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**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
459 Piercy Road  
San Jose, California  
ERAS Project Number 17212**

Prepared for:

**Mr. Bob Desai  
527 Sima Drive  
Milpitas, California 95035**

Prepared by:

ERAS Environmental, Inc.  
December 11, 2017

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December 11, 2017

Mr. Bob Desai  
527 Sima Drive  
Milpitas, California 95035

Re: **PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**459 Piercy Road**  
**San Jose, California**  
**ERAS Project Number 17212**

Dear Mr. Desai:

ERAS Environmental (ERAS) is pleased to provide you with the attached Phase I Environmental Site Assessment (ESA) for the above referenced Property. The assessment included a visual reconnaissance of the Property, a review of environmental databases for nearby sites, a review of historical maps and aerial photographs, directories, and a review of available files regarding the Property with the San Jose Building and Fire Departments, and the Santa Clara County Environmental Health Department. Conclusions and recommendations presented in our report were based upon the completion of these activities.

If you have any questions regarding the information in this report, please don't hesitate to call us. It has been a pleasure working with you on this project.

Sincerely,  
ERAS Environmental, Inc.



Jessica Siegel  
Staff Scientist



David Siegel  
Senior Program Manager

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## **1.0 INTRODUCTION**

### **1.1 Purpose and Scope**

This Phase I Environmental Site Assessment (ESA) was performed to identify, to the extent feasible, recognized environmental conditions in connection with the subject site (cited hereinafter as the "Property"). The protocol utilized for this assessment is in general accordance with the requirements of ASTM Standard E 1527-13.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part (40 CFR Part 312). 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. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

The environmental professional's resume and certification are included in **Appendix A**.

The assessment included four main components: Records Review, Historical Use Information Review, Visual Reconnaissance of the Property, and Report Preparation. The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property. The objective of the visual reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Property. The objective of the interviews is to obtain additional information indicating recognized environmental conditions in connection with the Property. The report includes documentation to support the analysis, opinions and conclusions as presented.

### **1.2 Authorization**

Authorization to perform this assessment was provided by Mr. Bob Desai on November 28, 2017 in response to ERAS proposal dated the same day.

### **1.3 Limitations and Exceptions**

ERAS has performed the services for this project in accordance with our proposal, and in accordance with current standards of the American Society for Testing and Materials (ASTM) for Phase I Environmental Site Assessments (ASTM standard E1527-13). No guarantees are either expressed or implied.

The investigation was limited to a search for *recognized environmental conditions*. The term *recognized environmental condition* means the presence or likely presence of any hazardous substances or petroleum products on the Property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

There is no investigation, which is thorough enough to preclude the presence of hazardous materials, which presently, or in the future, may be considered hazardous at the Property. Because regulatory evaluation criteria are constantly changing, concentrations of constituents presently considered low may, in the future, fall under more stringent regulatory standards that require remediation.

The visual reconnaissance was limited to observation of surface conditions at the Property. *Reasonably ascertainable* information was obtained. This information is publicly available and obtainable from its source within reasonable time and cost constraints, and is reasonably reviewable. This approach reflects current ASTM standards unless the information obtained as part of this work suggests the need for further investigation. No warranty or guarantee of Property conditions is intended.

The investigation addressed recognized environmental conditions at the Property. However, certain conditions, such as those listed below, may not be revealed:

- 1) naturally occurring toxic materials in the subsurface soils, rocks, water or toxicity of on site-flora;
- 2) toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- 3) biological pathogens;
- 4) contaminant plumes below sampled or observed surface levels, originating from a remote source;
- 5) constituents or constituent concentrations that do not violate present regulatory standards, but may violate future standards;
- 6) unknown impact to the Property, such as "midnight" dumping and/or accidental spillage which may occur following the visual reconnaissance of the Property by ERAS.

Opinions and judgments expressed herein, which are based upon our understanding and interpretation of current regulatory standards, should not be construed as legal opinions.

## **2.0 PROPERTY DESCRIPTION**

### **2.1 Location and Jurisdiction**

The subject property (hereinafter the "Property") is located on the northwestern side of Piercy Road and to the northeast of Hellyer Avenue approximately 1 mile east of Highway 101 in the southeastern portion of the City of San Jose.

The Property consists of a vacant lot of 2.2 acres and includes the southwestern half of parcel numbers 678-93-039 and 678 -93-040.

The 1 Mile Radius Map included as a site location map in **Appendix B** shows the location of the Property. Current photographs showing important details of the Property are included in **Appendix C**.

### **2.2 Property Description**

An ERAS representative visited the Property on December 5, 2017. The Property was in an area of commercial and residential land use. The Property was developed with infrastructure for storing and pumping water from a well on the Property.

To the northeast of the Property was a residential home and large undeveloped area at 469 Piercy Road. To the southeast was Piercy Road and across the street were commercial buildings at 6010 and 6020 Piercy Road. To the southwest was Hellyer Avenue and across the street was a residential home at 451 Piercy Road and GE Water and Process Technologies at 5900 Silver Creek Valley Road. To the northwest was a commercial building containing Commonwealth Central Credit Union and G T Home Loans at 5890 to 5898 Silver Creek Valley Road.

The Property was mostly an empty dirt and grass lot. In the southwestern portion of the Property was a patch of poured concrete. A groundwater well and infrastructure for storing and pumping water was located at the southwestern end of the Property along Piercy Road. This included a concrete pad with two large concrete aboveground storage tanks (ASTs) to hold water, four pressure tanks, and two electric motors.

Hazardous materials were not observed on the Property. Drywells, monitoring wells or evidence of subsurface investigations were not observed on the Property by ERAS. No evidence of underground storage tanks (USTs) were observed on the Property. No evidence of leakage, spillage or dumping of regulated material was observed.

Photographs illustrating important features of the Property are included in **Appendix C**. Observations made by ERAS at the time of the site visit are shown on the site reconnaissance checklist in **Appendix E**.

### **2.3 Property Use**

The Property was used an orchard prior to 1939 until after 1968. The Property was then vacant and undeveloped from at least 1973 to 1998. In 2001, the Property was used to hold a temporary construction office for the City of San Jose during the construction of Hellyer Road. Infrastructure for the groundwater well was utilized on the Property from at least 2005 until the present.

## **2.4 Suspect ACM/PCBs/Lead Paint/Lead in Drinking Water**

### **Asbestos**

There were no buildings on the Property, therefore, asbestos is not considered likely to be present on the Property.

ACM may become a hazard if the materials are disturbed during demolition, renovation or remodeling activities. All materials suspected to contain asbestos should be sampled and analyzed prior to activities that could damage them.

### **PCBs**

No electrical transformers were noted on the Property. Oil containing electrical transformers are usually owned and serviced by Pacific Gas and Electric Company who would be responsible to remedy any releases. There were no indications of hydraulic equipment on the Property that would be likely to contain oil or PCBs.

### **Lead Paint**

The only paint on the Property was located on the concrete water storage tanks associated with the groundwater well. Based on the age of the tanks (2000's), it is unlikely that there are quantities of lead containing paint present. Paint on the tanks was observed to be in good condition at the time of the visual reconnaissance. Sampling and testing for lead-based paint was not requested in the Scope of Work for this assessment.

### **Lead in Drinking Water**

A survey of the building for lead in drinking water was not requested in the Scope of Work for this assessment. Testing for lead in drinking on vacant lots is not usually recommended unless the planned uses are for specific sensitive uses such as hospitals, residential, elderly care facilities, children's' day care centers. Since ERAS understands the Property is likely to be used for commercial purposes, this sampling is not recommended.

## **2.5 Physical Setting**

The subject property is in the southern part of the city of San Jose, in the San Francisco Bay Area. The San Francisco Bay Area occupies a broad alluvial valley that slopes gently northward toward San Francisco Bay and is flanked by alluvial fans deposited at the foot of the Diablo Range to the east and the Santa Cruz Mountains to the west. The northern part of the valley is called the Santa Clara Valley.

Elevation of the Property is approximately 205 feet above MSL, according to the United States Geological Survey (USGS) San Jose East 7.5 Minute Series Topographic Map. Regionally, the topography slopes northwestward toward San Francisco Bay. Topography near the Property slopes gently to the southwest towards Coyote Creek.

## **2.6 Geologic and Soil Conditions**

The Property is underlain by alluvial sediments that have been derived from the nearby upland surfaces and were deposited in a series of coalescing alluvial fans. The sediments underlying this part of the Santa Clara Valley are divided into two units, based upon age (California Department of Water Resources, 1967). The younger alluvium is of Holocene to Pleistocene

age and is composed primarily of unconsolidated sands, gravels, silts and clays and is up to 200 feet thick. Thick deposits of coarse grained alluvial deposits are found in the vicinity.

The Property is likely underlain by near surface clayey soils with coarser grained sands and gravels occurring to a depth of several hundred feet. Below the younger alluvium is the less permeable Santa Clara Formation, of Pleistocene age. The Santa Clara Formation is composed of poorly sorted and irregularly bedded gravels, silts, sands and clays. This unit is underlain by Franciscan basement rock of Cretaceous to Jurassic age.

## **2.7 Groundwater Conditions**

The subject site is in the southern part of the San Jose Plain, the surface of which slopes gently down toward San Francisco Bay. The San Jose subarea is considered a separate groundwater subarea because groundwater exists here under nearly completely confined conditions, which makes it unique from any other subarea of the Santa Clara Valley groundwater basin (California Department of Water Resources, 1967). The San Jose Plain subarea is the most important portion of the South Bay Groundwater Basin because water-bearing sediments are extremely permeable, groundwater is confined, recharge occurs on three sides, and the total thickness of water-bearing sediments is greater than in any other portion of the basin.

The regional groundwater flow follows the topography, moving from areas of higher elevation to areas of lower elevation. The groundwater flow direction in the area of the Property is estimated to be toward the southwest toward Coyote Creek based on a 2012 topographic map provided by EDR.



### 3.0 REGULATORY AGENCY RECORDS REVIEW

#### 3.1 Standard Federal and State Environmental Record Sources

Groundwater provides the primary migration route for subsurface contamination from off-site sources to the Property. Based on topography and local groundwater monitoring data, the groundwater flow direction has been estimated to be to the southwest.

*Only the sites that are directly up-gradient or in close proximity (adjacent) are usually considered to pose a threat to subsurface environmental conditions under the Property. The potential impact of off-site contaminants to the Property are based on the type of chemical released, the severity of the release, status of remediation or cleanup, and nature of the groundwater in the area of impact and area of the Property.*

Sites where groundwater is known to be impacted are listed on a variety of Federal and State databases and are the cases most likely to affect other nearby parcels. These databases are listed below. Databases searched for specified radii around the Property also include reported spills of hazardous materials (ERNS).

Fuel hydrocarbons generally do not migrate as readily as other chemicals such as certain solvents; consequently, reported fuel leak sites at distances greater than ½ mile from the Property are not considered imminent threats and are not plotted on database maps. Leaks from underground storage tank sites are the most common source of local contamination. Leaks of this type generally do not extend down-gradient more than approximately 500 feet (approximately 1/10 mile) except under unusual conditions. All toxic sites within a 1-mile radius are plotted and reviewed to determine potential threats to the Property.

Information from standard Federal and State environmental databases was provided to ERAS by Environmental Data Resources (EDR) of Connecticut. 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 to enhance matching of street addresses. Records from one government source are compared to records from another to clarify any address ambiguities. The demographic and geographic information available aids in identifying and managing risk. The accuracy of the geo-coded locations is +/- 300 feet.

Maps in the EDR report show the locations of all sites identified relative to the location of the Property. The Property is indicated as TP (Target Property) on the database. The following databases represent the known and likely leak sites that could potentially pose a threat to environmental conditions under the Property. These represent the databases that are consistent with the ASTM-standard environmental databases.

The database includes many supplemental, proprietary and non-ASTM standard databases that include many duplicate listings of sites that are already listed in the below-listed databases. ERAS reviewed all the listings provided in the databases as part of the process of evaluation of risk to the Property and further evaluates any site listings that ERAS considers significant.

<u>List Type</u>	<u>Approximate Search Distance in Miles</u>
NPL	1.0

CERCLIS	0.5
CORRACTS	1.0
CONTROLS	0.5
ERNS	Property
ENVIRONSTOR	1.0
LUST	0.5
SLIC	0.5
VCP	0.5
Brownfields	0.5

### **3.2 Findings From Database Review**

The Property and adjacent sites were not listed on the databases searched for this assessment.

A summary of the findings from the EDR environmental database search is provided on the following pages. The summary is presented in the order of the database listing on **Page #1** of the EDR report.

The locations of the other identified sites, relative to the Property, are shown on the **1 Mile Radius, .5 Mile Radius and .25 Mile Radius** maps in the EDR Report in **Appendix B**.

#### **NPL (State and Federal) and NPL Delisted**

NPL National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices. State equivalent NPL sites are known as Response sites.

**No** NPL sites were identified within 1 mile of the Property.

#### **CERCLIS (State and Federal)**

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including sites that are on the National Priorities List (NPL) or being considered for the NPL.

State equivalent CERCLIS sites are known as ENVIROSTOR sites.

**Three (3)** ENVIROSTOR sites were identified within 1 mile of the Property. All the sites listed were at least 1/3 mile away and located in a direction not directly upgradient of the Property. Based on distance and location, none of these sites are considered likely to contribute to subsurface environmental contamination beneath the Property

#### **CORRACTS**

This database contains Investigation or cleanup activities at Resource Conservation and Recovery Act (RCRA) or state-only hazardous waste reported by the California Department of Toxic and Substance Control.

**No** CORRACTS sites were identified within 1 mile of the Property.

### **CONTROLS**

Controls, this database identifies sites that have liens reported by the California Department of Toxic and Substance Control, land use control information pertaining to the former Navy base realignment and closure properties, engineering controls sites, and sites with institutional controls.

**No** CONTROLS sites were identified on this list within a 1-mile radius of the Property.

### **ERNS**

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database contains a listing of discharge locations. Agency: National Response Center

**The Property** was **not** listed as an ERNS spills site.

### **LUST**

The California State Water Resources Control Board's Underground Storage Tank Program keeps a list of all underground storage tanks which have been reported as having had a release. These sites include those that have not yet been cleaned up and now have a status of Case Open and those which have been cleaned up and have a case status of Closed. Fuel leak sites rarely affect an area more than 1/8 mile from its source except under unusual conditions. Most contamination from these sites is confined to areas within 500-700 feet of the leak source.

**No** LUST sites were identified within ½ mile of the Property.

### **SLIC**

The Spills, Leaks, Investigation & Cleanup (SLIC) Program deals with site investigation and corrective action involving sites not overseen by the Underground Tank Program and the Well Investigation Program. Sites listed as "closed" have had remediation completed and are now considered closed by the agency. These listings include SLIC sites that are listed on Federal, state and county listings.

**No** SLIC sites were listed within ½ mile of the Property.

### **VCP**

This database contains a listing of sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

**No** VCP sites were listed on the database within ½ mile.

**BROWNFIELDS**, A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provide information on Brownfields properties for which

information is reported back to EPA, as well as areas served by Brownfields grant programs.

**No** US Brownfields sites were listed on the database within ½ mile.

Only sites that are listed as potentially contaminated and are in close proximity or in a direction directly up-gradient are considered as potential threats to the Property. No additional sites, other than those leak sites identified above, were identified on these databases.

### **3.3 Off-site Sources and Agency File Reviews**

No sites were identified above, which are in close proximity to the Property, and/or which could possibly affect subsurface environmental conditions at the Property. Therefore, ERAS determined that a review of Santa Clara County Environmental Health Department records or other agency files, for off-site sources, was not necessary.

## 4.0 HISTORICAL USE INFORMATION

Available historical data were researched to obtain information regarding the past uses of the Property and adjacent sites, especially as the information may pertain to environmental conditions or concerns.

### **4.1 Historical Map, Photograph, and Directories Review**

The United States Geological Survey San Jose East, California 7.5 Minute Series Topographic Map, 1980 shows the site elevation at 205 feet with a local topographic slope down to the southwest.

#### *Historical USGS Topographic Maps*

ERAS reviewed historical topographic maps, which included the Property, provided by EDR. Maps reviewed were dated 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012.

The maps dated 1887 to 1899 indicate the Property and surrounding area were undeveloped. The maps dated 1953 and 1961 indicate that the Property was used for orchards. The maps dated 1968 to 2012 show no indication of development on the Property.

#### *Historical Aerial Photographs*

ERAS reviewed historical aerial photographs, which included the Property, provided by EDR. The photographs reviewed were dated 1939, 1940, 1948, 1950, 1956, 1963, 1968, 1973, 1982, 1998, 2005, 2006, 2009, 2010 and 2012.

The Property was shown to have been used for an orchard in photographs dated 1939 through 1968. The photographs dated 1973 through 1998 showed the Property as undeveloped. In photographs dated 2005 to 2010, there appeared to be a groundwater well on the southern end of the Property and a small structure (canopy covered corral) in the middle of the Property along Hellyer Avenue.

Prior to 1982, the surrounding area was shown to be mostly undeveloped. By 1982, the sites adjacent to the northeast and to the southwest was shown to be developed with single residential buildings. By 1998, the current commercial building to the southwest of the Property was developed. By 2005, the current commercial building to the northwest of the Property was developed. By 2006, the commercial buildings to the southeast of the Property were developed.

#### *City Directories*

ERAS reviewed historical city directories provided by EDR dated 1975, 1980, 1985, 1986, 1991, 2000, 2006, 2010, and 2014.

<b>Year</b>	<b>Occupant</b>
1975	CAPRISTA WILLIAM UNDERGROUND
1980	Caprista William Underground, Caprista Wm
1985	CAPRISTA WILLIAM UNDERGROUND, Caprista Wm
1986	Caprista William Underground, Caprista Wm
1991	CAPRISTA WILLIAM UNDERGROUND, Caprista Wm
2000	OAPRISTATheresa

2006	Address not listed
2010	Address not listed
2014	Address not listed

The occupant was listed as Theresa or William Caprista or CAPRISTA WILLIAM UNDERGROUND from 1975-2000.

The site adjacent to the northwest at 469 Piercy Street was occupied by "Capristaw 88 amn" in 2000 and "Harrison Ken" in 1975, indicating residential use.

The commercial site adjacent to the Property to the southeast at 6010-6020 Hellyer Ave was listed as commercial tenants for 2010 and 2014. There are no listings for the addresses prior to 2010.

The site adjacent to the southwest was occupied by a resident from 1975 to 2000.

No data was provided for the commercial site adjacent to the northwest at 5898 Silver Creek Valley Road or the site adjacent to the southwest at 5900 Silver Creek Valley Road.

#### **4.2 Interview**

ERAS reviewed an environmental questionnaire completed by a representative of the owner, Mr. Bob Desai. Mr. Desai indicated that he was planning to purchase the Property.

Mr. Desai was not aware of: 1) the existence of environmental liens on the Property; 2) any notifications by government of violations of current or historic environmental laws; 3) any existing or historic violations by occupants of environmental laws, or 4) the current or past presence of underground storage tanks on the Property.

Ms. Cotter's responses were compiled on ERAS Environmental Questionnaire along with observations made by ERAS at the time of the site visit. The Environmental Questionnaire is included as **Appendix D**.

#### **4.3 Building, Health, Fire and SCVWD File Reviews**

##### *City of San Jose Building Department*

ERAS reviewed building department records for the Property available from the City of San Jose online portal at sjpermits.org on December 4, 2017. An electrical permit for temporary power for a capital improvement project was issued to the city for a temporary office on the Property. No other permits were available.

##### *Santa Clara County Environmental Health Department*

ERAS requested files for the Property on December 1, 2017. A single record from 1989 was available. This record was a letter addressed to Pacific Underground regarding the closure of an UST on the Property. Handwritten notes at the bottom of the record indicate that there was not an underground storage tank on the Property and that the tank was associated with land annexed by the City of San Jose nearby.

No files were available regarding the groundwater well on the Property. Well owners must

obtain water system clearance from the Santa Clara County Department of Environmental Health before a well is used for drinking water purposes (Santa Clara Valley Water District, 2017). Therefore, ERAS recommends that the well is registered with the Santa Clara Valley Water District and receives water system clearance from the Santa Clara Department of Environmental Health if the well is to be used for drinking water.

#### *San Jose Fire Department*

ERAS reviewed files from the San Jose Fire Department for the Property from the City of San Jose online portal at [sjpermits.org](http://sjpermits.org) on December 4, 2017. Permits included case closure information for the removal of a 5,000-gallon diesel underground storage tank associated with the Property. The file indicated that the Property was used temporarily by the City of San Jose during the construction of a capital improvement project for Hellyer Avenue. The case closure report indicated that the UST in question was located offsite, over 370 feet south of the Property on Hellyer Avenue. A map of the tank location is included in **Appendix F**.

The closure report indicates that the tank was removed on April 16, 2002 and the tank was in good condition and intact at the time of removal. The bottom of the tank pit was analyzed for total petroleum hydrocarbons quantified as diesel range organics (TPH-dro), benzene, toluene, ethylbenzene, and xylenes (BTEX), and volatile organic compounds (VOCs). Lab results indicated no concentrations were present exceeding the method detection limits (MDLs), indicating no release (Subsurface Environmental Corp, 2002).

#### *Santa Clara Valley Water District*

ERAS requested files available for the well located on the Property from the Santa Clara Valley Water District (SCVWD) on November 30, 2017. No files were available for the Property, indicating that the well was unregistered at the time of request. Wells can be a conduit to groundwater and are heavily regulated by the Santa Clara Valley Water District. In most cases, a well owner is required to report all wells with the SCVWD.

ERAS recommends that the owner comes into compliance with the SCVWD and register the well. If the well will not be used, the well should be destroyed immediately by a C-57 licensed contractor after obtaining proper destruction permits from the SCVWD.

#### **4.4 Synopsis of Previous Environmental Investigations**

There was no evidence discovered during this assessment, which indicates that any previous subsurface environmental investigations had been performed on the Property.

#### **4.5 Environmental Liens**

A search for environmental liens on the grantor/grantee index of the Santa Clara County Recorder's office at <http://www.clerkrecordersearch.org/>, under the APN number did not identify any environmental liens for the Property. In addition, the Property is not listed on the Local Land Records or DEED database.

## 5.0 RECONNAISSANCE

Photographs were taken during the reconnaissance to document the features observed and any environmental conditions of concern. Photographs are included in **Appendix C**.

### 5.1 Visual Reconnaissance of the Property

ERAS conducted a visual reconnaissance of the Property on December 5, 2017 to identify potential indications of environmental concern. The items listed in this section, if any, are representative of those which could pose recognized environmental conditions as indicated in the ASTM standard for conducting environmental site assessments.

#### **Drums, Containers, and Storage Tanks**

The on-site reconnaissance addressed containers, drums, above ground storage tanks, and other storage units containing materials, which may pose an environmental threat at the Property. No such items were observed.

#### **Evidence of Waste Disposal**

The on-site reconnaissance addressed dumps, pits, ponds, landfills, borrow pits and lagoons, which may have been used for disposal purposes at the Property. No such items were observed.

#### **Surface Fill**

The on-site reconnaissance did not reveal any evidence of surface fill.

#### **Surface Staining and Stressed Vegetation**

No stressed vegetation or evidence of chemical spillage was observed on the Property during the on-site reconnaissance.

#### **Transformers**

There was no indication that PCB containing equipment was used on the Property.

#### **Air Stacks, Vents, and Odors**

The on-site reconnaissance addressed air stacks, vents, and strong, pungent or noxious odors at the Property. No such items were observed.

#### **Evidence of Underground or Aboveground Storage Tanks**

Two concrete ASTs were located on the Property. Both were associated with the groundwater production well and contained water. No other USTs or ASTs were observed on the Property.

#### **Conduits to Groundwater**

Storm drains, monitoring wells, or dry wells were not discovered on the Property. A groundwater production well was located on the Property. No indications of leaks or spills of regulated substances were noted near these drains.

#### **Evidence of Improper Waste Discharge**

Pipes and/or vents, indicating improper discharge of wastes, were not found at the



Property.

### **On-Site Environmental Management Practices**

The on-site reconnaissance addressed the following environmental management practices.

#### **Solid Waste**

No such items were noted.

#### **Hazardous Materials and Waste**

No hazardous materials were observed on the Property.

#### **Treatment Facilities**

No treatment facilities were observed on the Property.

#### **Application of Pesticides, Herbicides or Fertilizers**

No evidence of the application of pesticides, herbicides, or fertilizers was indicated during the on-site reconnaissance.

#### **General Environmental Practices**

No indications of adverse environmental practices were observed on the Property during the on-site reconnaissance.

### **5.2 Adjacent and Nearby Site Uses**

The following observations were made of parcels adjacent to the Property:

<b>Northwest</b>	Commonwealth Central Credit Union and GT Home Loans at 5890-5898 Silver Creek Valley Rd.
<b>Northeast</b>	Open pasture, residential building and storage garage at 469 Piercy
<b>Southwest</b>	Hellyer Avenue, General Electric at 5900 Silver Creek Valley Rd and a residential home at 451 Piercy Rd.
<b>Southeast</b>	Piercy Road and commercial buildings at 6010 -6020 Hellyer Avenue

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

### 6.1 Conclusions

ERAS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the Property. Any exceptions to, or deletions from this Practice are described in the report.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of this part.

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

Data failures occurred for the Property between 1899 and 1939. During this time period the Property was likely to have been vacant and undeveloped or used as an orchard. Based on the consistent, non-hazardous uses of the Property, the data gap is not considered likely to affect the conclusions of this assessment.

#### Site Visit

An ERAS representative visited the Property on December 5, 2017. The Property was in an area of commercial and residential land use. The Property was developed with infrastructure for storing and pumping water from a well on the Property.

To the northeast of the Property was a residential home and large undeveloped area at 469 Piercy Road. To the southeast was Piercy Road and across the street were commercial buildings at 6010 and 6020 Piercy Road. To the southwest was Hellyer Avenue and across the street was a residential home at 451 Piercy Road and GE Water and Process Technologies at 5900 Silver Creek Valley Road. To the northwest was a commercial building containing Commonwealth Central Credit Union and G T Home Loans at 5890 to 5898 Silver Creek Valley Road.

The Property was mostly an empty dirt and grass lot. In the southwestern portion of the Property was a patch of poured concrete. A groundwater well and infrastructure for storing and pumping water was located at the southwestern end of the Property along Piercy Road. This included a concrete pad with two large concrete aboveground storage tanks (ASTs) to hold water, four pressure tanks, and two electric motors.

Hazardous materials were not observed on the Property. Drywells, monitoring wells or evidence of subsurface investigations were not observed on the Property by ERAS. No evidence of underground storage tanks (USTs) was observed. No evidence of leakage, spillage or dumping of regulated material was observed.

#### Historical Review Summary

The Property was used an orchard prior to 1939 until after 1968. The Property was then vacant and undeveloped from at least 1973 to 1998. In 2001, the Property was used to hold a temporary construction office for the City of San Jose during the construction of Hellyer Road.

Infrastructure for the groundwater well was utilized on the Property from at least 2005 until the present.

Database Review Summary

The Property and its adjacent sites were not identified on any of the databases searched for this assessment.

Based on distance, locations or current site status, none of the other identified sites are considered threats to the current environmental status of the Property or subsurface soil and groundwater beneath it.

Environmental liens for the Property were not found during this assessment.

Recognized Environmental Conditions

No recognized environmental conditions (REC), historical recognized environmental conditions (HREC), conditional recognized environmental conditions (CREC), or de minimis conditions for the Property.

**6.2 Recommendations**

No evidence was discovered during this assessment to indicate that activities currently conducted on the Property have contributed contamination to soil or groundwater.

With regard to the groundwater well on the Property, ERAS recommends that the owner of the Property comes into compliance with groundwater regulations by completing the following actions:

- Register the well with the Santa Clara Valley Water District (SCVWD).
- If the water is to be used for drinking water purposes, obtain water system clearance from the Santa Clara Department of Environmental Health.
- If the well will not be used, the well should be destroyed by a C-57 licensed contractor after obtaining proper destruction permits from the SCVWD.

Based on the information obtained during this assessment, ERAS recommends no other action pertaining to environmental conditions at the Property at the Property identified as 459 Piercy Road in San Jose, California.

## **7.0 REFERENCES AND APPENDICES**

### **Maps, Aerial Photographs, and Other Geographic References**

Historic topographic maps, for EDR dated in 1897, 1899, 1953, 1961, 1968, 1973, 1980, and 2012 were reviewed.

ERAS reviewed historical aerial photographs from EDR. Photos dated 1939, 1940, 1948, 1950, 1956, 1963, 1968, 1973, 1982, 1998, 2005, 2006, 2009, 2010 and 2012 were reviewed.

EDR provided information obtained from historical Polk's and Haines City Street Directories. Information dated in 1975, 1980, 1985, 1986, 1991, 2000, 2006, 2010, and 2014 was reviewed

### **Published References**

California Department of Water Resources, Evaluation of Ground Water Resources South Bay, Appendix A: Geology, Bulletin 118-1, August 1967.

EDR FirstSearch Report, 459 Piercy Rd, San Jose, California 95138, Inquiry Number 5121418.1s, dated November 29, 2017.

Goldman, Harold B., Geology of San Francisco Bay prepared for San Francisco Bay Conservation and Development Commission, February 1967.

Santa Clara Valley Water District, A Guide for the Private Well Owner, Version 18, May 2017.

### **Records Review, Interviews and Agency Contacts**

Interview with Mr. Bob Desai, December 6, 2017.

San Jose Building Department, City of San Jose online records, sjpermits.org, December 4, 2017.

San Jose Fire Department City of San Jose online records, sjpermits.org, December 4, 2017

Santa Clara County Environmental Health Department file review, December 1, 2017.

Subsurface Environmental Corp, Underground Storage Tank Removal Closure Report for 459 Piercy Road, San Jose, CA. August 27, 2002.

**APPENDIX A**  
**ENVIRONMENTAL PROFESSIONALS RESUMES**

## David Siegel

David Siegel is president of ERAS Environmental, Inc., an environmental consulting company formed in October 1998. Prior to that, Mr. Siegel was principle of Siegel Environmental Consulting Services, formed in February 1994, an environmental consulting company providing due diligence services, geological and hydrogeological research, Phase 2 field services such as groundwater well installation and sampling, waste disposal, project management and remediation planning and permitting.

Before involvement with management of these environmental consulting firms, Mr. Siegel was a Project Hydrogeologist, Project Geologist, and Staff Geologist with three San Francisco Bay Area environmental consulting companies from 1987 to 1998. Mr. Siegel holds a master's degree in geology from California State University East Bay and was a State of California Registered Environmental Assessor II.

### QUALIFICATIONS

Experience since 1987 in hazardous materials consulting including due diligence projects, soil and groundwater investigations and remediation, and asbestos surveying. Strong organizational background in project management including budget development and management and client contact and service. Strong technical background in groundwater well design and installation, soil and groundwater chemical data evaluation and hydrogeological assessment. Inspection experience with thousands of commercial sites including retail, office, industrial and residential. Experience providing management, business development, technical oversight, client contact and regulatory agency negotiation and interaction for environmental case closures.

### WORK HISTORY

**1994-Present: *President of ERAS Environmental, Inc. and Principle of Siegel Environmental***  
Management and completion of due diligence projects for a wide variety of commercial properties throughout California. Management and completion of Phase 2 soil and groundwater and asbestos sampling projects at former and operating gasoline stations and industrial facilities. Responsible for project initiation, planning, report preparation and technical oversight. Responsible for business development, client contact and local and state regulatory agency compliance for ongoing investigation, cost recovery and case closures.

**1987-1994: *Project Hydrogeologist (McCulley, Frick & Gilman, San Francisco; 1992-1994), Project Manager (Converse Environmental, San Francisco; 1989-1992), Project Manager (Exceltech, Inc., Fremont; 1987-1989)***

Management and completion of environmental and geotechnical investigations involving soil and groundwater contamination. Responsible for project planning, budgeting and operation, professional staff supervision and report completion. Interface with engineers for site remediation planning.

### EDUCATION AND LICENCES

1995 to Present - EPA Certified Asbestos Building Inspector

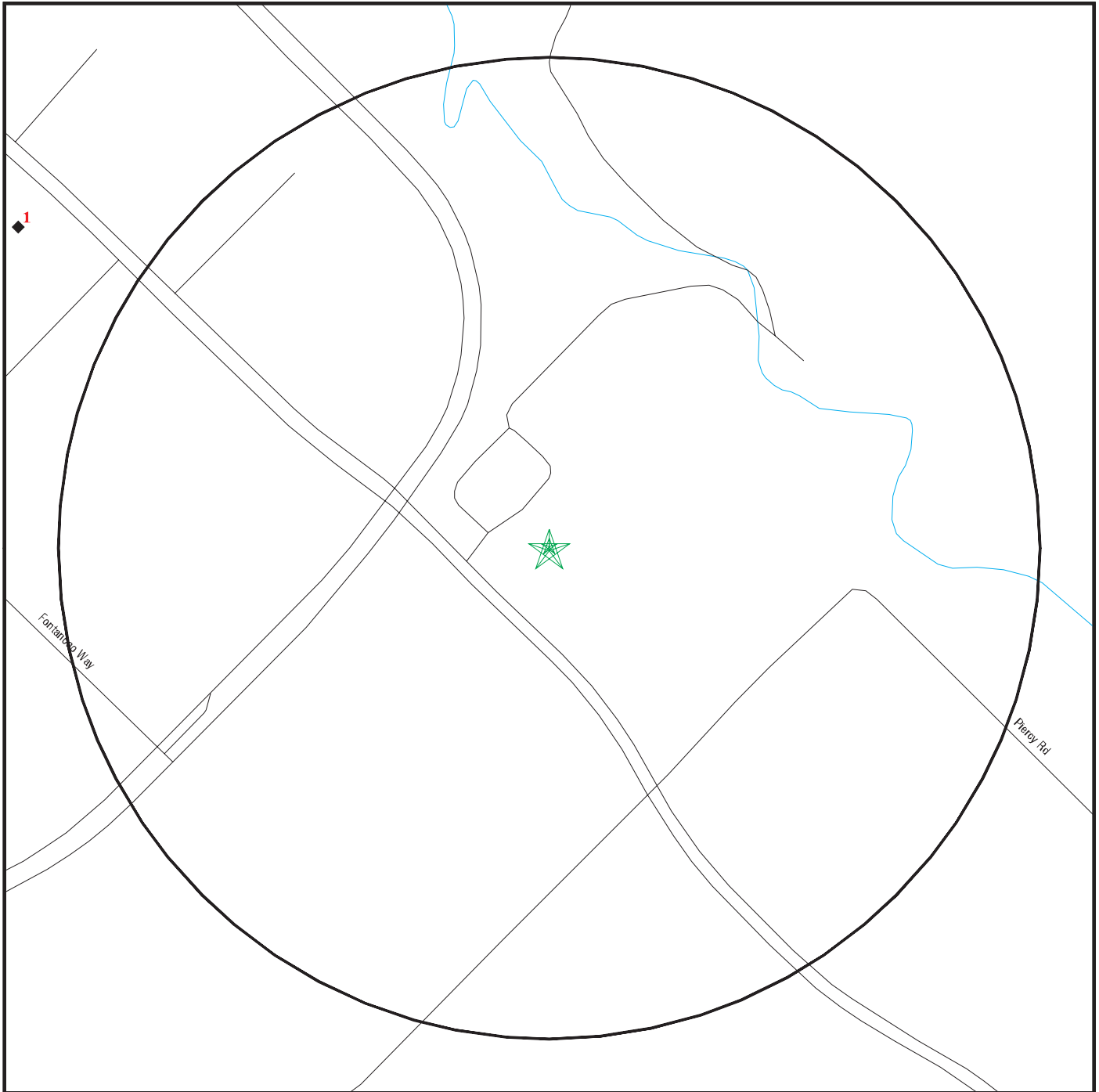
1990 to 2012 - California Registered Environmental Assessor II

1988 - M.S. Geological Sciences, California State University, East Bay

**APPENDIX B**  
**LOCATION AND SITE MAPS**

# 0.250 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

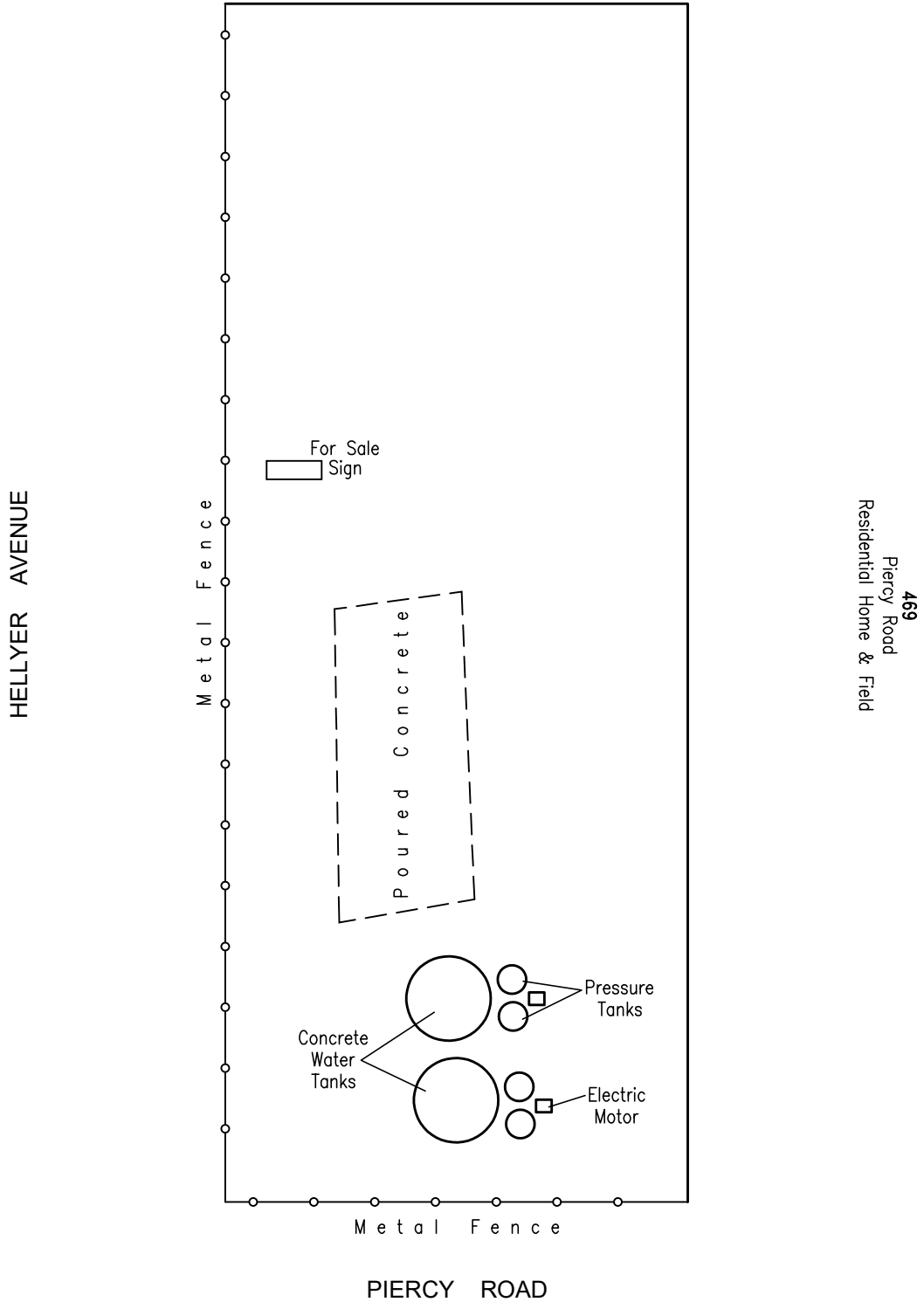
★ Target Property (Latitude: 37.259927 Longitude: 121.782292)

▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☒ National Priority List Sites





PROPERTY SITE PLAN FIGURE 2  
Project No. 17212  
459 Piercy Road  
San Jose, California December, 2017  
Not to Scale



**APPENDIX C**  
**PROPERTY PHOTOGRAPHS**



Photograph 1 - View of the Property from across Piercy Road



Photograph 2 - View of the Property from the northwest edge





Photograph 3 - Concrete poured on Property



Photograph 4 - Water tanks, pressure tanks and electric motors on Property

**APPENDIX D**

**EDR ENVIRONMENTAL FIRSTSEARCH REPORT**

**17212**

459 Piercy Rd.

San Jose, CA 95138

Inquiry Number: 5121418.1s

November 29, 2017

# EDR FIRST REPORT

A Search of ASTM E1527-13 §8.2.1 Databases



[edrnet.com](http://edrnet.com)

800.352.0050



## Search Summary

**TARGET SITE: 459 PIERCY RD.  
SAN JOSE, CA 95138**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
<b><i>Federal NPL site list</i></b>										
	NPL	05/30/2017	1.000	0	0	0	0	0	0	0
	Proposed NPL	05/30/2017	1.000	0	0	0	0	0	0	0
	NPL LIENS	10/15/1991	TP	0	-	-	-	-	0	0
<b><i>Federal Delisted NPL site list</i></b>										
	Delisted NPL	05/30/2017	1.000	0	0	0	0	0	0	0
<b><i>Federal CERCLIS list</i></b>										
	FEDERAL FACILITY	11/07/2016	0.500	0	0	0	0	-	0	0
	SEMS	07/11/2017	0.500	0	0	0	0	-	0	0
<b><i>Federal CERCLIS NFRAP site list</i></b>										
	SEMS-ARCHIVE	07/11/2017	0.500	0	0	0	0	-	0	0
<b><i>Federal RCRA CORRACTS facilities list</i></b>										
	CORRACTS	09/13/2017	1.000	0	0	0	0	0	0	0
<b><i>Federal RCRA non-CORRACTS TSD facilities list</i></b>										
	RCRA-TSDF	09/13/2017	0.500	0	0	0	0	-	0	0
<b><i>Federal RCRA generators list</i></b>										
	RCRA-LQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-SQG	09/13/2017	0.250	0	0	0	-	-	0	0
	RCRA-CESQG	09/13/2017	0.250	0	0	0	-	-	0	0
<b><i>Federal institutional controls / engineering controls registries</i></b>										
	LUCIS	05/22/2017	0.500	0	0	0	0	-	0	0
	US ENG CONTROLS	08/10/2017	0.500	0	0	0	0	-	0	0
	US INST CONTROL	08/10/2017	0.500	0	0	0	0	-	0	0
<b><i>Federal ERNS list</i></b>										
	ERNS	09/18/2017	TP	0	-	-	-	-	0	0
<b><i>State- and tribal - equivalent NPL</i></b>										
	RESPONSE	07/31/2017	1.000	0	0	0	0	0	0	0
<b><i>State- and tribal - equivalent CERCLIS</i></b>										
	ENVIROSTOR	07/31/2017	1.000	0	0	0	1	2	0	3



## Search Summary

**TARGET SITE: 459 PIERCY RD.  
SAN JOSE, CA 95138**

Category	Database	Update	Radius	Site	1/8	1/4	1/2	> 1/2	Orphan	TOTALS
<b><i>State and tribal landfill and/or solid waste disposal site lists</i></b>										
	SWF/LF	08/14/2017	0.500	0	0	0	0	-	0	0
<b><i>State and tribal leaking storage tank lists</i></b>										
	LUST	09/11/2017	0.500	0	0	0	0	-	0	0
	INDIAN LUST	04/14/2017	0.500	0	0	0	0	-	0	0
	SLIC	09/11/2017	0.500	0	0	0	0	-	0	0
	HIST LUST	03/29/2005	0.500	0	0	0	0	-	0	0
<b><i>State and tribal registered storage tank lists</i></b>										
	FEMA UST	05/15/2017	0.250	0	0	0	-	-	0	0
	UST	09/11/2017	0.250	0	0	0	-	-	0	0
	AST	07/06/2016	0.250	0	0	0	-	-	0	0
	INDIAN UST	04/14/2017	0.250	0	0	0	-	-	0	0
<b><i>State and tribal voluntary cleanup sites</i></b>										
	VCP	07/31/2017	0.500	0	0	0	0	-	0	0
	INDIAN VCP	07/27/2015	0.500	0	0	0	0	-	0	0
<b><i>State and tribal Brownfields sites</i></b>										
	BROWNFIELDS	09/21/2017	0.500	0	0	0	0	-	0	0
	- Totals --			0	0	0	1	2	0	3

## Sites Sorted by Distance

TARGET PROPERTY ADDRESS:

459 PIERCY RD.  
SAN JOSE, CA 95138

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft, mi.) DIRECTION
<a href="#">1</a>	OUT OF BUSINESS	5521 HELLYER AV	ENVIROSTOR	Lower	1668, 0.316, WNW
<a href="#">2</a>	INTEL CORPORATION	300 ENZO DRIVE	ENVIROSTOR	Higher	3549, 0.672, South
<a href="#">3</a>	M/A-COM, INC	5300 HELLYER AVENUE	ENVIROSTOR	Higher	3640, 0.689, NNW

## Sites Sorted by Database

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

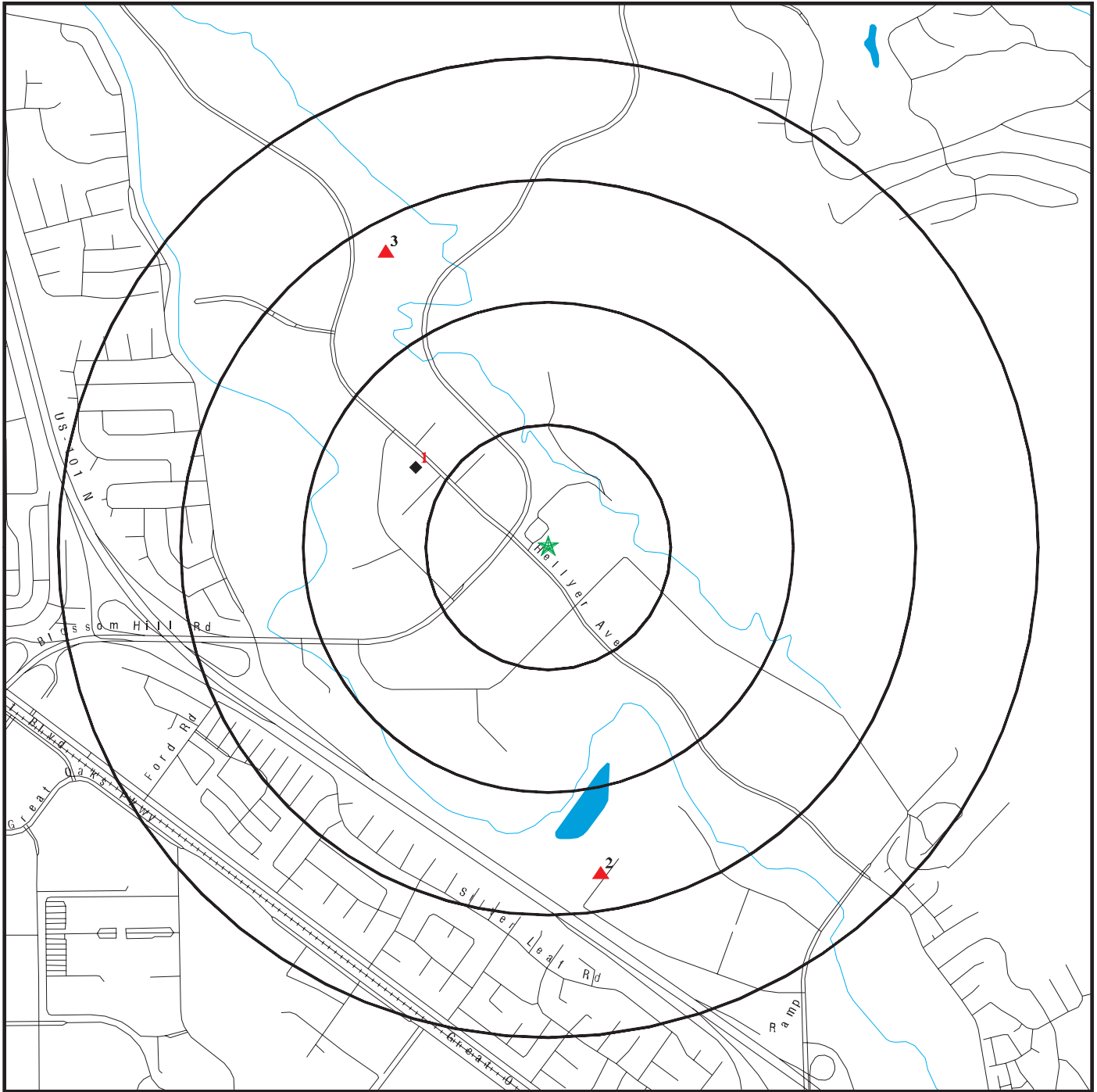
### SURROUNDING SITES: SEARCH RESULTS

ENVIROSTOR: EnviroStor Database

<u>Site</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
OUT OF BUSINESS Facility Id: 60001755 Status: Inactive - Needs Evaluation	5521 HELLYER AV	WNW (0.316 mi. / 1668 ft.)	1	4
INTEL CORPORATION Facility Id: 71003682 Status: Inactive - Needs Evaluation	300 ENZO DRIVE	S (0.672 mi. / 3549 ft.)	2	4
M/A-COM, INC Facility Id: 71004119 Status: Inactive - Needs Evaluation	5300 HELLYER AVENUE	NNW (0.689 mi. / 3640 ft.)	3	4

# 1.00 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138

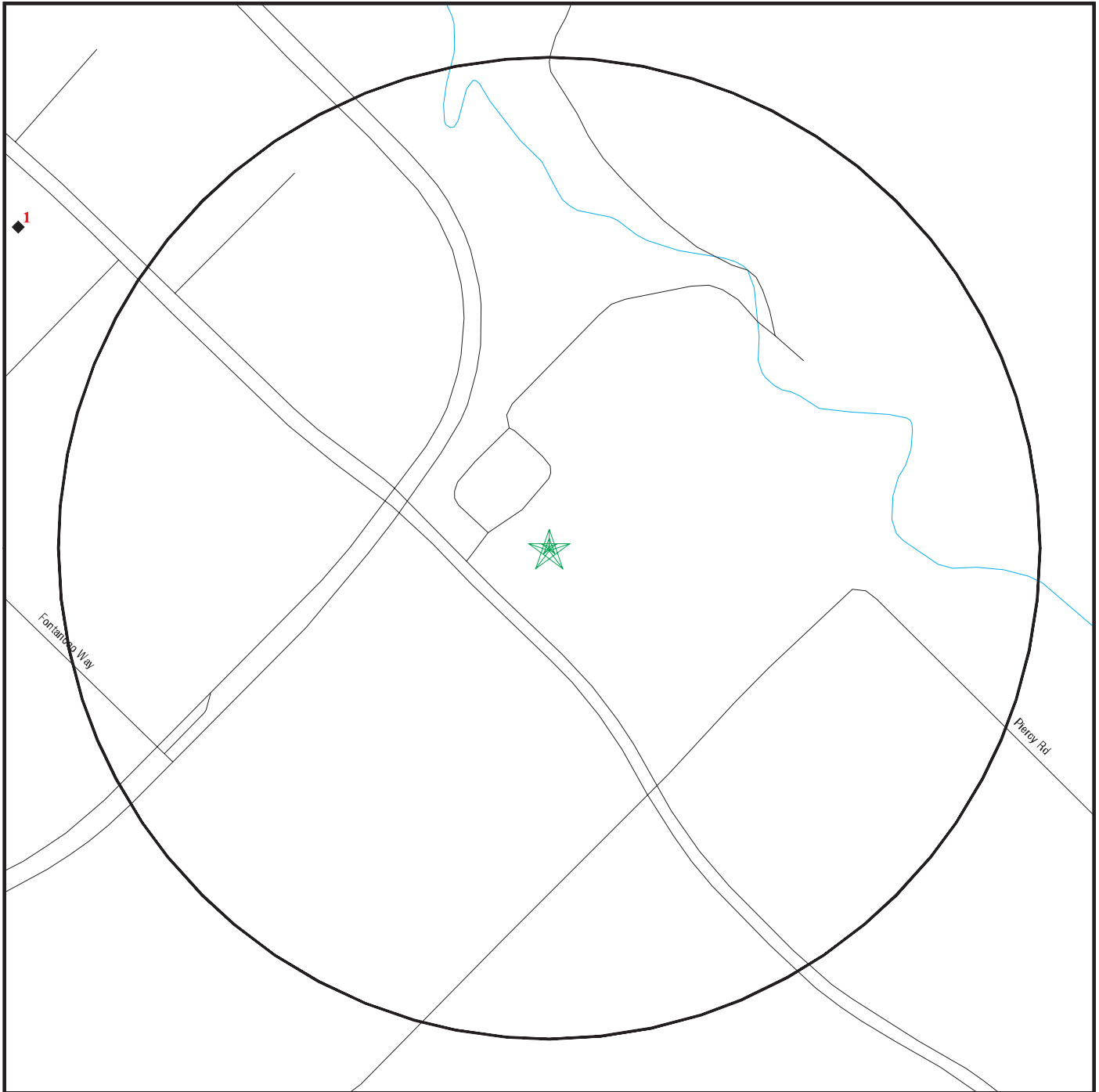


Black Rings Represent Qtr. Mile Radius

- ★ Target Property (Latitude: 37.259927 Longitude: 121.782292)
- ▲ High or Equal Elevation Sites
- ◆ Low Elevation Sites
- ☒ National Priority List Sites

# 0.250 Mile Map

459 PIERCY RD. SAN JOSE, CA 95138



Black Rings Represent Qtr. Mile Radius

★ Target Property (Latitude: 37.259927 Longitude: 121.782292)

▲ High or Equal Elevation Sites

◆ Low Elevation Sites

☒ National Priority List Sites

## Mapped Sites Summary

Target Property: 459 PIERCY RD.  
SAN JOSE, CA 95138

### ENVIROSTOR

**EDR ID:** S111217022      **DIST/DIR:** 0.316 WNW      **ELEVATION:** 202      **MAP ID:** 1

**NAME:** OUT OF BUSINESS  
**ADDRESS:** 5521 HELLYER AV  
SAN JOSE, CA 95138

[Click here for full text details](#)

#### ENVIROSTOR

Facility Id: 60001755  
Status: Inactive - Needs Evaluation

### ENVIROSTOR

**EDR ID:** S103650600      **DIST/DIR:** 0.672 South      **ELEVATION:** 209      **MAP ID:** 2

**NAME:** INTEL CORPORATION  
**ADDRESS:** 300 ENZO DRIVE  
SAN JOSE, CA 95138  
SANTA CLARA

[Click here for full text details](#)

#### ENVIROSTOR

Facility Id: 71003682  
Status: Inactive - Needs Evaluation

### ENVIROSTOR

**EDR ID:** S105094018      **DIST/DIR:** 0.689 NNW      **ELEVATION:** 243      **MAP ID:** 3

**NAME:** M/A-COM, INC  
**ADDRESS:** 5300 HELLYER AVENUE  
SAN JOSE, CA 95138  
SANTA CLARA

[Click here for full text details](#)

#### ENVIROSTOR

- Continued on next page -

## Mapped Sites Summary

Target Property: 459 PIERCY RD.  
SAN JOSE, CA 95138

### ENVIROSTOR

**EDR ID:** S105094018      **DIST/DIR:** 0.689 NNW      **ELEVATION:** 243      **MAP ID:** 3

**NAME:** M/A-COM, INC

**ADDRESS:** 5300 HELLYER AVENUE  
SAN JOSE, CA 95138  
SANTA CLARA

Facility Id: 71004119  
Status: Inactive - Needs Evaluation

Count: 0 records.

ORPHAN SUMMARY

<u>City</u>	<u>EDR ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Zip</u>	<u>Database(s)</u>
NO SITES FOUND					



## RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Gov Date	Arvl Date	Active Date	Last FDR Contact
CA	AST	Aboveground Petroleum Storage Tank Facilities	07/06/2016	07/12/2016	09/19/2016	09/25/2017
CA	BROWNFIELDS	Considered Brownfields Sites Listing	09/21/2017	09/21/2017	11/09/2017	09/21/2017
CA	ENVIROSTOR	EnviroStor Database	07/31/2017	08/01/2017	08/15/2017	10/31/2017
CA	LUST	Leaking Underground Fuel Tank Report (GEOTRACKER)	09/11/2017	09/12/2017	11/09/2017	09/12/2017
CA	LUST REG 1	Active Toxic Site Investigation	02/01/2001	02/28/2001	03/29/2001	08/01/2011
CA	LUST REG 2	Fuel Leak List	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	LUST REG 3	Leaking Underground Storage Tank Database	05/19/2003	05/19/2003	06/02/2003	07/18/2011
CA	LUST REG 4	Underground Storage Tank Leak List	09/07/2004	09/07/2004	10/12/2004	09/06/2011
CA	LUST REG 5	Leaking Underground Storage Tank Database	07/01/2008	07/22/2008	07/31/2008	07/01/2011
CA	LUST REG 6L	Leaking Underground Storage Tank Case Listing	09/09/2003	09/10/2003	10/07/2003	09/12/2011
CA	LUST REG 6V	Leaking Underground Storage Tank Case Listing	06/07/2005	06/07/2005	06/29/2005	09/12/2011
CA	LUST REG 7	Leaking Underground Storage Tank Case Listing	02/26/2004	02/26/2004	03/24/2004	08/01/2011
CA	LUST REG 8	Leaking Underground Storage Tanks	02/14/2005	02/15/2005	03/28/2005	08/15/2011
CA	LUST REG 9	Leaking Underground Storage Tank Report	03/01/2001	04/23/2001	05/21/2001	09/26/2011
CA	RESPONSE	State Response Sites	07/31/2017	08/01/2017	08/15/2017	10/31/2017
CA	SLIC	Statewide SLIC Cases (GEOTRACKER)	09/11/2017	09/12/2017	11/09/2017	09/12/2017
CA	SLIC REG 1	Active Toxic Site Investigations	04/03/2003	04/07/2003	04/25/2003	08/01/2011
CA	SLIC REG 2	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/30/2004	10/20/2004	11/19/2004	09/19/2011
CA	SLIC REG 3	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/18/2006	05/18/2006	06/15/2006	07/18/2011
CA	SLIC REG 4	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	11/17/2004	11/18/2004	01/04/2005	07/01/2011
CA	SLIC REG 5	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/01/2005	04/05/2005	04/21/2005	09/12/2011
CA	SLIC REG 6L	SLIC Sites	09/07/2004	09/07/2004	10/12/2004	08/15/2011
CA	SLIC REG 6V	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	05/24/2005	05/25/2005	06/16/2005	08/15/2011
CA	SLIC REG 7	SLIC List	11/24/2004	11/29/2004	01/04/2005	08/01/2011
CA	SLIC REG 8	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	04/03/2008	04/03/2008	04/14/2008	09/12/2011
CA	SLIC REG 9	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing	09/10/2007	09/11/2007	09/28/2007	08/08/2011
CA	SWF/LF (SWIS)	Solid Waste Information System	08/14/2017	08/17/2017	09/21/2017	11/14/2017
CA	UST	Active UST Facilities	09/11/2017	09/12/2017	11/08/2017	09/12/2017
CA	UST MENDOCINO	Mendocino County UST Database	06/02/2017	06/06/2017	08/25/2017	11/28/2017
CA	VCP	Voluntary Cleanup Program Properties	07/31/2017	08/01/2017	08/15/2017	10/31/2017
US	BRS	Biennial Reporting System	12/31/2015	02/22/2017	09/28/2017	11/20/2017
US	CORRACTS	Corrective Action Report	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	Delisted NPL	National Priority List Deletions	05/30/2017	06/09/2017	09/15/2017	11/03/2017
US	ERNS	Emergency Response Notification System	09/18/2017	09/21/2017	10/13/2017	09/21/2017
US	FEDERAL FACILITY	Federal Facility Site Information listing	11/07/2016	01/05/2017	04/07/2017	10/06/2017
US	FEDLAND	Federal and Indian Lands	12/31/2005	02/06/2006	01/11/2007	10/11/2017
US	FEMA UST	Underground Storage Tank Listing	05/15/2017	05/30/2017	10/13/2017	10/13/2017
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	10/07/2016	01/26/2017	05/05/2017	11/07/2017
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	10/27/2017
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	04/26/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	04/24/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	05/01/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	04/13/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	04/14/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	04/25/2017	07/27/2017	10/13/2017	10/27/2017

## RECORDS SEARCHED / DATA CURRENCY TRACKING

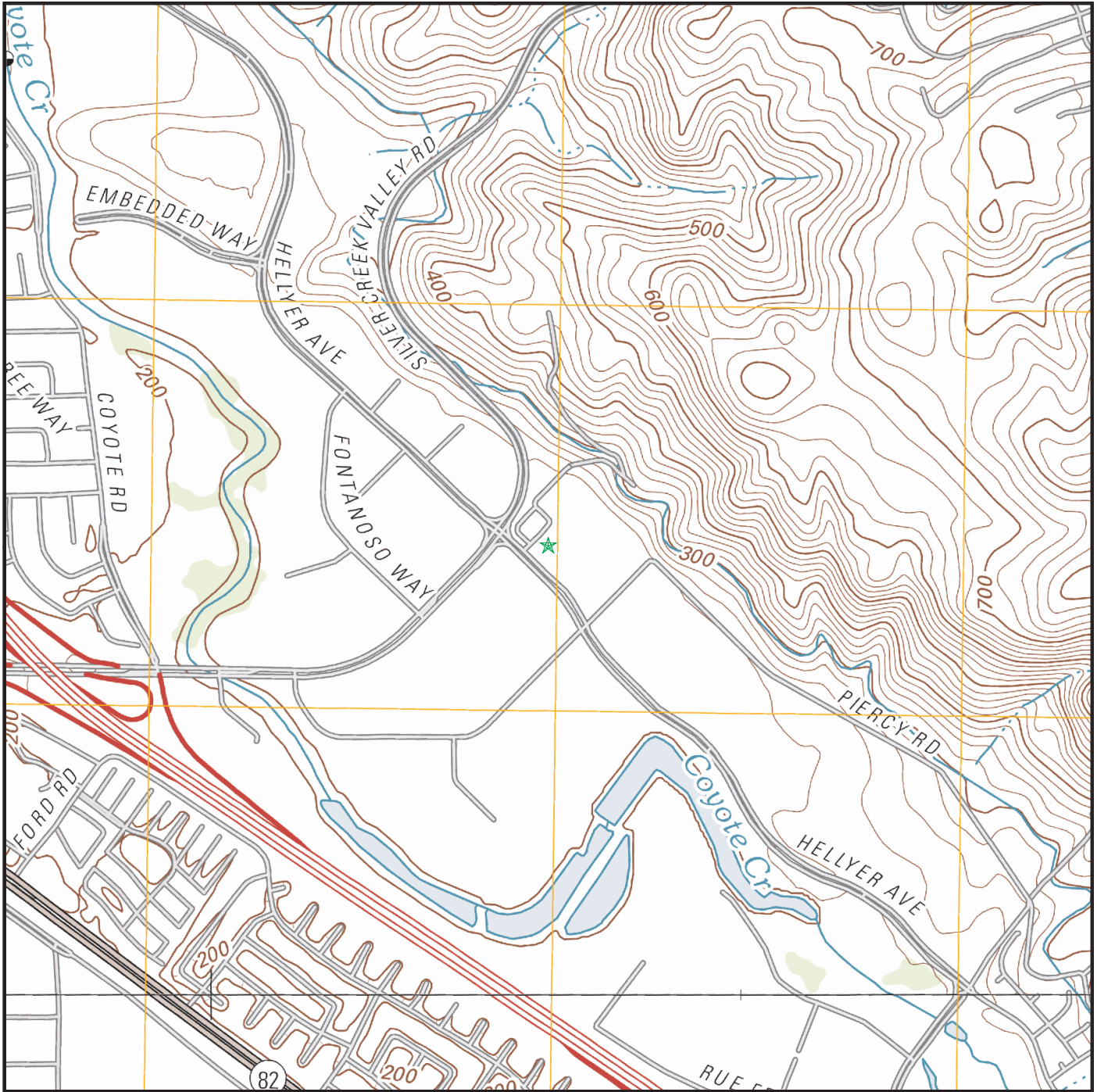
St	Acronym	Full Name	Gov Date	Arvl. Date	Active Date	Last EDR Contact
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	10/14/2016	01/27/2017	05/05/2017	10/27/2017
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	04/26/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	10/01/2016	01/26/2017	05/05/2017	10/27/2017
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	05/02/2017	07/27/2017	10/06/2017	10/27/2017
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	05/01/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	04/13/2017	07/27/2017	10/13/2017	10/27/2017
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	07/27/2015	09/29/2015	02/18/2016	09/25/2017
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	03/20/2008	04/22/2008	05/19/2008	04/20/2009
US	LUCIS	Land Use Control Information System	05/22/2017	06/13/2017	09/15/2017	11/08/2017
US	NPL	National Priority List	05/30/2017	06/08/2017	09/15/2017	11/03/2017
US	NPL LIENS	Federal Superfund Liens	10/15/1991	02/02/1994	03/30/1994	08/15/2011
US	PRP	Potentially Responsible Parties	10/25/2013	10/17/2014	10/20/2014	11/03/2017
US	Proposed NPL	Proposed National Priority List Sites	05/30/2017	06/09/2017	09/15/2017	11/03/2017
US	RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-LQG	RCRA - Large Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-SQG	RCRA - Small Quantity Generators	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	09/13/2017	09/26/2017	10/06/2017	09/26/2017
US	SEMS	Superfund Enterprise Management System	07/11/2017	07/21/2017	10/06/2017	11/03/2017
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	07/11/2017	07/28/2017	10/06/2017	11/03/2017
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US AIRS MINOR	Air Facility System Data	10/12/2016	10/26/2016	02/03/2017	09/26/2017
US	US ENG CONTROLS	Engineering Controls Sites List	08/10/2017	08/30/2017	10/13/2017	11/27/2017
US	US INST CONTROL	Sites with Institutional Controls	08/10/2017	08/30/2017	10/13/2017	11/27/2017

### STREET AND ADDRESS INFORMATION

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# USGS 7.5 Minute Topographic Map

459 PIERCY RD. SAN JOSE, CA 95138



Map Image Position: TP  
Map Reference Code & Name: 5640414 San Jose East  
Map State(s): CA  
Version Date: 2012  
Map Image Position: S  
Map Reference Code & Name: 5640420 Santa Teresa Hills  
Map State(s): CA  
Version Date: 2012

**APPENDIX E**

**SITE ASSESSMENT CHECKLIST AND  
ASTM TRANSACTION SCREEN AND ENVIRONMENTAL SITE  
ASSESSMENT QUESTIONNAIRE**

## SITE RECONNAISSANCE CHECKLIST

Site:	459 Piercy Rd. San Jose, CA									
Inspector:	Jessica Siegel									
Non Facility Visitors:		Weather Conditions:	Sunny & cool							
1. Topography / Fill Areas:	flat									
2. Soil Geology	unk.									
3. Groundwater	flows southwest									
4. Vegetation	grassy field									
5. Wetlands	none									
6. Drainage (describe below)										
a) Building	no building									
b) Site	soil									
c) Regional	Coyote Creek, SF Bay									
7. Utilities										
a) Public	<input type="checkbox"/>	Drinking Water	<input type="checkbox"/>	Electric	<input type="checkbox"/>	Storm	<input type="checkbox"/>	Waste Water Sewer	<input type="checkbox"/>	Heating / Nat. Gas
b) Private (identify)	drinking water from water wells									
8. Evidence of Contamination ; Note environmental features (e.g. asbestos, sloppy housekeeping, hazardous chemicals, storage areas, containment structures)										
9. Building Information										
a) General										
Building number:	no bldgs on site									
Age:										
Construction:										
Type										
Features:										
b) Building Interior										
Odors:	n/a									
Spillage	none									
Potential Asbestos	none									
Housekeeping										
c) Building Exterior										
Condition										
No. of transformers	no									
Area(s) of stained soil	none									
Area(s) of stressed vegetation	none									
Qty of USTs	<input type="text" value="0"/>	Age		Size						
Qty of ASTs	<input type="text" value="2"/>	Age		Size	Above ground water tanks					
10. Storage Area(s) Condition										
Qty of Drums	<input type="text"/>	Type								
Qty of Gas Cylinders	<input type="text"/>	Type								
Waste Removal Storage Containers	<input type="text" value="0"/>	Quantity		Type						
Debris	<input type="text" value="0"/>	Quantity		Type						
Signature:	Jessica Siegel 12/5/17									

Date: 12-6-2017

Site Address: 459 Piercy Rd, San Jose.

Person Interviewed/Title: BOB DESAI

**ASTM Transaction Screen and Environmental Site Assessment Questionnaire**

	Owner	Occupants	Observed during site visit
1. Is the property or any adjoining site used for an industrial use?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
2. To the best of your knowledge, has the property or any adjoining site been used for an industrial use?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
3. Is the property or any adjoining site used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard, landfill, or waste storage, disposal, processing or recycling?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
4. To the best of your knowledge, has the Property or any adjoining site been used for a gasoline station, motor repair, commercial printing, dry cleaning, photo processing, junkyard or for waste storage, disposal, processing or recycling?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
5. Are there, or has there been to the best of your knowledge, discarded batteries or pesticides, paints, or other chemicals in more than 5 gallon containers or 50 gallons in total stored or used at the Property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
6. Are there, or has there been to the best of your knowledge, any industrial drums (usually 55 gallon) or sacks of chemicals on the Property	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
7. Are there, or has there been to the best of your knowledge, any fill dirt from a contaminated or unknown site put on the property	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
8. Are there, or has there been to the best of your knowledge, any pits, ponds or lagoons on the Property in connection with waste treatment or disposal?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk
9. Is there, or has there been to the best of your knowledge, any stained soil or ground on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk

return to:  
510.886.5399 - fax  
or  
Info@eras.biz

*JD 12/5/17*

**Site Address:** 459 Piery Rd, San Jose

	Owner	Occupants	Observed during site visit
10. Are there, or has there been to the best of your knowledge any registered or unregistered underground (UST) or above ground (AST) storage tanks on the property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Unk ↳ ASTs used for water
11. Are there, or has there been to the best of your knowledge, any vent pipes, fill pipes or access ways indicating a fill pipe on the Property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
12. Are there, or has there been to the best of your knowledge, any flooring, drains, or walls on the Property that are stained by substances other than water or are emitting foul odors?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
13. If the Property is served by a non public water system, is there any indication that the water supply was contaminated or were contaminants identified that exceeded guidelines.	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
14. Does the owner or occupant have knowledge of liens or governmental notification relating to violations of environmental law	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes No Unk
15. Does the owner or occupant have knowledge of the current or past presence of hazardous substances or petroleum products on the Property?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes No Unk
16. Does the owner or occupant have knowledge of any environmental site assessment that indicated the presence of contamination or recommended further assessment	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes No Unk
17. Does the owner or occupant have knowledge of past, threatened or pending lawsuits regarding a release of any hazardous release of any hazardous substance on the Property.	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes No Unk
18. Does the Property discharge waste water, other than storm or sanitary water into sewer?	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
19. Is there any evidence to the best of your knowledge that hazardous substances, tires, batteries or other waste materials have been dumped, buried, or burned on the Property.	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
20. Is there a transformer, capacitor or other hydraulic equipment for which there are records indicating the presence of PCB's.	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>

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or  
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JD 12/5/17

**Site Address:** 459 Piercey Rd, San Jose

How long have you owned the Property and who have the occupants been? What has the Property been used for in the past? (please provide duration)

We are planning to purchase and in contract

Who Occupied the Property prior to you?

Unknown, seems like Vacant land  
for a long time

Interviewee Signature: \_\_\_\_\_



Interviewee Printed Name: \_\_\_\_\_

BOB DESAI

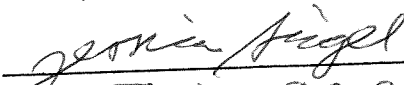
Date: \_\_\_\_\_

12-6-2017

Phone Number: \_\_\_\_\_

408-891-3503

Interviewer Signature: \_\_\_\_\_



Interviewer Printed Name: \_\_\_\_\_

Jessica Siegel



**APPENDIX F**

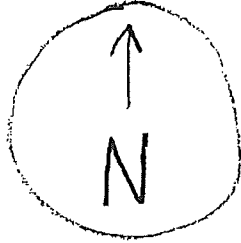
**MAP OF UNDERGROUND STORAGE TANK ASSOCIATED WITH THE  
PROPERTY ADDRESS**

CITY OF SAN JOSE  
459 PIERCY RD  
409259  
P-6201  
2002-040749-HZ

459

Piercy Rd  
office

Piercy Rd.



New Hollister Rd.

Approx 370'

Approx = 5000 gal UST



Pavex/Hollister Rd UST  
San Jose, CA