1.000		

Type: MS Lab ID: QC970425

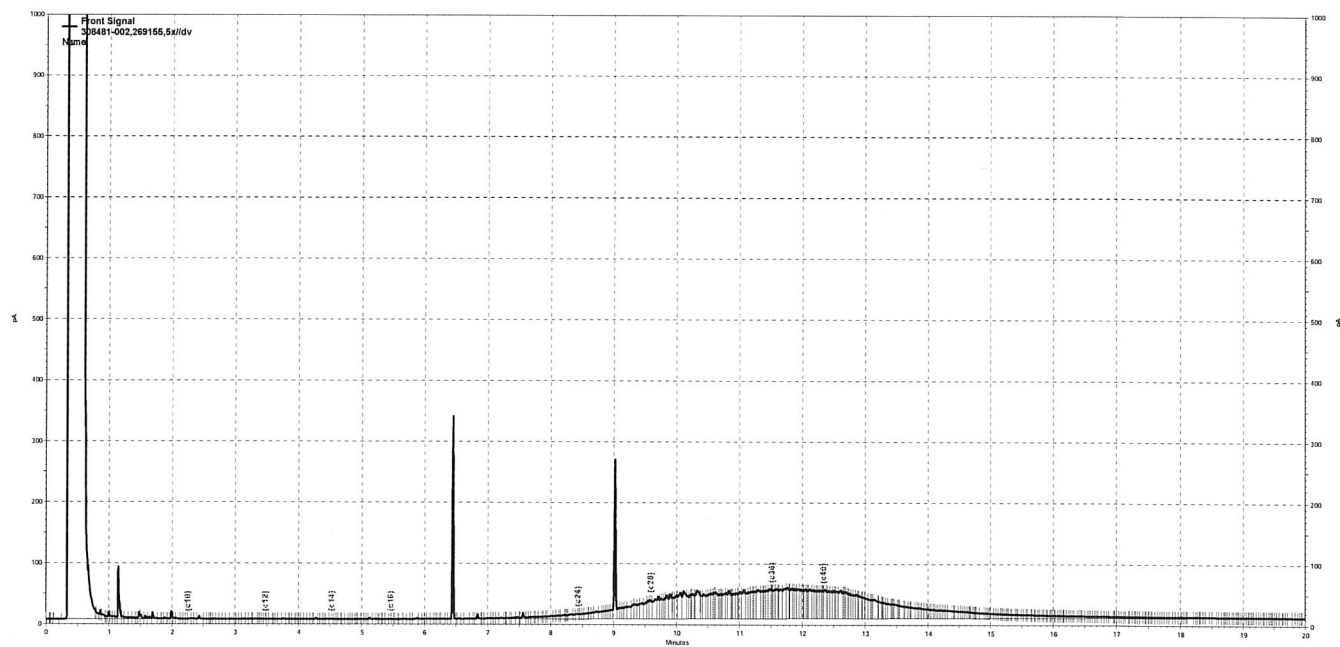
Analyte	MSS Result	Spiked	Result	%REC	Limits
Diesel C10-C24	2.641	49.96	50.86	97	56-125

Surrogate	%REC	Limits
o-Terphenyl	113	61-130

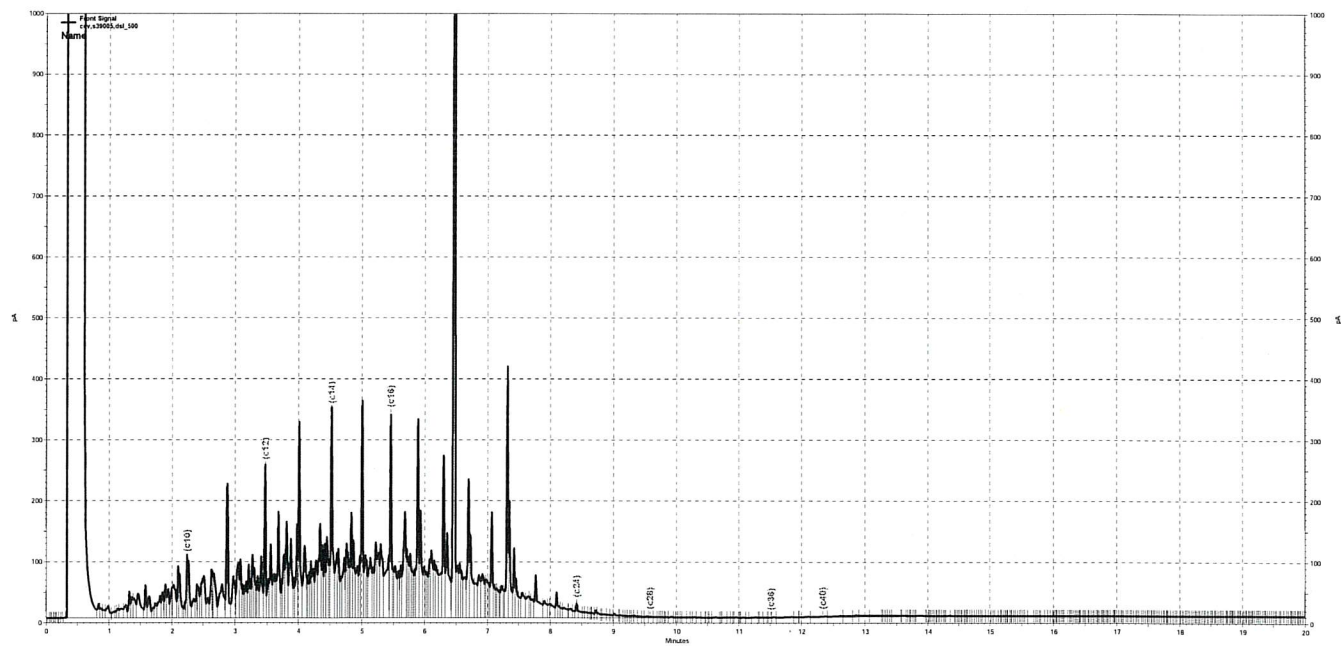
Type: MSD Lab ID: QC970426

Analyte	Spiked	Result	%REC	Limits	RPD	Lim
Diesel C10-C24	49.68	50.01	95	56-125	1	33

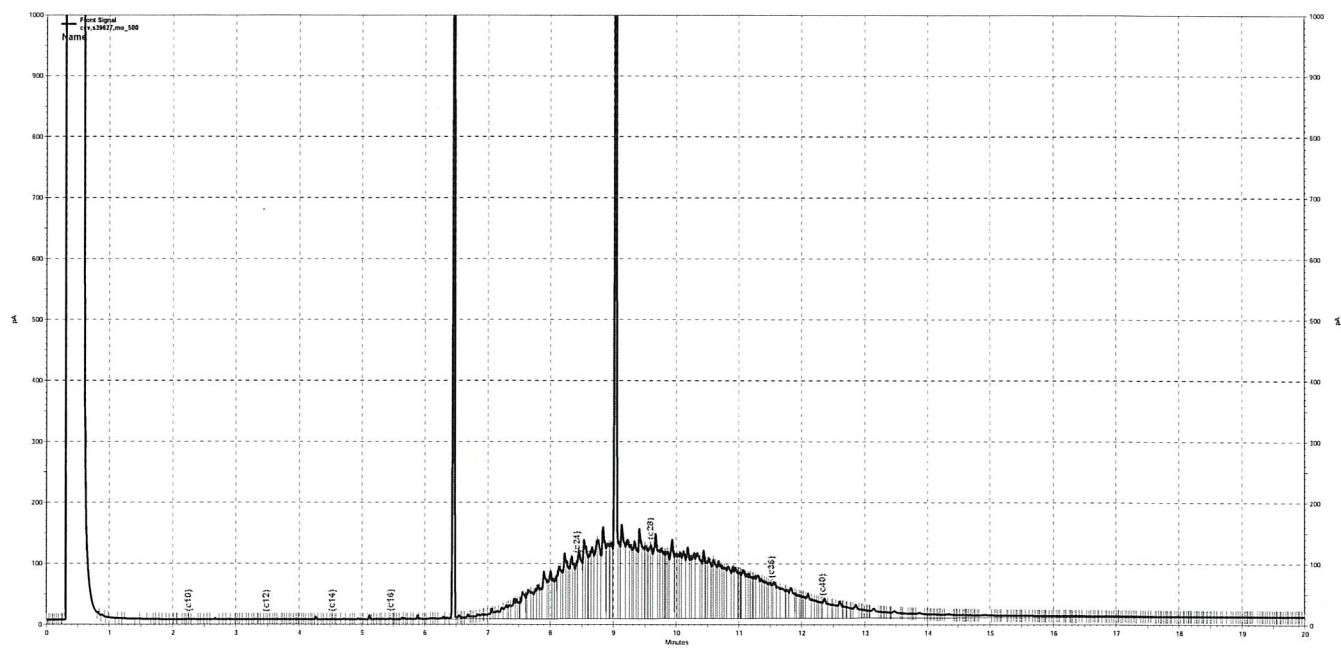
Surrogate	%REC	Limits
o-Terphenyl	110	61-130



— G:\ezchrom\Projects\GC27\Data\2019\093a014.dat, Front Signal



— G:\ezchrom\Projects\GC27\Data\2019\093a003.dat, Front Signal



— G:\ezchrom\Projects\GC27\Data\2019\093a004.dat, Front Signal

PHOTOGRAPHIC LOG

Sand Hill Properties	Former Vallco Mall Cupertino, California	31401588.001
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Photo No.	Date	
1	March 26, 2019	
Proposed area of potholing. The center of the proposed area is the concrete box suspected to be an access port to a previous UST.		

Photo No.	Date	
2	March 26, 2019	
Surficial concrete broken around the concrete box.		

PHOTOGRAPHIC LOG

Sand Hill Properties	Former Vallco Mall Cupertino, California	31401588.001
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Photo No.	Date	
3	March 26, 2019	
<p>Photo of the removed concrete box. Plastic piping lead from the box towards a nearby storm drain.</p>		

Photo No.	Date	
4	March 26, 2019	
<p>Plastic piping leading out from the concrete box was filled with concrete.</p>		

PHOTOGRAPHIC LOG

Sand Hill Properties	Former Vallco Mall Cupertino, California	31401588.001
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Photo No.	Date	
5	March 26, 2019	
Metal pipe found approximately 3 feet below ground surface and beneath the concrete box. The pipe extended east – west, perpendicular to the Sears Automotive Building.		

Photo No.	Date	
6	March 26, 2019	
Side view of the end cap of the metal pipe. The metal pipe extended approximately 33 feet west of the Sears Automotive Building.		

PHOTOGRAPHIC LOG		
Sand Hill Properties	Former Vallco Mall Cupertino, California	31401588.001

Photo No.	Date	
7	March 26, 2019	
Top view of the end cap of the metal pipe.		