

# Appendix C

---

Phase I Environmental Site Assessment



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

*Prepared For:*

**JERRY KWOK  
PINWOOD CAPITAL LLC  
PO Box 466  
CUPERTINO, CALIFORNIA 95015**

*Property Identification:*

**CHEVRON GASOLINE STATION  
1090 SOUTH DE ANZA BOULEVARD  
SAN JOSE, CALIFORNIA 95129**

*Prepared By:*

**ALPHA ENVIRONMENTAL SERVICES, INC.  
11080 SW ALLEN BLVD. SUITE 100  
BEAVERTON, OREGON 97005  
TEL (503) 292-5346 FAX (503) 203-1516  
WWW.ALPHAENVIRONMENTAL.NET**

**Date Issued: Friday, February 27, 2015  
Alpha Project Number: 15-0211**

Friday, February 27, 2015

Pinewood Capital LLC  
PO Box 466  
Cupertino, California 95015

RE: PROJECT NO. 15-0211  
PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT  
CHEVRON GASOLINE STATION  
**1090 SOUTH DE ANZA BOULEVARD**  
**SAN JOSE, CALIFORNIA 95129**

Dear Mr. Kwok:

Alpha Environmental Services, Inc. is pleased to provide the results of our Phase I Environmental Site Assessment of the Chevron Gasoline Station located in San Jose, California 95129. This assessment was authorized by Pinewood Capital LLC on Wednesday, February 18, 2015, and performed in general accordance with the accepted scope of work for Phase I Environmental Site Assessments.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property management, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

Please be advised that pursuant to the All Appropriate Inquiries (AAI) rules (40 CFR 312.20) and in conformance with the ASTM E 1327-13 Standard (American Society for Testing and Materials, 2013), Section 4.6; this report and its statements are valid for 180 days after the date of issuance. After 180 days and before one year of the date of issuance, a report update may be performed; after one year, a new full Phase 1 ESA would be required for the Property.

We appreciate the opportunity to provide environmental services to Pinewood Capital LLC. If you have any questions concerning this report, or if we can assist you in any other matter, please contact us at (503) 292-5346.

Very truly yours,

**ALPHA ENVIRONMENTAL SERVICES, INC.**



**Phillip R. Brewer**  
Principal



**Rodolfo Gomez**  
Project Director



**Casey Ward**  
Investigator

# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>1.0 INTRODUCTION .....</b>	<b>4</b>
1.1 PURPOSE.....	4
1.2 SCOPE OF SERVICES .....	4
1.3 ASSUMPTIONS.....	4
1.4 LIMITATIONS AND EXCEPTIONS .....	5
1.4.1 <i>Data Gaps</i> .....	5
1.4.2 <i>Data Failure</i> .....	5
1.5 USER RESPONSIBILITIES .....	5
1.6 SPECIAL TERMS AND CONDITIONS .....	6
1.7 USE RELIANCE .....	6
<b>2.0 SITE DESCRIPTION .....</b>	<b>7</b>
2.1 USER PROVIDED INFORMATION .....	7
2.2 LOCATION AND LEGAL DESCRIPTION .....	7
2.3 PROPERTY AND VICINITY GENERAL CHARACTERISTICS.....	7
2.4 CURRENT USE OF THE PROPERTY .....	8
2.5 DESCRIPTION OF PROPERTY UTILITIES .....	8
2.6 CURRENT USE OF ADJOINING SITES .....	9
2.7 PHYSICAL SETTING .....	9
2.7.1 <i>Topography</i> .....	9
2.7.2 <i>Soils/Geology</i> .....	9
2.7.3 <i>Hydrology</i> .....	9
<b>3.0 USER PROVIDED INFORMATION .....</b>	<b>11</b>
3.1 TITLE RECORDS.....	11
3.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS (AULs) .....	11
3.3 SPECIALIZED KNOWLEDGE .....	11
3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION.....	11
3.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES.....	11
3.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION .....	11
3.7 REASON FOR PERFORMING PHASE I.....	11
3.8 OTHER.....	11
<b>4.0 HISTORICAL USE INFORMATION .....</b>	<b>12</b>
4.1 HISTORICAL INFORMATION USE SUMMARY .....	12
4.2 AERIAL PHOTOGRAPHS .....	12
4.3 FIRE INSURANCE MAPS .....	15
4.4 CITY DIRECTORIES .....	16
4.5 CHAIN OF TITLE .....	18
4.6 ADDITIONAL ENVIRONMENTAL RECORD SOURCES .....	18
4.7 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES .....	18
<b>5.0 RECORDS REVIEW.....</b>	<b>20</b>
5.1 STANDARD ENVIRONMENTAL RECORD SOURCES .....	20
5.1.1 <i>Federal and State Regulatory Review</i> .....	20
5.2 LOCAL REGULATORY REVIEW.....	26
5.2.1 <i>Fire Officials</i> .....	26
5.2.2 <i>Building Department</i> .....	26
5.2.3 <i>Other Agencies</i> .....	27
5.3 REGULATORY AGENCY FILE AND RECORDS REVIEW .....	27
5.4 VAPOR ENCROACHMENT ASSESSMENT.....	27
<b>6.0 SITE RECONNAISSANCE .....</b>	<b>28</b>
6.1 METHODOLOGY AND LIMITING CONDITIONS .....	28

6.2	BUILDING AND GENERAL SITE CHARACTERISTICS .....	28
6.2.1	Exterior Observations.....	28
6.2.2	Interior Observations .....	28
6.2.3	Solid Waste Disposal.....	28
6.2.4	Surface Water Drainage .....	29
6.2.5	Wells and Cisterns.....	29
6.2.6	Wastewater .....	29
6.2.7	Additional Site Observations.....	29
6.3	POTENTIAL ENVIRONMENTAL CONDITIONS .....	29
6.3.1	Hazardous Materials and Petroleum Products Used or Stored at the Site .....	29
6.3.2	Evidence of Releases .....	30
6.3.3	Polychlorinated Biphenyls (PCBs).....	30
6.3.4	Landfills.....	31
6.3.5	Pits, Ponds, Lagoons, Sumps, and Catch Basins.....	31
6.3.6	Onsite ASTs and USTs.....	31
6.3.7	Radiological Hazards .....	31
6.3.8	Additional Hazard Observations .....	31
7.0	INTERVIEWS .....	32
7.1	INTERVIEW WITH OWNER .....	32
7.2	INTERVIEW WITH SITE MANAGER .....	32
7.3	INTERVIEW WITH OCCUPANTS .....	32
7.4	INTERVIEW WITH LOCAL GOVERNMENT OFFICIALS.....	32
7.5	INTERVIEWS WITH OTHERS .....	33
8.0	EVALUATION .....	34
8.1	FINDINGS .....	34
8.1.1	Data Gaps .....	34
8.1.2	Onsite Environmental Conditions.....	34
8.1.3	Offsite Environmental Conditions .....	34
8.1.4	Controlled Recognized Environmental Conditions (CRECs) .....	34
8.1.5	Historical Recognized Environmental Conditions (HRECs) .....	34
8.1.6	De Minimis Environmental Conditions.....	35
8.2	OPINION .....	35
8.3	CONCLUSIONS .....	35
8.4	RECOMMENDATIONS.....	35
8.5	DEVIATIONS.....	36
8.6	SIGNATURES OF ENVIRONMENTAL PROFESSIONALS.....	36
8.6.1	Qualification of Environmental Professionals.....	36
8.6.2	All Appropriate Inquiries Conformance.....	36
9.0	NON-SCOPE CONSIDERATIONS.....	37
9.1	ASBESTOS-CONTAINING MATERIALS (ACM).....	37
9.2	LEAD-BASED PAINT .....	37
9.3	RADON .....	37
9.4	LEAD IN DRINKING WATER .....	37
10.0	REFERENCES .....	38
10.1	REPORTS, PLANS, AND OTHER DOCUMENTS REVIEWED:.....	38
10.2	AGENCIES CONTACTED:.....	38
11.0	LIST OF ACRONYMS .....	39

---

## TABLE OF FIGURES

<b>TABLE 1: SIGNIFICANT ELEMENTS OF INVESTIGATION .....</b>	<b>3</b>
<b>TABLE 2: USER PROVIDED INFORMATION .....</b>	<b>7</b>
<b>TABLE 3: SITE OCCUPANTS .....</b>	<b>8</b>
<b>TABLE 4: PROPERTY UTILITIES .....</b>	<b>8</b>
<b>TABLE 5: FEDERAL ENVIRONMENTAL LISTS .....</b>	<b>20</b>
<b>TABLE 6: STATE &amp; TRIBAL ENVIRONMENTAL LISTS .....</b>	<b>21</b>
<b>TABLE 7: LOCAL &amp; PROPRIETARY RECORDS .....</b>	<b>21</b>
<b>TABLE 8: HAZARDOUS SUBSTANCES/WASTES NOTED ONSITE .....</b>	<b>29</b>

## APPENDICES

### **APPENDIX A: SITE PHOTOGRAPHS**

### **APPENDIX B: HISTORICAL RESEARCH DOCUMENTATION**

EXHIBIT B-1: AERIAL PHOTOGRAPHS

EXHIBIT B-2: FIRE INSURANCE MAPS

EXHIBIT B-3: CITY DIRECTORIES

EXHIBIT B-4: TITLE SEARCH RECORDS

### **APPENDIX C: REGULATORY RECORDS DOCUMENTATION**

EXHIBIT C-1: MAPPED DATABASE REPORT

EXHIBIT C-2: GENERAL PUBLIC RECORDS

### **APPENDIX D: CLIENT PROVIDED DOCUMENTATION**

### **APPENDIX E: LABORATORY REPORTS**

### **APPENDIX F: OTHER SUPPORTING DOCUMENTATION**

### **APPENDIX G: QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS**

---

## **EXECUTIVE SUMMARY**

Alpha Environmental Services, Inc. (Alpha) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations accepted by Pinewood Capital LLC for the Chevron Gasoline Station located at 1090 South De Anza Boulevard, San Jose, California 95129 (the Property).

The Phase I ESA is designed to provide Pinewood Capital LLC with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with the All Appropriate Inquiry (AAI) process, American Society for Testing and Materials (ASTM) E 1527-13, Standard Practice for Environmental Site Assessments: Phase I ESA Process, and Alpha's contracted scope of work for the Phase I ESA.

### **Property Overview**

The Property consists of an irregularly shaped parcel approximately 0.6 acre in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with one structure that was constructed in 1976 and is utilized as a gasoline station and car wash. The site offers two tenant spaces, for commercial use.

The Property is flat and is at an approximate elevation of 265 feet above mean sea level. Based upon topographic map interpretation and site observations, the presumed groundwater flow beneath the site is inferred to be in a northeastern direction.

### **Historic Property Usage**

The Property was part of a larger field in 1939 and remained so until 1976 when the commercial buildings which occupy the site today, and operate as a car wash and gas station, were constructed. In 1999 an underground tank, holding gasoline, was found to be leaking. Only soil contamination was reported. The three underground gasoline tanks were removed along with the associated piping. Contamination levels of 2.2 parts per million (ppm) were discovered and due to the relatively low levels, the state of California closed the file and issued a no further action determination (NFA). Two additional tanks were installed in the ground, one 20,000 gallons and the other 15,000 gallons, which hold gasoline. The Property continues to operate as a Chevron Gas Station with attached car wash.

### **Adjoining Sites**

The Property is situated within an urban area in San Jose, California and is bound to the east, south and west by commercial strip malls and to the north by parking. The surrounding area is composed mainly of commercial buildings with some multi-family residential buildings.

### **Records Review**

Alpha obtained and reviewed a database report from Environmental Data Resources, Inc. (EDR) (Environmental Data Resources, 2015) for the Property and the surrounding area. Based on the database report, no adjacent sites were identified as potential concerns to the Property. Alpha did identify one Leaking Underground Storage Tank (LUST) listing for the Property itself, which was reported to have only involved contamination to the soil, with relatively low contamination levels, and had been closed by

CalEPA with a no further action determination (NFA); this listing is considered to be a historic recognized environmental condition (HREC).

Currently two underground tanks, which are registered with the State of California, are located on the southwest corner of the Property and are used to store gasoline. The volume of these tanks are 20,000 gallons and 15,000 gallons. These USTs are double wall construction with automatic leak detection. Further review and information obtained from a Santa Clara County inspector revealed the facility was inspected by the Department of Environmental Health on December 23, 2014 and found non-compliant with current regulations. The report indicated that two violations were issued for the facility regarding UST financial responsibility and training for facility employees. According to the county, these violations have not yet been resolved. Failure to resolve these violations may result in penalties and/or civil enforcement action. Based on the observations made and information obtained during interviews, the current non-compliant status of the UST facility represents a Business Environmental Risk (BER) for the Property as defined in the ASTM Standard.

### **Conclusions**

Alpha has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of 1090 South De Anza Boulevard, San Jose, California 95129, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for the following:

- A regulatory records review revealed that an inspection of the active USTs system at the Property, conducted in December 2014 by the California EPA, resulted in two violations issued of which both remain open to date; the violations appear to be administrative in nature. Information obtained from a Santa Clara County inspector indicated that the unresolved violations may result in civil enforcement and penalties; therefore, the non-compliant status of the active USTs system at the Property represents a Business Environmental Risk (BER).

This assessment has revealed no other evidence of RECs or associated issues in connection with the Property.

### **Recommendations**

Based on the information available at the time of this assessment, Alpha recommends the following:

- The proper actions should be taken by the USTs system permit holder in order to bring the system into compliance and close the violations with the California EPA and Santa Clara County Department of Environmental Health.

## Significant Elements of Investigation

The following table summarizes the significant elements of this investigation.

<b>TABLE 1: SIGNIFICANT ELEMENTS OF INVESTIGATION</b>	<b>Onsite</b>	<b>Offsite Adjoining</b>
Issues Identified in Standard Environmental Record Sources	Yes	no
Fire Department underground storage tank (UST) permits	Yes	no
Aboveground storage tanks (ASTs) and USTs	Yes	no
Historic use of concern (drycleaners, auto repair facility, etc.)	Yes	no
Hazardous Materials and/or Petroleum Products	Yes	no
Unlabeled containers and/or drums	no	no
Evidence of Release (staining, etc.)	no	no
Polychlorinated Biphenyls (PCBs)	no	no
Landfills	no	no
Pits, ponds, lagoons, sumps, catch basins	Yes	no
Oil & Gas Wells	no	no
Radiological Hazards	no	no
Asbestos Containing Materials (ACM)	n/a	n/a
Radon	not tested	n/a
Lead-Based Paint	n/a	n/a
Other	n/a	n/a

n/a = not applicable

---

## **1.0 INTRODUCTION**

Alpha Environmental Services, Inc. (Alpha) was retained by Pinewood Capital LLC to conduct a Phase I Environmental Site Assessment (ESA) of the Chevron Gasoline Station located at 1090 South De Anza Boulevard, San Jose, California 95129 (the Property). The protocol used for this assessment is in general conformance with the American Society for Testing and Materials (ASTM) Practice E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (American Society for Testing and Materials, 2013) and Alpha's scope of work for Phase I Environmental Site Assessments (ESAs).

On February 24, 2015, Casey Ward, a representative of Alpha, conducted a site reconnaissance to assess the possible presence of petroleum products and hazardous materials at the Property. Alpha's investigation included review of aerial photographs, reconnaissance of adjoining properties, background research, and review of available local, state, and federal regulatory records regarding the presence of petroleum products and/or hazardous materials at the Property and in the vicinity.

### **1.1 Purpose**

The purpose of this Phase I ESA was to identify existing or potential recognized environmental conditions (RECs) as defined by ASTM E 1527-13 (American Society for Testing and Materials, 2013) as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment".

Alpha understands that the findings of this assessment will be used by Pinewood Capital LLC to evaluate a pending financial transaction in connection with the Property.

### **1.2 Scope of Services**

The scope of work for this ESA is in accordance with Pinewood Capital LLC Phase I ESA protocol and is in general accordance with the requirements of ASTM Standard E 1527-13. Alpha warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the scope of work. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs.

No other warranties are implied or expressed.

### **1.3 Assumptions**

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information. Alpha believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, Alpha cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not

intended to produce all inclusive or comprehensive results, but rather to provide Pinewood Capital LLC with information relating to the Property.

## **1.4 Limitations and Exceptions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E 1527-13. Specific limitations and exceptions to this ESA are set forth below:

### **1.4.1 Data Gaps**

A data gap is defined in ASTM E 1527-13 as “a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information.”

No significant data gaps were encountered during this Phase I ESA.

### **1.4.2 Data Failure**

A data failure is defined in ASTM E 1527-13 as “a failure to achieve the historical research objectives . . . even after reviewing the standard historical sources . . . that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.”

No significant data failures were encountered during this Phase I ESA.

## **1.5 User Responsibilities**

As outlined in ASTM E 1527-13, it is the responsibility of Pinewood Capital LLC (the User) to provide the following pieces of information:

- Environmental clean-up liens and Activity Use Limitations (AULs): The User must search for environmental clean-up liens and AULs which include institutional controls (ICs) and engineering controls (ECs).
- Specialized knowledge: The User must consider specialized knowledge about the Property to identify conditions indicative of releases or threatened releases. The User should provide this information to Alpha prior to the site reconnaissance.
- Reasons for Significantly Lower Purchase Price: The User shall consider the relationship of purchase price to fair market value of Property. The User should inform Alpha if the User believes the purchase price of the Property is lower than fair market value due to contamination.
- Commonly Known or Reasonably Ascertainable Information: Commonly known or reasonably ascertainable information within the local community about the Property must be taken into account by the User. If the User is aware of any such information that is material to RECs in connection with the Property, the User should communicate such information to Alpha.

---

## **1.6 Special Terms and Conditions**

The scope of work performed is governed by our proposal dated Wednesday, February 18, 2015 authorized by Pinewood Capital LLC on Wednesday, February 18, 2015.

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by Pinewood Capital LLC. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses have been performed during the course of this Phase I ESA.

Some of the information provided in this report is based upon personal interviews and research of available documents, records, and maps held by the appropriate government and private agencies. This is subject to the limitations of historical documentation, availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

## **1.7 Use Reliance**

All reports, both verbal and written, are for the benefit of Pinewood Capital LLC. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Alpha.

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, this report, and Alpha's *General Terms and Conditions for Professional Services Agreement*.

Continued viability of this report is subject to Section 4.6 of ASTM E 1527-13. If the ESA will be used by a different User other than the original User for whom the ESA was prepared, the third party must also satisfy the User's responsibilities in Section 4 and Section 6 of ASTM E 1527-13.

## 2.0 SITE DESCRIPTION

### 2.1 User Provided Information

Pursuant to ASTM E 1527-13, Alpha requested the following site information from Pinewood Capital LLC (User of this report) and from the site contact.

TABLE 2: USER PROVIDED INFORMATION	PROVIDED BY USER	NOT PROVIDED BY USER	DISCUSSED BELOW	DOES NOT APPLY
2.1.1 Environmental Pre-survey Questionnaire	X			
2.1.2 Title Records		X		
2.1.3 Environmental Liens or Activity and Use Limitation		X		
2.1.4 Specialized Knowledge		X		
2.1.5 Valuation Reduction for Environmental Issues				X
2.1.6 Identification of Key Site Manager	X			
2.1.7 Reason for Performing Phase 1 ESA	YES, SEE SECTION 1.1			
2.1.8 Prior Environmental Reports		X		

### 2.2 Location and Legal Description

The address of the Property is 1090 South De Anza Boulevard, San Jose, California 95129. The Property is located in a commercial area of Santa Clara County. According to the city of San Jose, the assessor's parcel number of the Property is APN 372-25-015.

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows: Parcel 1, as shown on the Parcel Map, Map filed on August 22, 1973, Map Book 329, at page(s) 6, Santa Clara County Records. APN: 372-25-015

According to the Santa Clara County Tax Assessor's office, the Property has been owned by James and Teresa Rubnitz since 2006.

### 2.3 Property and Vicinity General Characteristics

The Property is located in a commercial area. There is little residential development in the vicinity. The Property is zoned Commercial Pedestrian by the City of San Jose.

The Property consists of an irregular-shaped parcel approximately 0.6 acre in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with one structure that was constructed in 1976 and is utilized as a gasoline station and car wash. The site offers two tenant spaces, for commercial use.

Access to the Property is provided from South De Anza Boulevard and Via Vico Street. The surface lot accommodates approximately 15 automobiles. Manicured landscaping surrounds the Property along all four boundaries. The building housing the car wash facility is on the northern edge of the Property with the control room to the southeast and a cashier/convenience store area to the southwest. The covered area housing the gas pumps is on the southern edge of the Property. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

## 2.4 Current Use of the Property

At the time of this assessment the Property was developed with one structure being used as a car wash, convenience store and gas station. A driveway provides access to the Property from Via Vico Street and South De Anza Street.

According to the city of San Jose, the Property is zoned Commercial Pedestrian. Based on the information reviewed during the preparation of this report and the observations made during the reconnaissance of the Property, the tenant spaces are currently occupied by the tenants and activities identified in the table below:

TABLE 3: SITE OCCUPANTS		
Unit	Tenant	Operation
1090 South De Anza Boulevard	Chevron Gas Station	Gasoline sales
1090 South De Anza Boulevard	Bubble Car Wash	Car Washing Facility

## 2.5 Description of Property Utilities

The following table includes utilities currently at the Property.

TABLE 4: PROPERTY UTILITIES	Provider/Source	Comments
Electric	Pacific Gas and Electric	
Gas	Pacific Gas and Electric	
Water	San Jose Water Company	
Solid Waste Disposal	Republic Services	
Sewer	City Municipal	
Storm Water	City Municipal	
Heat	Electric	
Hot Water	Natural Gas	
Cooling	Electric Portable Unit	

## **2.6 Current Use of Adjoining Sites**

Adjoining sites are those that share a common property line with the Property, or would share a property line if they were not separated by an easement or public thoroughfare. During the vicinity reconnaissance, Alpha observed the following land use on sites adjoining the Property:

**North:** The site to the north is used as parking for the strip mall located to the east.

**South:** The site to the south is a commercial strip mall.

**East:** To the east is a commercial strip mall.

**West:** To the west is a commercial strip mall.

## **2.7 Physical Setting**

### **2.7.1 Topography**

The United States Geological Survey (USGS), Cupertino Quadrangle 7.5 minute series topographic map (United State Geological Service, 1991) was reviewed for this ESA. According to the contour lines on the topographic map, the Property is located at approximately feet 265 above mean sea level (MSL). The contour lines in the area of the Property indicate the area is sloping gently to the northeast.

### **2.7.2 Soils/Geology**

Based on the soil survey maps published by the United States Department of Agriculture (USDA) Soil Conservation Service (United States Department of Agriculture, 1977), the Property is mapped as Botella Clay Loam, which is characterized as moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

The City of San José is located in the Santa Clara Valley, a broad alluvial-covered plain lying between the Santa Cruz Mountains to the west and the Diablo Range to the east. The Valley and the entire San Francisco Bay region are within an area known as the Coast Range Geomorphic Province, an area where the geology is dominated by the deformation of the earth's surface due to the movement of the Pacific and North American tectonic plates. The San Andreas Fault system lies along the intersection of these two plates. San Jose is bordered by uplifted areas of the Santa Cruz Mountains and Diablo Range consisting of Mesozoic age sedimentary and metamorphic rocks of the Franciscan Formation (2007).

### **2.7.3 Hydrology**

According to the Well Log online data from the USGS Estimated Depth to Groundwater Interactive map, (United States Geological Service), static groundwater is located approximately 150 to 250 feet below surface grade (bsg).

---

The flow of groundwater typically imitates the surface topography and ordinarily flows from higher to lower elevations. The near surface flow may be influenced by stratigraphy, water bodies, rainfall, underground utilities and other subsurface features. Based on the general topography of the Property and vicinity, groundwater is anticipated to flow to the northeast.

The nearest surface water in the vicinity of the Property is the Calabazas Creek which lies approximately 0.40 mile to the southeast of the Property. No on-site water wells, springs, settling ponds, lagoons, surface impoundments or wetlands were observed during the Property reconnaissance.

According to the U.S. Environmental Protection Agency Office of Water, the Property does not overlie a sole source aquifer.

---

## **3.0 USER PROVIDED INFORMATION**

### **3.1 Title Records**

The User did not provide Alpha with copies of recorded land title records for the Property.

### **3.2 Environmental Liens or Activity and Use Limitations (AULs)**

It is the User's responsibility to search title records for environmental clean-up liens and Activity and Use Limitations (AULs) that are filed or recorded against the Property. These include both legal (institutional) controls and physical (engineering) controls filed in the land title office.

According to the user of this report, no environmentally related liens or Activity Use Limitations (AULs) have been recorded against the Property.

### **3.3 Specialized Knowledge**

No significant specialized knowledge was provided by the User for this assessment.

### **3.4 Commonly Known or Reasonably Ascertainable Information**

Alpha inquired of the User regarding ascertainable information regarding environmental conditions associated with the property. Knowledge of commonly known or reasonably ascertainable information related to environmental conditions was not reported by the User.

### **3.5 Valuation Reduction for Environmental Issues**

No environmental issues were encountered during this review that would be likely to cause a valuation reduction. No valuation reduction was reported by the User.

### **3.6 Owner, Property Manager, and Occupant Information**

The Property Owner was interviewed for this review. He was not aware of any environmental issues concerning the Property.

### **3.7 Reason for Performing Phase I**

Alpha understands that the findings of this study will be used by User to evaluate a pending financial transaction in connection with the Property.

This report may additionally be utilized by the User to qualify for Landowner Liability Protections (LLPs) under the "Brownfield Amendments" to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

### **3.8 Other**

No other relevant User provided information was used for this review.

## 4.0 HISTORICAL USE INFORMATION

### 4.1 Historical Information Use Summary

The Property was part of a larger field in 1939 and remained so until 1976 when the commercial buildings which occupy the site today, and operate as a car wash and gas station, were constructed. In 1999 an underground tank, holding gasoline, was found to be leaking. Only soil contamination was reported. The three underground gasoline tanks were removed along with the associated piping. Contamination levels of 2.2 parts per million (ppm) were discovered, and due to the relatively low levels, the state of California closed the file and issued a no further action determination (NFA). This represents a low environmental risk to the Property and is discussed fully in the [State and Tribal Leaking Underground Storage Tank \(LUST\) List](#). Two additional tanks were installed in the ground, one 20,000 gallons and the other 15,000 gallons, which hold gasoline. The Property continues to operate as a Chevron Gas Station with attached car wash.

### 4.2 Aerial Photographs

Available aerial photographs dated 1939, 1948, 1950, 1956, 1968, 1974, 1982, 1991, 1998, 2005, 2006, 2009, 2010 and 2012 (Environmental Data Resources, 2015) were reviewed for this ESA. Copies of selected photographs are included in [Appendix B, Exhibit B-1](#) of this report. The photographs are discussed below:

**Date:** 1939

**Photograph ID No:** 4212404.9\_1939

	Description
Property	The Property appears to be part of a field.
North	The site to the north appears to be part of a field.
South	The site to the south appears to be part of a field.
East	The site to the east appears to be part of a field.
West	The site to the west appears to be part of a field.

**Date:** 1948

**Photograph ID No:** 4212404.9\_1948

	Description
Property	No significant change from 1939 photo.
North	No significant change from 1939 photo.
South	A building has been constructed to the south with a footprint consistent with a dwelling.
East	No significant change from 1939 photo.
West	Two buildings have been constructed to the southwest appearing to be residential.

**Date:** 1950

**Photograph ID No:** 4212404.9\_1950

	Description
Property	No significant change from 1948 photo.
North	No significant change from 1948 photo.
South	No significant change from 1948 photo.
East	No significant change from 1948 photo.
West	No significant change from 1948 photo.

**Date:** 1956

**Photograph ID No:** 4212404.9\_1956

	Description
Property	No significant change from 1950 photo.
North	No significant change from 1950 photo.
South	No significant change from 1950 photo.
East	No significant change from 1950 photo.
West	A series of buildings appearing to be commercial have been constructed to the northwest. Two buildings appearing to be residential have been constructed to the west.

**Date:** 1968

**Photograph ID No:** 4212404.9\_1968

	Description
Property	No significant change from 1956 photo.
North	No significant change from 1956 photo.
South	A building has been constructed to the south appearing to be commercial.
East	No significant change from 1956 photo.
West	The two buildings to the southwest previously appearing residential in nature, now appear to be used for commercial use.

**Date:** 1974

**Photograph ID No:** 4212404.9\_1974

	Description
Property	No significant change from 1968 photo.
North	No significant change from 1968 photo.
South	No significant change from 1968 photo.
East	No significant change from 1968 photo.
West	No significant change from 1968 photo.

**Date:** 1982

**Photograph ID No:** 4212404.9\_1982

	Description
Property	The commercial buildings currently occupying the Property have been constructed.
North	The site to the north has been cleared and paved for use as a parking lot.
South	The site to the south has been cleared and the commercial buildings occupying the site today have been constructed, appearing to be a shopping center.
East	The site to the east has been cleared and the current building that occupies the site has been constructed.
West	The sites to the northwest, west and southwest, have been cleared and the building that occupies the site today has been constructed.

**Date:** 1991

**Photograph ID No:** 4212404.9\_1991

	Description
Property	No significant change from 1982 photo.
North	No significant change from 1982 photo.
South	No significant change from 1982 photo.
East	No significant change from 1982 photo.
West	No significant change from 1982 photo.

**Date:** 1998

**Photograph ID No:** 4212404.9\_1998

	Description
Property	No significant change from 1991 photo.
North	No significant change from 1991 photo.
South	No significant change from 1991 photo.
East	No significant change from 1991 photo.
West	No significant change from 1991 photo.

**Date:** 2005

**Photograph ID No:** 4212404.9\_2005

	Description
Property	No significant change from 1998 photo.
North	No significant change from 1998 photo.
South	No significant change from 1998 photo.
East	No significant change from 1998 photo.
West	No significant change from 1998 photo.

**Date:** 2006

**Photograph ID No:** 4212404.9\_2006

	Description
Property	No significant change from 2005 photo.
North	No significant change from 2005 photo.
South	No significant change from 2005 photo.
East	No significant change from 2005 photo.
West	No significant change from 2005 photo.

**Date:** 2009

**Photograph ID No:** 4212404.9\_2009

	Description
Property	No significant change from 2006 photo.
North	No significant change from 2006 photo.
South	No significant change from 2006 photo.
East	No significant change from 2006 photo.
West	No significant change from 2006 photo.

**Date:** 2010

**Photograph ID No:** 4212404.9\_2010

	Description
Property	No significant change from 2009 photo.
North	No significant change from 2009 photo.
South	No significant change from 2009 photo.
East	No significant change from 2009 photo.
West	No significant change from 2009 photo.

**Date:** 2012

**Photograph ID No:** 4212404.9\_2012

	Description
Property	No significant change from 2010 photo.
North	No significant change from 2010 photo.
South	No significant change from 2010 photo.
East	No significant change from 2010 photo.
West	No significant change from 2010 photo.

### 4.3 Fire Insurance Maps

Due to the location of the Property falling outside of the historical city limits, Sanborn Fire Insurance maps were not available for the area.

#### 4.4 City Directories

Historical City directories published by Polk and Cole were provided by EDR and reviewed for past names and business that were listed for the Property and adjoining properties. Copies are included in [Exhibit B-3](#). The findings are presented in the following tables:

**Property:** 1090 South De Anza Boulevard

Year	Listing
2006	Bubble Machine Car Wash
2008	Cupertino Chevron Car Wash
2013	Bubble Machine Car Wash

**North:** 1084 South De Anza Boulevard

Year	Listing
1996	Ave Maria Community Book Center A Fas Euromart G Quality Window and Door
2000	Silicon Valley Style Ave Maria Community Book Center
2006	Book Center Dance Todd Farah Lepesantos Mariellorin Salon Serene Orchids Silicon Valley Style Maria Community
2008	Crum Melinda Ave Maria Community Book Center Serene Orchids Design 7000 Elaine's Herbs and Acupuncture Silicon Valley Style Sunny's Clinic Maggie Salon and Lee Nail Care
2013	Ave Maria Community Book Center Hawwan Enterprises Company Farah Todd ONeill Dance Silicon Valley Style Salon

**South:** 1132 South DE Anza Boulevard

Year	Listing
2001	Fatima Restaurant
2006	Kitchen Art Legends Salon Fatima Restaurant De Anza Interior
2008	Legends Salon Hoang Phuongminh De Anza Interior Inc Fatima Restaurant HSU and Fung Inc
2013	Music Tunnel KTV Café Saratoga Plumbing Supply

**East:** 1084 South De Anza Boulevard

Year	Listing
1996	Ave Maria Community Book Center A Fas Euromart G Quality Window and Door
2000	Silicon Valley Style Ave Maria Community Book Center
2006	Book Center Dance Todd Farah Lepesantos Mariellorin Salon Serene Orchids Silicon Valley Style Maria Community
2008	Crum Melinda Ave Maria Community Book Center Serene Orchids Design 7000 Elaine's Herbs and Acupuncture Silicon Valley Style Sunny's Clinic

Year	Listing
	Maggie Salon and Lee Nail Care
2013	Ave Maria Community Book Center Hawwan Enterprises Company Farah Todd ONeill Dance Silicon Valley Style Salon

**West:** 1071 South De Anza Boulevard

Year	Listing
1996	Blue Star Coffee
2000	Blue Star Coffee
2006	Manna Tofu House
2008	Manna Tofu House
2013	Manna Tofu House

#### 4.5 Chain of Title

A 50-year chain-of-title was not requested for this study. Historical use of the Property was researched using other standard historical sources.

#### 4.6 Additional Environmental Record Sources

No additional environmental record sources were accessed for this report.

#### 4.7 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

**North:** The site to the north was part of a field in 1939 and remained so until approximately 1982 when it was paved for use as a parking lot. The site has remained largely unchanged since this time.

**South:** The site to the south was part of field in 1939. By 1948 a dwelling was constructed on the site which remained until approximately 1968 when a commercial building was constructed. By 1979 the commercial building was removed and the current building occupying the land was built; this building has remained largely unchanged since this time.

**East:** The site to the east was part of a field in 1939 and remained so until approximately 1982 when the current building occupying the site was constructed. This building

---

has remained largely unchanged since this time.

**West:** The site to the west was part of a field in 1939. By 1948 two residential buildings were constructed to the southwest. By 1956 a series of commercial buildings were constructed to the northwest and two buildings appearing to be residential were constructed to the west. By 1968 the two buildings to the southwest, previously residential, appeared to become commercial in nature. In 1978 the land to the northwest, west and southwest was cleared and the commercial building that occupies the site today was constructed. This building has remained largely unchanged since this time.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

#### 5.1.1 Federal and State Regulatory Review

Information from standard federal and state environmental record sources was provided through EDR (Environmental Data Resources, 2015). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. This integrated database also contains postal service data in order to enhance address matching. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available provides assistance in identifying and managing risk. The accuracy of the geocoded locations is approximately  $\pm 300$  feet.

In some cases, location information supplied by the regulatory agencies is insufficient to allow the database companies to geocode facility locations. These facilities are listed under the unmappable section within the EDR report. A review of the unmappable facilities indicated that several of these facilities are within the ASTM minimum search distance from the Property. These facilities are discussed under the appropriate database heading below.

Regulatory information from the database sources regarding possible RECs, within the ASTM search criteria and minimum search distance from the Property, was reviewed. Specific facilities are discussed below if determined likely that a potential REC has resulted at the Property from the listed facilities. Please refer to Appendix C, Exhibit C-1 for a complete listing.

**TABLE 5: FEDERAL ENVIRONMENTAL LISTS**

<i><b>Federal Records</b></i>	AMSD*	Property	Adjoining	<1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	> 1/2 mile
Federal National Priority List (NPL)	1.0	0	0	0	0	0	0
Federal Delisted NPL List	0.5	0	0	0	0	0	
Federal CERCLIS List	0.5	0	0	0	0	0	
Federal CERCLIS NFRAP List	0.5	0	0	0	0	0	
Federal RCRA CORRACT List	1.0	0	0	0	0	0	0
Federal RCRA Non-CORRACT TSD List	0.5	0	0	0	0	0	
Federal RCRA Generators	Property & adjoining	0	0				

<b><i>Federal Records</i></b>	AMSD*	Property	Adjoining	<1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	> 1/2 mile
Federal IC/EC Registries	Property	0					
Federal ERNS Sites	Property	0					

**TABLE 6: STATE & TRIBAL ENVIRONMENTAL LISTS**

<b><i>State &amp; Tribal Records</i></b>	AMSD*	Property	Adjoining	<1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	> 1/2 mile
State and Tribal Equivalent CERCLIS	0.5	0	0	0	0	1	
Solid Waste/Landfill Facility (SWF) List	0.5	0	0	0	0	0	
Leaking Underground Storage Tank (LUST)	0.5	1	0	1	0	8	
Underground Storage Tank (UST) List	Property & adjoining	1	0				
State and Tribal IC/EC Registries	Property	0					
Voluntary Cleanup Program (VCP) Sites	0.5	0	0	0	0	0	
Brownfields	0.5	0	0	0	0	0	

**TABLE 7: LOCAL & PROPRIETARY RECORDS**

<b><i>Local &amp; Proprietary Records</i></b>	AMSD*	Property	Adjoining	<1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	> 1/2 mile
Local Lists of Landfill/Solid Waste Disposal Sites	0.5	0	0	0	0	0	
Local Lists of Hazardous Waste/Contaminated Sites	0.5	0	0	0	0	0	
Local Land Records	Property	0					
Records of Emergency Release Reports	Property	0					
Other Ascertainable Records	Property	3					

<i><b>Local &amp; Proprietary Records</b></i>	AMSD*	Property	Adjoining	<1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	> 1/2 mile
EDR High Risk Historical Records	0.5	1	0	5	10	0	

\*AMSD: Approximate Minimum Search Distance, in miles, pursuant to ASTM E 1527-13

### **Federal Listings**

#### ***Federal NPL***

The National Priorities List (NPL) is the Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program.

The Property is not listed as an NPL facility. No NPL sites are located within one mile of the Property.

#### ***Federal Delisted NPL***

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 Code of Federal Regulations (CFR) 300.425(e), sites may be deleted where no further response is appropriate.

The Property is not listed as a Delisted NPL site. No Delisted NPL sites are located within one-half mile of the Property.

#### ***Federal CERCLIS List***

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) list is a compilation of sites that the EPA has investigated or is currently investigating for a release, or threatened release, of hazardous substances.

The Property is not listed as a CERCLIS facility. No CERCLIS sites are listed within one-half mile of the Property.

#### ***Federal CERCLIS NFRAP Sites List***

The CERCLIS No Further Remedial Action Planned (NFRAP) List is a compilation of sites that the EPA has investigated and has determined that the facility does not pose a threat to human health or the environment, under the CERCLA framework.

The Property is not listed as a CERCLIS NFRAP facility. No CERCLIS NFRAP facilities are listed within one-half mile of the Property.

---

***Federal Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACT) Treatment, Storage and Disposal (TSD) Facilities List***

The EPA Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Treatment, Storage and Disposal (TSD) database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste. The Corrective Action (CORRACT) database is the EPA's list of treatment storage or disposal facilities subject to corrective action under RCRA.

The Property is not listed as a RCRA CORRACT TSD facility. No RCRA CORRACT TSD facilities are listed within one mile of the Property.

***Federal Resource Conservation and Recovery Act (RCRA) Non-CORRACT TSD Facilities List***

The RCRA TSD database is a compilation by the EPA of reporting facilities that treat, store or dispose of hazardous waste.

The Property is not listed as a RCRA Non-CORRACT TSD facility. No RCRA Non-CORRACT TSD sites are listed within one-half mile of the Property.

***Federal RCRA Generator List***

The RCRA program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Generators database is a compilation by the EPA of reporting facilities that generate hazardous waste.

The Property is not listed as a RCRA Generator facility. No RCRA Generator facilities are listed on the adjoining sites.

***Federal Institutional Control/Engineering Control (IC/EC) Registries***

Any Federal institutional controls (IC) and/or engineering controls (EC) imposed on the Property would have been listed in one of the above-referenced registries.

Since the Property is not listed on any of the above-referenced registries, there is a low potential for Federal IC/EC controls to have been imposed on the Property.

***Federal Emergency Response Notification System (ERNS)***

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported release of oil or hazardous substances.

No ERNS sites were listed on the Property.

---

## State Listings

### *State and Tribal CERCLIS-Equivalent List*

The California Environmental Protection Agency (CalEPA) maintains a State and Tribal CERCLIS-equivalent lists that use the CalEPA Envirostor database to compile a list of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

The Property is not listed as an Envirostor facility. One Envirostor site is listed within one-half mile of the Property. This site is located greater than ¼ mile from the Property and due to the intervening distance, presents a low environmental risk to the Property.

### *Solid Waste/Landfill Facilities (SWF) List*

A database of Solid Waste/Landfill Facilities (SWF) list is prepared by California Environmental Protection Agency (CalEPA).

The Property is not listed as an SWF facility. No SWF facilities are listed within one-half mile of the Property.

### *State and Tribal Leaking Underground Storage Tank (LUST) List*

The California Environmental Protection Agency (CalEPA) compiles a list of leaking underground storage tanks (LUSTs) of petroleum products and hazardous substances. The US EPA Region 10 maintains an inventory of Indian Land LUSTs currently under federal administration.

The Property is listed as a LUST facility. Nine other LUST sites are listed within one-half mile of the Property. Eight of these sites are located greater than ¼ mile from the Property and due to the intervening distance, present a low environmental risk to the Property. The remaining two sites are discussed below.

- **BUBBLE MACHINE CAR WASH, 1090 SOUTH DE ANZA BOULEVARD (LUST 07S2W24K01F, HIST LUST, UST, RGA LUST).** This listing is the Property itself. A leaking gasoline tank was discovered in January 1999. Only soil contamination was reported. Contamination from Xylene Ethylbenzene and Methyl tert-butyl ether (MTBE) were detected in levels below 0.1 parts per million (ppm). Twelve soil samples were taken, only two of which had gasoline contamination at levels of 2.2 ppm. Three gasoline tanks were removed along with the associated piping. The state of California has closed the file and issued a no further action determination (NFA) with the conclusion of, “Due to the low severity of contamination detected beneath the tanks, Santa Clara Valley Water District staff does not believe that there is substantial release. Therefore, further corrective action is not required at this time.” Due to the removal of the tank, soil only contamination, relative low level contamination, and NFA determination letter, this listing presents a low environmental risk to the Property. This represents a historic recognized environmental condition (HREC).

#### *State and Tribal Registered Underground Storage Tank (UST) List*

The California Environmental Protection Agency (CalEPA) compiles a list of registered UST locations. The US EPA Region 9 maintains an inventory of Indian Land USTs currently under federal administration.

The Property is listed as an active registered UST facility with two underground tanks with the facility identification number of 402798. The underground storage tanks are located on the southwest corner of the Property. This is discussed fully in section [6.3.6 Onsite ASTs and USTs](#).

No registered UST facilities are listed for adjoining sites.

#### *State and Tribal Institutional Controls/Engineering Controls (IC/EC) Registries*

Any State or Tribal ICs and ECs imposed on the Property would have likely been listed in one of the above-referenced registries.

Since the Property is not listed on any of the above-referenced registries, besides the State and Tribal Leaking Underground Storage Tank List, there is a low potential for state or tribal IC/EC have been imposed on the Property.

#### *State and Tribal Voluntary Cleanup Program (VCP) Sites*

The California Environmental Protection Agency (CalEPA) maintains a list of responsible parties who have entered into an agreement with CalEPA to voluntarily address contamination associated with their property.

The Property is not listed as a VCP site. No VCP sites were listed within one-half mile of the Property.

#### *Brownfields*

The California Environmental Protection Agency (CalEPA) maintains a list of Brownfields sites as part of its State and Tribal equivalent CERCLIS system.

The Property is not listed as a Brownfield site. No State or Tribal Brownfields sites were listed within one-half mile of the Property.

#### EDR Additional Environmental Records

##### *Local Lists of Landfill/Solid Waste Disposal Sites*

EDR reviews multiple data sources to determine if Landfill/Solid Waste Disposal Sites are located within one-half mile of the Property. No sites were listed in the database search.

##### *Local Lists of Hazardous Waste/Contaminated Sites*

EDR reviews multiple data sources to determine if Hazardous Waste/Contaminated Sites are located within prescribed search distances of the Property. No sites were listed in the database search.

### *Local Land Records*

EDR reviews a Lien data source to determine if a lien against the Property exists. No record was listed in the database search.

### *Records of Emergency Release Reports*

EDR reviews multiple data sources to determine if an Emergency Release has occurred on the Property. No record was listed in the database search.

### *Other Ascertainable Records*

EDR reviews multiple data sources for Other Ascertainable Records of potential hazards in the vicinity of the Property. The Property was listed in three different categories. The Property is listed as a California Unified Program Agency (CUPA) under the Department of Toxic Substances, which generates less than 100 kilograms of hazardous waste per year. Additionally no violations have been filed for this facility and no obvious indications of hazardous waste storage or disposal were observed on the Property during Alpha's reconnaissance. Therefore, based on the information available at this time the hazardous waste generation at the Property does not represent a significant environmental concern. The HAZNET and San Jose HAZMAT listings also seem to be associated with the gasoline station operating on the Property. This listing alone does not represent a significant environmental concern to the Property.

### *EDR High Risk Historical Records*

EDR maintains exclusive records for manufactured gas plants, historical gas stations and historical dry cleaners. The subject Property was listed as a gas station and is discussed in the [State and Tribal Leaking Underground Storage Tank \(LUST\) List](#), since no other additional evidence indicating an environmental issue in connection with the Property was found, this listings does not represent a significant environmental concern. A total of 16 sites were listed within one-half mile of the Property. Since no additional evidence indicating an environmental issue in connection with these sites was found, these listings do not represent a significant environmental concern to the Property.

## **5.2 Local Regulatory Review**

### **5.2.1 Fire Officials**

Records from the San Jose, California Fire Marshall were reviewed for evidence indicating the presence of underground storage tanks and for the use of hazardous materials. A record was found indicating a HazMat inspection was conducted on August 17 and 18, 2005 and April 4, 2009. No other relevant records were found.

### **5.2.2 Building Department**

Records from the City of San Jose, Bureau of Development Services, were requested for evidence indicating the developmental history of the subject Property, and for the

presence of documentation relative to underground storage tanks. The City of San Jose did not respond in time to be included in this report.

### **5.2.3 Other Agencies**

No other agencies were contacted for this review.

## **5.3 Regulatory Agency File and Records Review**

In accordance with ASTM E1527-13, if the Property or any of the adjoining sites is identified on one or more of the standard environmental record sources listed above, pertinent regulatory files and/or records associated with the listings should be reviewed. The environmental professional may alternatively review files/records from an alternate source (onsite records, user provided records, records from local government agencies, interviews with regulatory officials or other knowledgeable individuals) regarding information about the environmental conditions that resulted in the standard environmental record source listing.

Based on the available online records from CalEPA, the reported closure status and interview with the Property owner, it is the Alpha's opinion that an agency file review was not warranted for the Property.

## **5.4 Vapor Encroachment Assessment**

A limited vapor encroachment assessment was conducted in general accordance with ASTM E 2600-10, Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions (ASTM International, 2013). The purpose of the Tier 1 screen was to collect information to determine if a vapor encroachment condition (VEC) exists at the subject Property. This assessment was based on information collected in conjunction with the Phase I ESA, including existing/planned use of the site, type of structures located on the site, surrounding property description, user information, historical and physical records review, regulatory database review, manmade or natural conduits, as applicable, and a visual noninvasive reconnaissance of the site and adjoining properties. The assessment did not include regulatory file reviews or subsurface investigations to evaluate soil, soil gas, or groundwater quality.

Alpha's review of the regulatory records identified a potential facility of concern within 100 feet of the site (1090 South De Anza Boulevard, the Property itself). Documented impacts have not been identified on the site in association with this facility.

Based on the physical setting of the site, the current use of the site and the findings from the historical and regulatory records review, potential vapor encroachment issues are not likely to exist at the Property.

---

## **6.0 SITE RECONNAISSANCE**

### **6.1 Methodology and Limiting Conditions**

The site reconnaissance was conducted by Casey Ward of Alpha on February 24, 2015. The weather conditions at the time of the site reconnaissance were sunny and 55 degrees Fahrenheit. Mr. Jerry Kwok provided site access. The visual reconnaissance consisted of observing the boundaries of the property and systematically traversing the site to provide an overlapping field of view, wherever possible. The periphery of the on-site structures was observed along with interior accessible common areas, storage and maintenance areas. Photographs of pertinent site features identified during the site reconnaissance are included in [Appendix A](#).

### **6.2 Building and General Site Characteristics**

The Property consists of an irregularly shaped parcel approximately 0.6 acre in size. The Property is designed and used for commercial purposes. Currently, the Property is developed with one structure that was constructed in 1976 and is utilized as a gasoline station and car wash. The site offers two tenant spaces, for commercial use.

Access to the Property is provided from South De Anza Boulevard and Via Vico Street. The surface lot accommodates approximately 15 automobiles. Manicured landscaping surrounds the Property along all four boundaries. The building housing the car wash facility is on the northern edge of the Property with the control room to the southeast and a cashier/convenience store area to the southwest. The covered area housing the gas pumps is on the southern edge of the Property. No other structures or significant surface features were noted on the Property at the time of the reconnaissance.

#### **6.2.1 Exterior Observations**

The car wash building is constructed with masonry brick with a wooden shingle roof. The control room and cashier area are constructed with wood shake siding with a wooden shingle roof. The covering for the fuel pumps is constructed with brick beams and a wooden shingle roof. All of these structures are built with concrete on grade flooring.

#### **6.2.2 Interior Observations**

The building has an interior space of 1,743 square feet. The interior of the car wash building, cashier area and control room consists of a concrete slab-on-grade floors. The floor in the cashier area is covered with vinyl tile and sheet rock walls. The interior of the car wash building is masonry block walls. The existing structure has remained largely unchanged from 1976 until the present.

#### **6.2.3 Solid Waste Disposal**

Solid waste on the Property is collected in a dumpster situated in a fenced enclosure at the northeast corner of the Property. The solid waste is collected by Republic Services. The dumpsters were noted to contain miscellaneous cardboard at the time of the Property

reconnaissance and no indication of potentially hazardous material disposal was noted during Alpha's reconnaissance.

#### 6.2.4 Surface Water Drainage

Surface water from the roofing is collected in downspouts which run underground, the outlet of which is unknown. The surface water from the paved portion of the Property collects in catch basins, the outlet of which is unknown.

#### 6.2.5 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

#### 6.2.6 Wastewater

The wastewater from the car wash facility, according to Mario (last name withheld)-the facility cashier-is filtered onsite to remove the automotive waxes and cleaners and then reused in the car wash.

#### 6.2.7 Additional Site Observations

No additional relevant general site characteristics were observed.

### 6.3 Potential Environmental Conditions

#### 6.3.1 Hazardous Materials and Petroleum Products Used or Stored at the Site

The following table includes hazardous materials or wastes that were observed on the Property.

TABLE 8: HAZARDOUS SUBSTANCES/WASTES NOTED ONSITE				
SUBSTANCE	CONTAINER SIZE/ TOTAL AMOUNT	LOCATION	SUBSTANCE USE	DISPOSAL METHOD (IF APPLICABLE)
Insta Finish Drying Agent	~55 gallons	Car Wash Control Room	Car Wash	Recycled
Insta Finish Maxi Suds	~55 gallons	Car Wash Control Room	Car Wash	Recycled
Protect It Clean- It	~5 gallons	Car Wash Control Room	Car Wash	Recycled
Zep Dri-Clean Lo Foam	~5 gallons	Car Wash Control Room	Car Wash Upholstery Cleaner	Recycled
Protect It Refresh-It	~10 gallons	Car Wash Control Room	Car Wash	Recycled
Windex	~10 gallons	Cashier	Car Wash	Recycled

		Area/Car Wash Area		
Misc. Paint	~5 gallons	Car Wash Control Room	Various	Recycled
Gasoline	~35000	Underground on southwest of Property	Gasoline Dispensers	N/A

No other evidence of the use of hazardous materials or wastes was observed on the Property.

#### **6.3.1.1 Unlabeled Containers and Drums**

No unlabeled containers or drums were observed during the Site reconnaissance.

#### **6.3.1.2 Disposal Locations of Regulated/ Hazardous Waste**

The Property is listed as a California Unified Program Agency under the Department of Toxic Substances, which generates less than 100 kilograms of hazardous waste per year. Additionally no violations have been filed for this facility and no obvious indications of hazardous waste storage or disposal were observed on the Property during Alpha's reconnaissance. Therefore, based on the information available at this time the hazardous waste generation at the Property does not represent a significant environmental concern.

#### **6.3.2 Evidence of Releases**

No obvious indications of hazardous material or petroleum product releases, such as stained or corroded areas or stressed vegetation, were observed during the site reconnaissance or reported during interviews.

#### **6.3.3 Polychlorinated Biphenyls (PCBs)**

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by EPA regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified:

- Less than 50 parts per million (ppm) of PCBs – *“Non-PCB” transformer*
- 50-500 ppm – *“PCB-Contaminated” electrical equipment*
- Greater than 500 ppm – *“PCB” transformer*

No evidence of electric transformers or other potential PCB-containing equipment (ex: oil-filled switches, hoists, lifts, dock levelers and hydraulic elevators) was observed during the reconnaissance.

---

#### **6.3.4 Landfills**

No evidence of onsite landfilling was observed or reported during the site reconnaissance.

#### **6.3.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins**

No evidence of onsite pits, ponds, or lagoons was observed or reported during the site reconnaissance. A sump was located in the car wash facility and is used as to collect water from the car wash machines to collect for recycling.

#### **6.3.6 Onsite ASTs and USTs**

The site is currently developed and utilized as a Chevron gas station. Three USTs were removed in 1999, which is discussed fully in the [State and Tribal Leaking Underground Storage Tank \(LUST\) List](#). Currently two underground tanks, which are registered with the State of California, are located on the southwest corner of the Property and are used to store gasoline. The volume of these tanks are 20,000 gallons and 15,000 gallons. These USTs are double wall construction with automatic leak detection. Further review and information obtained from a Santa Clara County inspector revealed the facility was inspected by the Department of Environmental Health on December 23, 2014 and found non-compliant with current regulations. The report indicated that two violations were issued for the facility regarding UST financial responsibility and training for facility employees. According to the county, these violations have not yet been resolved. Failure to resolve these violations may result in penalties and/or civil enforcement action. Based on the observations made and information obtained during interviews, the current non-compliant status of the UST facility represents a Business Environmental Risk (BER) for the Property as defined in the ASTM Standard.

No evidence of any other aboveground or underground storage tanks was observed during the Property reconnaissance or during interviews.

#### **6.3.7 Radiological Hazards**

No radiological substances or equipment was observed or reported stored on the subject site.

#### **6.3.8 Additional Hazard Observations**

No additional hazards were observed on the Property.

---

## 7.0 INTERVIEWS

Interviews were conducted with the following individuals. Findings from these interviews are discussed in the following section of the report.

### 7.1 Interview with Owner

- James Rubnitz, Owner, 408-813-6416. Mr. Rubnitz filled out the Owner Questionnaire for this report. He was not aware of any other environmental liabilities in connection with the Property. Communication date and time: February 24, 2015.

### 7.2 Interview with Site Manager

- Nilesh Bhadani, Facility Manager, 408-996-2592. Mr. Bhadani provided documentation on the underground tank permits, business license, tank testing results and other regulatory information. He was not aware of the discharge of the onsite catch basins. He was not aware of any other environmental liabilities in connection with the Property. Communication date and time: February 24, 2015 at 10:00 am.
- Jerry Kwok, Senior Vice President, Pinewood Capital LLC, 408-507-3291. Mr. Kwok provided site access to the Property. Mr. Kwok stated that the underground tanks on the Property were made of double wall construction. He was not aware of any environmental liabilities in connection with the Property. Communication date and time: February 24, 2015 at 9:00 am.

### 7.3 Interview with Occupants

- Mario (last name withheld), Chevron Cashier/Onsite Manager, 408-996-2592. Mario showed Alpha the facility; including the interior of the car wash and car wash control room. He explained how the water and car wash additives used on site are collected and treated with the use of filters and the water is then reused in the car wash. He stated he was unaware of the discharge point of the catch basins on the Property. He was unaware of any environmental liabilities in connection with the Property. Communication date and time: February 24, 2015 at 9:15 am.

### 7.4 Interview with Local Government Officials

- Joanne Tracy, California UST Inspector, Santa Clara County Department of Environmental Health, 408-918-3400. Miss Tracy was contacted about the conflicting dates on the gas station's Official Notice of Inspection from December 23, 2014 in which the corrected dates of the violations were marked as January 2014. She stated the corrective action dates on the form would have been filed out by a representative of the gas station and they are required to send in the form to close the case of these violations. She did not see in the computer system where this form had been completed and returned, and the file is still open. She also did not see where applicable files, needing to be uploaded to the county, had been uploaded. Communication date and time: February 27, 2015 at 9:08 am.

- 
- Jennifer (last name withheld), San Jose City Planner, 408-535-3555. Jennifer was contacted to determine the outlet of the catch basins located on the Property. She was unable to determine the outlet of the catch basins. Communication date and time: February 27, 2015 at 1:30 pm.

## **7.5 Interviews with Others**

- No other interviews were conducted.

---

## **8.0 EVALUATION**

### **8.1 Findings**

#### **8.1.1 Data Gaps**

No significant data gaps were encountered during this Phase I ESA.

#### **8.1.2 Onsite Environmental Conditions**

No onsite recognized environmental conditions (RECs) were identified during the course of this assessment.

#### **8.1.3 Offsite Environmental Conditions**

The assessment identified no offsite recognized environmental conditions (RECs) that were considered likely to significantly impact the Property.

#### **8.1.4 Controlled Recognized Environmental Conditions (CRECs)**

A controlled recognized environmental condition (CREC) is an environmental condition resulting from a past release of any hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by the regulatory authority) with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (property use restrictions, activity and use limitations, institutional controls or engineering controls). A condition considered to be a CREC will be listed in the Conclusions Section of the report.

No CRECs were identified in connection with the Property during the course of this assessment.

#### **8.1.5 Historical Recognized Environmental Conditions (HRECs)**

A historical recognized environmental condition (HREC) is an environmental condition where a past release of any hazardous substances or petroleum products has occurred in connection with the Property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory agency, without subjection the property to any required controls (property use restrictions, activity and use limitations, institutional controls or engineering controls). One HREC in connection with the Property was found and is discussed below:

- An underground storage tank was found to be leaking in 1999. Only soil contamination was reported. The state of California has closed the file and issued a no further action determination (NFA) with the conclusion of, "Due to the low severity of contamination detected beneath the tanks, Santa Clara Valley Water District staff does not believe that there is substantial release. Therefore, further corrective action is not required at this time." Due to the removal of the tank, soil only contamination, relatively low level

contamination, and NFA determination letter, this listing presents a low environmental risk to the Property. This represents a historic recognized environmental condition (HREC).

No other HRECs were identified in connection with the Property during the course of this assessment.

#### **8.1.6 De Minimis Environmental Conditions**

De minimis environmental conditions are those that generally do not present a threat to human health or to the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies.

No de minimis environmental conditions were identified in connection with the Property during the course of this assessment.

### **8.2 Opinion**

The following are Alpha's opinions regarding the Environmental Conditions detailed in the preceding Findings Section pursuant to the ASTM E 1527-13 Standard:

No Environmental Conditions were noted in the Findings Section above that would warrant an opinion in this section.

### **8.3 Conclusions**

Alpha has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of 1090 South De Anza Boulevard, San Jose, California 95129, the Property. Any exceptions to or deletions from this practice are described in Section 1.4 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Property, except for the following:

- A regulatory records review revealed that an inspection of the active USTs system at the Property, conducted in December 2014 by the California EPA, resulted in two violations issued of which both remain open to date; the violations appear to be administrative in nature. Information obtained from a Santa Clara County inspector indicated that the unresolved violations may result in civil enforcement and penalties; therefore, the non-compliant status of the active USTs system at the Property represents a Business Environmental Risk (BER).

This assessment has revealed no other evidence of RECs or associated issues in connection with the Property.

### **8.4 Recommendations**

Based on the information available at the time of this assessment, Alpha recommends the following:

- The proper actions should be taken by the USTs system permit holder in order to bring the system into compliance and close the violations with the California EPA and Santa Clara County Department of Environmental Health.

## 8.5 Deviations

This Phase I ESA substantially complies with the scope of services and ASTM E 1527-13, as amended, except for exceptions and/or limiting conditions as discussed in Section 1.4.

## 8.6 Signatures of Environmental Professionals

### 8.6.1 Qualification of Environmental Professionals

We declare that, to the best my professional knowledge and belief, we meet the definition of environmental professional as defined in 3.12.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject Property.

### 8.6.2 All Appropriate Inquiries Conformance

We have developed and performed the all appropriate inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312.



**Phillip R. Brewer**  
Principal



**Rodolfo Gomez**  
Project Director



**Casey Ward**  
Investigator

---

## 9.0 NON-SCOPE CONSIDERATIONS

Non-scope considerations are environmental issues or conditions at the Property that are outside the scope of ASTM E 1527-13 and are not required for AAI as defined by this practice. The non-scope considerations listed below are provided for interested parties who may wish to assess them in connection with the Property.

Whether or not a User elects to inquire into non-scope considerations in connection with this practice or any other environmental site assessment, assessment of such non-scope considerations is not required for All Appropriate Inquiry (AAI) as defined by this practice.

### 9.1 Asbestos-Containing Materials (ACM)

An asbestos evaluation was not required by the scope of services.

### 9.2 Lead-Based Paint

A lead-based paint survey was not included in the scope of work for this assessment.

### 9.3 Radon

The EPA has prepared a map to assist Federal, State, and local organizations to target their resources and to implement radon-resistant building codes (United States Environmental Protection Agency). The map divides the country into three radon zones, Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA action limit of 4.0 picoCuries per Liter (pCi/L), Zone 2 with concentrations between 2.0 and 4.0 pCi/L and Zone 3 with concentrations below 2.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site-specific testing in order to determine radon levels at a specific location. However, the map does give an indication of the propensity of radon gas accumulation in structures. Review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2.0 and 4.0 pCi/L.

### 9.4 Lead in Drinking Water

The Property is connected to the city water supply provided by the San Jose Water Bureau. According to the EPA website (United States Environmental Protection Agency), the drinking water supplied to the site complies with state and federal standards, including those for lead and copper. Water sampling was not conducted at the site to verify water quality.

## 10.0 REFERENCES

### 10.1 Reports, Plans, and Other Documents Reviewed:

**American Society for Testing and Materials** Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process [Report]. - [s.l.] : ASTM International, 2013. - E 1527-13.

**ASTM International** Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions [Report]. - West Conshohocken : ASTM International, 2013.

**Environmental Data Resources** Chevron Gas Station: 1090 South De Anza Blvd San Jose, CA [Report]. - Shelton CT : [s.n.], 2015. - 3804299.2s.

Geology of San Jose [Report]. - [s.l.] : Coyote Valley Specific Plan, 2007.

**United State Geological Service** Cupertino, CA 7.5 minute series Topographic Map. - 1991.

**United States Department of Agriculture** Soil Survey Map for San Jose, California. - 1977.

**United States Environmental Protection Agency** EPA Map of Radon Zones [Online] // EPA United States Environmental Protection Agency. - February 2015. - <http://www.epa.gov/radon/zonemap.html>.

**United States Environmental Protection Agency** Local Drinking Water Information [Online] // US EPA. - February 2015. - <http://water.epa.gov/drink/local/index.cfm>.

**United States Geological Service** Online Well Log Search and Groundwater level Data [Online]. - February 20, 2015. - <http://maps.waterdata.usgs.gov/mapper>.

### 10.2 Agencies Contacted:

City of San Jose

Bureau of Development Services

Fire Marshall

County of Santa Clara

Assessor's Office

State of California

California Environmental Protection Agency

## 11.0 LIST OF ACRONYMS

AAI	All Appropriate Inquiry
ACM	Asbestos Containing Material
AMSD	Approximate Minimum Search Distance
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
AUL	Activity and Use Limitation
bsg	below surface grade
CalEpa	California Environmental Protection Agency
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System
CFR	Code of Federal Regulations
CORRACT	RCRA Corrective Action
DEQ	Department of Environmental Quality (Oregon)
DOE	Department of Ecology (Washington)
ECSI	Environmental Site Cleanup Information (DEQ)
EDR	Environmental Data Resources, Inc
EC	Engineering Control
EPA	Environmental Protection Agency
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
HREC	Historical Recognized Environmental Conditions
IC	Institutional Control
LUST	Leaking Underground Storage Tank
MSL	mean sea level
NCP	National Oil and Hazardous Substance Pollution Contingency Plan
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NLR	No Longer Regulated
NPDES	National Pollution Discharge Elimination System
NPL	National Priorities List
OSHA	Occupational Safety and Health Administration
PACM	Presumed Asbestos Containing Material
PCB	Polychlorinated Biphenyls
pCi/L	picocuries per liter
ppb	parts per billion
ppm	parts per million

---

**ACRONYMS (continued)**

RBC	risk-based concentration
RBDM	risk-based decision making
RCRA	Resource Conservation & Recovery Act of 1976
RCRIS	Resource Conservation & Recovery Act Information System Sites
REC	Recognized Environmental Condition
SCL	State and Tribal CERCLIS Equivalent List
SPL	State Priorities List
SWL	Solid Waste Landfill
TSD	Treatment Storage and Disposal
USDA	United States Department of Agriculture
USGS	United States Geological Survey
UST	Underground Storage Tank
VCP	Voluntary Cleanup Program
VEC	Vapor Encroachment Condition
VES	Vapor Encroachment Screening

NOTE: Some acronyms may not be found in this report.

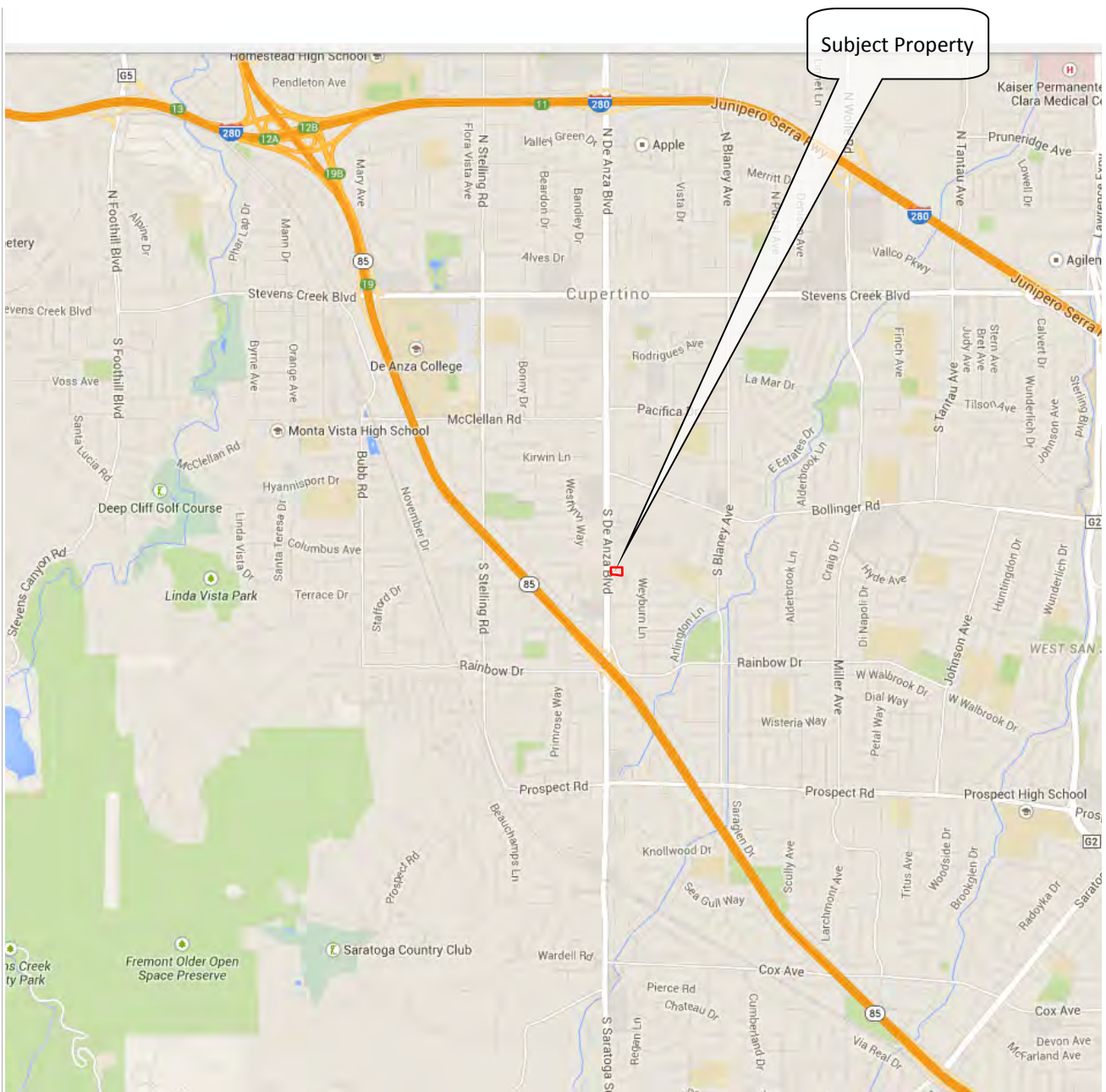
## **FIGURES**

**Site Vicinity Map**

**Topographic Map**

**Site Plan**

**Groundwater Flow Map**



11080 SW Allen Blvd. Ste. 100  
Beaverton, Oregon 97005  
(503) 292-5346

## FIGURE 1: SITE VICINITY MAP

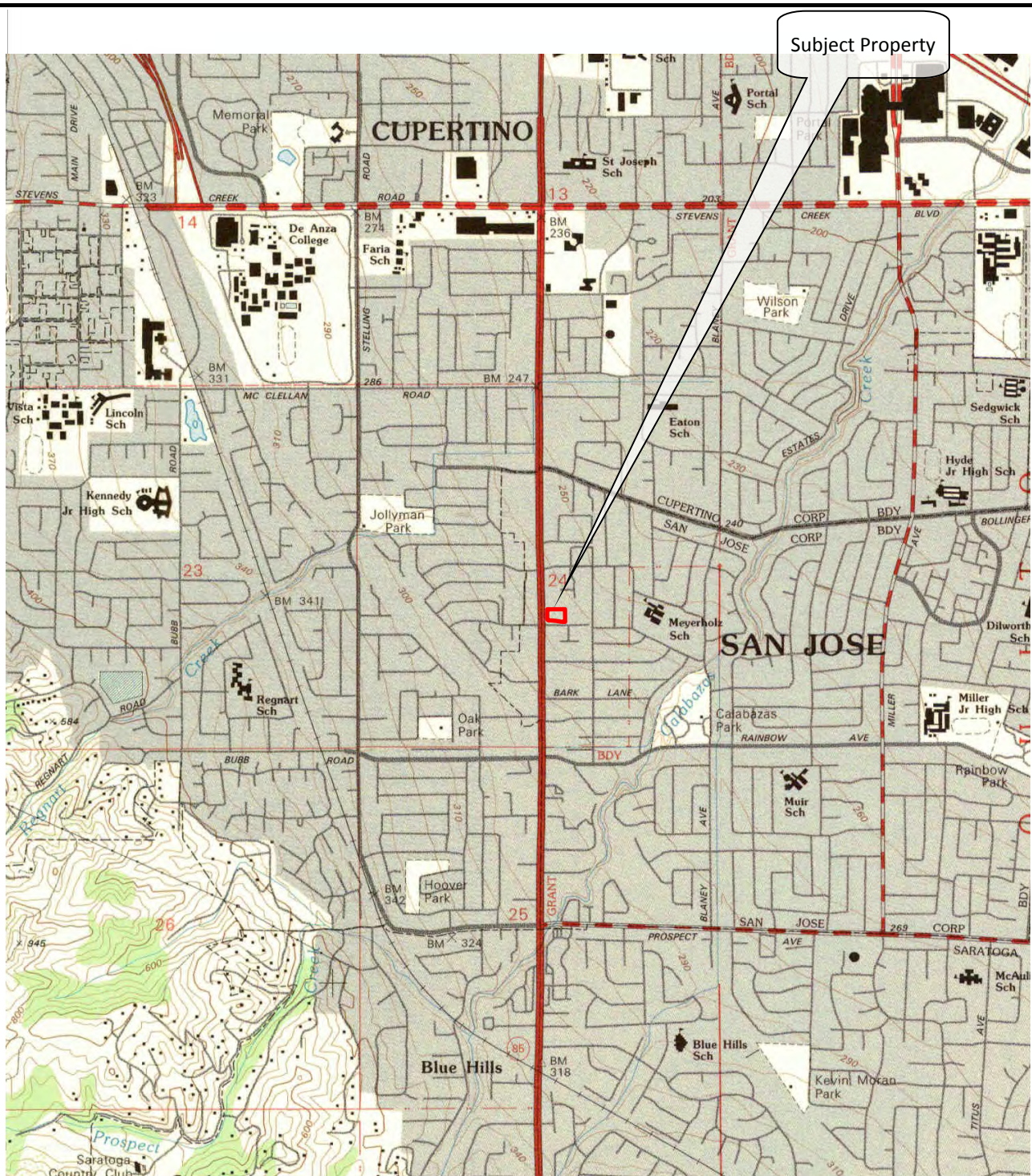
Site Name: Chevron Gasoline Station

Project Number: 15-0211

(Drawing NOT TO SCALE)

N





11080 SW Allen Blvd. Ste. 100  
Beaverton, Oregon 97005  
(503) 292-5346

## FIGURE 2: TOPOGRAPHIC MAP

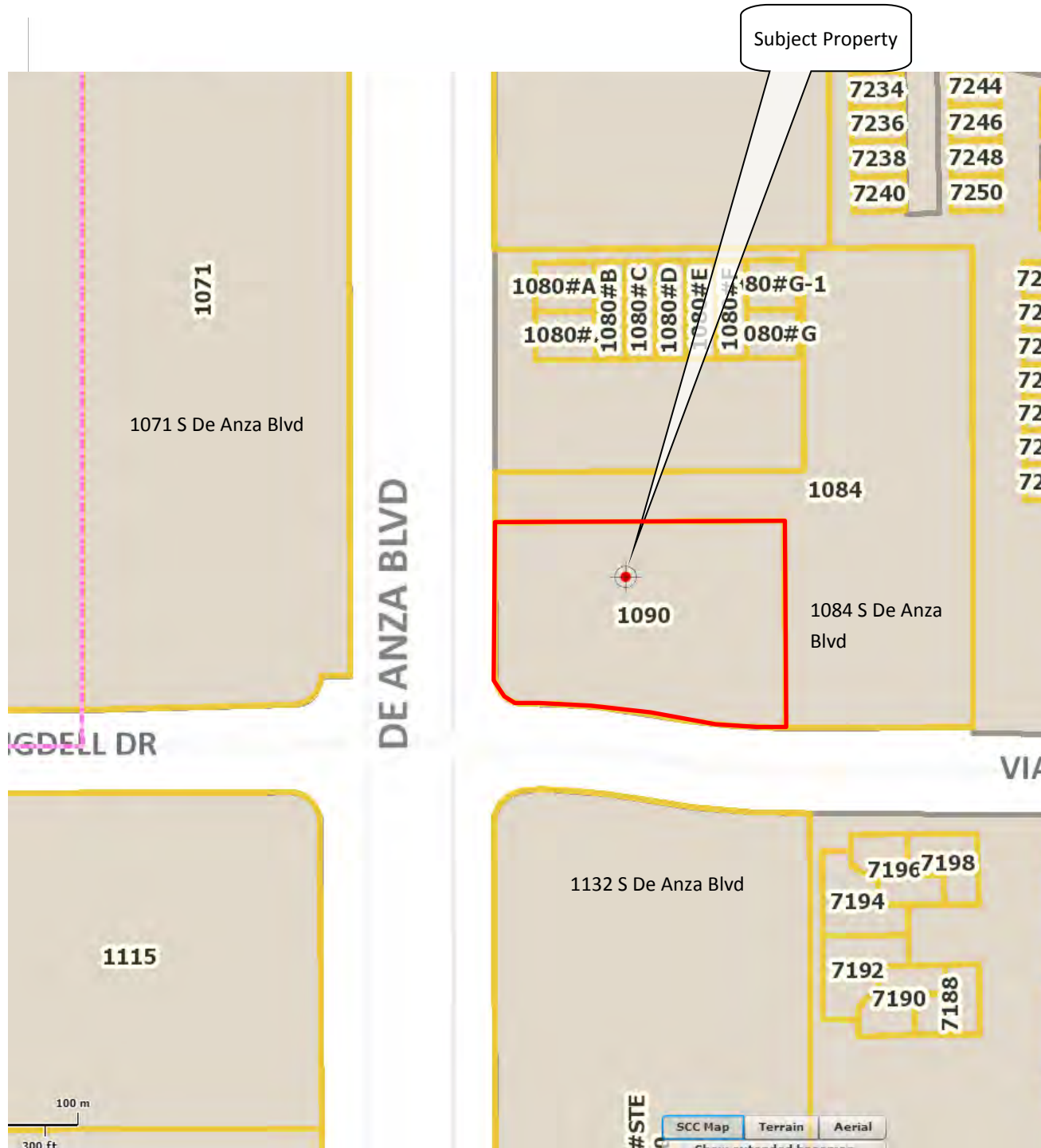
Site Name: Chevron Gasoline Station

Project Number: 15-0211

Source: U.S.G.S. 7.5 Minute Topographic Map  
Cupertino, CA, Quadrangle, 1991

N





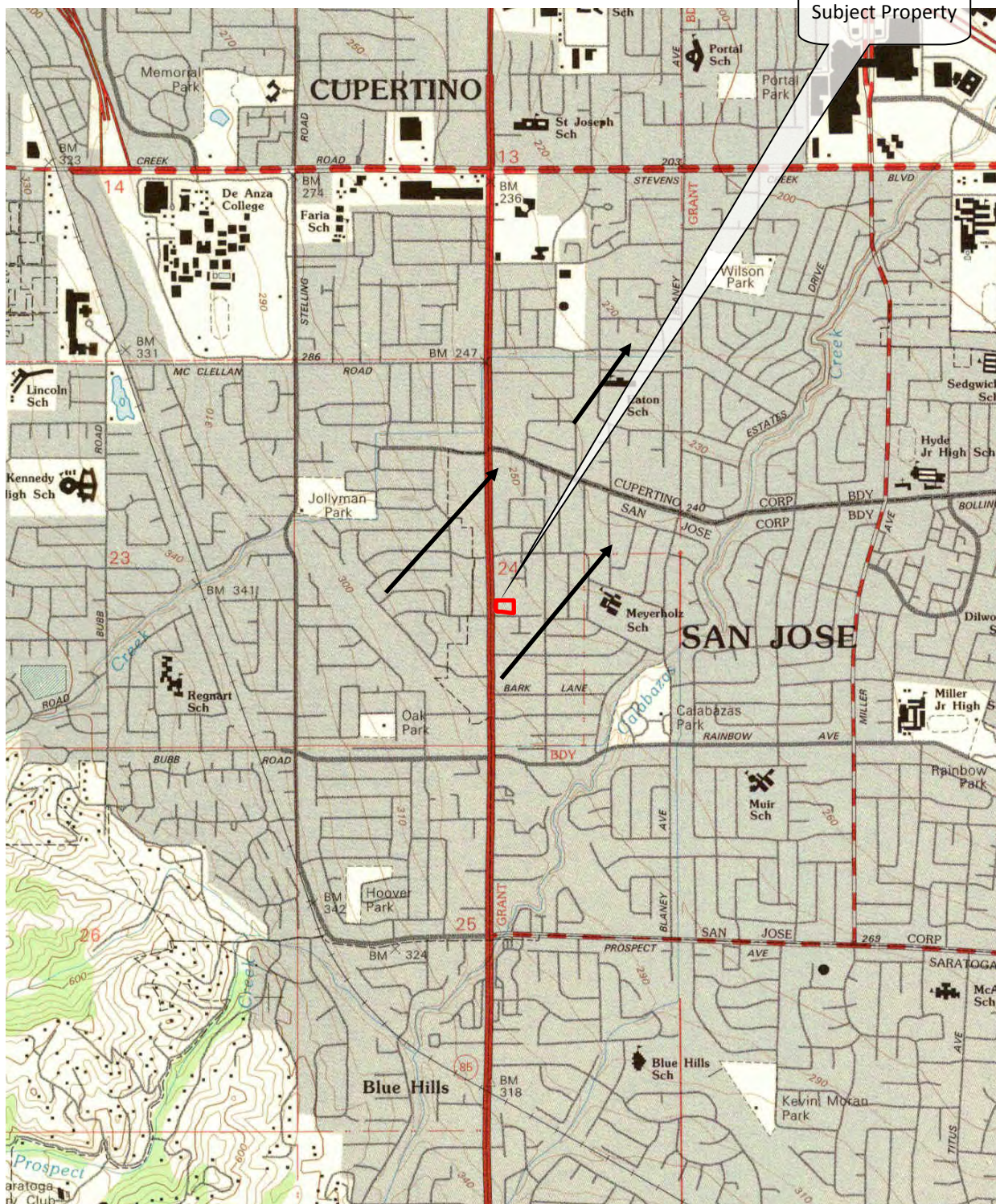
11080 SW Allen Blvd. Ste. 100  
Beaverton, Oregon 97005  
(503) 292-5346

### FIGURE 3: SITE PLAN

Site Name: Chevron Gasoline Station  
Project Number: 15-0211  
(Drawing NOT TO SCALE)

N





11080 SW Allen Blvd. Ste. 100  
Beaverton, Oregon 97005  
(503) 292-5346

## FIGURE 4: GROUNDWATER FLOW

Site Name: Chevron Gasoline Station

Project Number: 15-0211

(Drawing NOT TO SCALE)

Source: U.S.G.S. 7.5 Minute Topographic Map  
Cupertino, CA, Quadrangle, 1991

N



*The technical appendices to this report are available for public review  
during normal business hours at City of San Jose  
Department of Planning, Building and Code Enforcement offices,  
200 East Santa Clara Street, 3rd Floor, San Jose, California 95113*