



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111**

Project Number 2021-06-014

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PLATES - Vicinity Map - Location Map - Historical Aerial Photographs - Topographic Maps

APPENDIX - ERS Reports - Questionnaires - Additional Documents (as provided)

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Subject: Phase I Environmental Site Assessment Report:  
Monterey Road Property  
5260 Monterey Road  
San Jose, CA 95111  
APN(s): 68429004

Dear Mr. Pham:

As requested, Enviro Assessment, PC (Enviro Assessment) has prepared a Phase I Environmental Site Assessment (ESA) for 5260 Monterey Road, San Jose, CA 95111. The Property is identified by its APN(s) as 68429004. For the purpose of this report, the term "Property" shall refer to either one parcel or multiple parcels. This report was produced in accordance with the American Society for Testing and Materials (ASTM) International Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM International E1527-13) and is compliant with the All Appropriate Inquiries (AAI) rule.

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## **1. EXECUTIVE SUMMARY**

A Phase I Environmental Site Assessment has been conducted for the Property. The objective of this Phase I ESA is to identify, to the extent feasible pursuant to the process described in ASTM International Standard E1527-13, recognized environmental conditions (RECs).

### **1.1 Significant Data Gaps**

Data Gaps are a lack of—or inability to—obtain information required by this practice, despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to, site reconnaissance. Data gaps are only significant if other information and/or professional experience raises reasonable concerns involving the data gaps. Significant data gaps may not include the exceptions identified in Section 2.4 of this report (Limitations and Exceptions).

After review of the available records and data collected during this Phase I ESA in the timeframe requested, the following significant data gaps were identified and could limit the Environmental Professional's ability to identify all RECs, HRECs, CRECs, or other possible issues with the Property:

- No removal documents were found or provided for the in-ground lifts on the site.

### **1.2 Business Environmental Risks**

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate and is not an issue required to be investigated based on the ASTM International E1527-13 Standard.

Based on the Findings of this Phase I ESA, no BERs were identified.

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### **1.3 Recognized Environmental Conditions**

A Recognized Environmental Condition (REC) is the presence or likely presence of any hazardous substances or petroleum products in, on, or at the Property: (1) due to 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. *De minimis* conditions are not recognized environmental conditions.

After review of the available records and data collected during this Phase I ESA in the timeframe requested, the following RECs were identified and, based on the ASTM International E1527-13 Phase I Standard, require further investigation in order to obtain Landowner Liability Protections (LLPs):

*landowner liability protections under CERCLA include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability.*

- The significant data gap listed in Section 1.1, above, is considered a REC.
- Significant staining and migration of oil onto the adjoining property from the western storage area is considered a REC.
- In-ground lift systems within the shop with pitting and staining nearby are considered a REC.

### **1.4 Historical Recognized Environmental Conditions**

An Historical Recognized Environmental Condition (HREC) is a past release of any hazardous substances or petroleum products that 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 authority, without subjecting the Property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

After review of the available records and data collected during this Phase I ESA in the timeframe requested, the following Historical Recognized Environmental Conditions were identified and, based on the ASTM International E1527-13 Phase I Standard, do not require further investigation; however, if there has been a change in the regulatory criteria, HRECs could become a REC in a future assessment:

- The LUST case which closed in 2008 is considered an HREC.

### **1.5 Controlled Recognized Environmental Conditions**

A Controlled Recognized Environmental Condition (CREC) is a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action (NFA) letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place, subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Based on the Findings of this Phase I ESA, no CRECs were identified.

### **1.6 Vapor Intrusion**

For the purposes of this Report, hazardous substances or petroleum products in several forms, including solid and liquid at the surface or subsurface, and vapor in the subsurface were evaluated for possible impacts to the Property. Any likely impacts to the Property in these forms (for example soil vapor intrusion) are identified in this report.

### **1.7 Recommendations**

*ASTM International Standard E1527-13 and AAI represent the minimum level of inquiry necessary to support the LLPs. It is important, however, to understand that additional inquiry ultimately may be necessary or desirable for legal—as well as business—reasons, depending upon the outcome of*

*this Phase I assessment and the particular risk tolerances of a user. For example, such additional inquiry may assist the user in determining whether he would have continuing obligations in the event he acquires the Property and may also assist the user in defining the scope of future steps to be taken to satisfy the obligation to take reasonable steps. Additionally, a user may be concerned about Business Environmental Risks that do not fall within the definition of a REC. If a Phase I assessment performed to the requirements of the ASTM International Standard E1527-13 identifies the presence of RECs, the user may desire to conduct additional subsurface investigation (commonly referred to as a "Phase II" environmental investigation).*

*Recommendations are not required by the ASTM International Standard E1527-13. A user should consider whether recommendations for additional inquiries or other services are desired. Recommendations are an additional service that may be useful in the user's analysis of LLPs or business environmental risk. Typically, if Recommendations are provided, Enviro Assessment, PC will provide them in a separate letter.*

## **2. INTRODUCTION**

### **2.1 Purpose**

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible, Recognized Environmental Conditions (REC) in connection with the Property. The report follows the processes prescribed by the AAI rule and in ASTM International Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. As defined by ASTM International E1527-13, §1.1.1, the term "Recognized Environmental Conditions" refers to:

*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. De minimis conditions are not recognized environmental conditions.*



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## **2.2 Detailed Scope-of-Service**

The scope of work performed for this Phase I Environmental Site Assessment report includes:

- Collecting and reviewing available environmental related information concerning the Property and other data pertinent to the specific site per the ASTM International Standard E1527-13;
- Conducting a site visit to observe current site uses, observe adjacent land use, and gather data on possible spills, or misuse of chemicals that could be considered a REC;
- Contacting appropriate regulatory personnel and reviewing regulatory files regarding the Property in question.

No additional non-scope considerations per Section 13 of the ASTM International Standard E1527-13 were included in this Phase I Environmental Assessment report.

## **2.3 Significant Assumptions**

No significant assumptions were made in this assessment.

## **2.4 Limitations and Exceptions**

### Limitations

This report is applicable only for the project and site studied. Report findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. This report contains information and data provided by others; Enviro Assessment in no way warrants the accuracy or completeness of the information provided by those sources. Enviro Assessment's services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. This report is prepared using the ASTM International Standard E1527-13 and includes several inherent limitations, including but not limited to: Section 4.5.1 - Uncertainty Not Eliminated, Section 4.5.2 - Not Exhaustive, Section 7.4 - No Sampling, and Section 7.5.2.1 - Reliance. This report was requested to be produced within a specific time frame. Any information received within 20 days following this production date would be included in an addendum letter. This could include

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RECs that were not previously defined.

### Exceptions

No exceptions to or deviations from the ASTM International Standard E1527-13 was made during the course of work, with the exception of the following:

- No interviews were conducted with local agencies as part of this assessment. Relevant local agencies for the area have policies of referring requests for interviews to their file review departments.
- A complete list of previous occupants of the Property was not located; therefore, no determination can be made based on every previous use of the Property.
- A complete history in five-year intervals was not reasonably ascertainable.
- All obvious uses of the Property dating back to the first developed use, or back to 1940, were not obtainable for this report using the standard historical sources cited in the ASTM International Standard 1527-13 in Sections 8.3.4.1 through 8.3.4.8.

These limitations are not anticipated to represent a significant data gap for the investigation.

## **2.5 Special Terms and Conditions**

Enviro Assessment has been authorized by Troy Pham to perform a Phase I Environmental Site Assessment of the Property. It is Enviro Assessment's understanding that Mr. Pham will use the information contained in this report for due diligence purposes. Without prior written consent of the client, Enviro Assessment will keep confidential, and not disclose to any person or entity, any data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

## **2.6 User Reliance**

This report was prepared for the exclusive use of Troy Pham. No other person or entity is entitled to rely upon this report without the specific written authorization of Enviro Assessment. Such

reliance is subject to the same limitations, terms, and conditions as the original contract with the client. Enviro Assessment specifically disclaims any responsibility for any unauthorized use of this report. Based on the ASTM International Standard, this Phase I report expires 180 days from the date the work was conducted.

### **3. SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

The Property is located at 5260 Monterey Road, San Jose, CA 95111. The Property is identified by its APN(s) as 68429004. A Vicinity and Site Map are located on Plates A1 and B1, respectively.

#### **3.2 Site and Vicinity General Characteristics**

The Property is relatively flat and consists of an approximately .53-acre parcel. The Property is located on the northwest corner of the intersection of Monterey Road and Roeder Road, within the southern portion of the city of San Jose, California. The surrounding area consists of a mix of commercial, industrial, and residential properties. The city of San Jose is located within the Santa Clara Valley, between the Santa Cruz Mountains to the south, San Francisco Bay to the north, and the Diablo Mountains to the east.

#### **3.3 Description of Improvements on Property**

The Property consists of an approximately 1,400 square-foot, single-story, commercial repair shop structure located on the west-central portion of the site, which is abutted against an 800 square-foot, single story, commercial convenience store to the south, and an approximately 980 square-foot, fuel island canopy, located east of the shop/store, with associated paved asphalt drive/parking areas and landscaping along the remaining portion of the site.

#### **3.4 Current Uses of the Adjoining Properties**

Aerial imagery and parcel data were reviewed in an attempt to determine the types of use of the adjoining properties. The following observations are discussed below:

<b>Direction</b>	<b>Type of Use</b>
------------------	--------------------

North	Commercial
South	Single-family residential and commercial
East	Single and multi-family residential
West	Commercial

#### **4. USER PROVIDED INFORMATION**

##### **4.1 Title Records**

Chain of title reports were not provided by the client for use in preparing this report. A Preliminary Title Report was not reviewed for pertinent title records and/or judicial records. Deed documents and exceptions were reviewed. No records were identified that would appear as a significant environmental condition.

##### **4.2 Environmental Liens or Activity and Use Limitations**

No additional information was provided identifying actual knowledge of environmental liens or activity and use limitations recorded against the Property. Included in the records review section is a search of state deed restrictions, liens, and use limitations.

##### **4.3 Specialized Knowledge**

No information was provided identifying specialized knowledge or experience that is material to Recognized Environmental Conditions in connection with the Property.

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

No information was provided identifying knowledge of commonly known or reasonably ascertainable information related to the Property.

##### **4.5 Valuation Reduction for Environmental Issues**

No information was provided identifying knowledge of valuation reduction of the Property.

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

Information provided by the owner of the Property is discussed in Section 7 of this report.

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**4.7 Reason for Performing Phase I**

The Phase I has been requested by Troy Pham for due diligence purposes.

**4.8 Other**

No other information related to the Property was provided for review.

**5. RECORDS REVIEW****5.1 Standard and Additional Environmental Records**

The Environmental Records used for this Phase I ESA were obtained through Environmental Data Resources, Inc. (ERIS®) of Austin, Texas. The search radius used for each of the records is listed below and is based on the ASTM International Standard E1527-13, Sections 8.2.1 and 8.2.3. The date of each of the government records searched and the date ERIS® obtained the records are listed in the ERIS® Report (attached). In addition to the search results, lists of sites which may be located within the search area but, due to lack of information, cannot be accurately located are provided (Unplottable Sites). This Unplottable Report list is reviewed and all sites which may be included within the search radius have been included in this report.

**5.2 Database Results**

For the full name, description, and the date each of the databases were last updated, please refer to the Government Records section of the ERIS® Report.

Database	Property	Adjoining Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
DOE FUSRAP			1.000	0	0	0	0	0
NPL			1.000	0	0	0	0	0
PROPOSED NPL			1.000	0	0	0	0	0
DELETED NPL			0.500	0	0	0	NR	0
SEMS			0.500	0	0	0	NR	0
SEMS ARCHIVE			0.500	0	0	0	NR	0
ODI			0.500	0	0	0	NR	0

Database	Property	Adjoining Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
CERCLIS			0.500	0	0	0	NR	0
IODI			0.500	0	0	0	NR	0
CERCLIS NFRAP			0.500	0	0	0	NR	0
CERCLIS LIENS			PO	NR	NR	NR	NR	0
RCRA CORRACTS			1.000	0	0	0	0	0
RCRA TSD			0.500	0	1	1	NR	2
RCRA LQG			0.250	0	1	NR	NR	1
RCRA SQG			0.250	1	0	NR	NR	1
RCRA VSQG			0.250	0	0	NR	NR	0
RCRA NON GEN	1	X	0.250	5	5	NR	NR	11
FED ENG			0.500	0	0	0	NR	0
FED INST			0.500	0	0	0	NR	0
LUCIS			0.500	0	0	0	NR	0
ERNS 1982 TO 1986			PO	NR	NR	NR	NR	0
ERNS 1987 TO 1989			PO	NR	NR	NR	NR	0
ERNS			PO	NR	NR	NR	NR	0
FED BROWNFIELDS			0.500	0	0	0	NR	0
FEMA UST			0.250	0	0	NR	NR	0
FRP			0.250	0	0	NR	NR	0
HIST GAS STATIONS			0.250	0	0	NR	NR	0
REFN			0.250	0	0	NR	NR	0
BULK TERMINAL			0.250	0	0	NR	NR	0
SEMS LIEN			PO	NR	NR	NR	NR	0
SUPERFUND ROD			1.000	0	0	0	1	1
RESPONSE			1.000	0	0	0	0	0
ENVIROSTOR			1.000	0	0	0	1	1
DELISTED ENVS			1.000	0	0	0	0	0
SWF/LF			0.500	0	0	0	NR	0
SWRBC SWF			0.500	0	0	0	NR	0
HWP			1.000	0	0	0	0	0
SWAT			0.500	0	0	0	NR	0

Database	Property	Adjoining Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
C&D DEBRIS RECY			0.500	1	0	0	NR	1
RECYCLING PROCESSORS			0.500	0	0	0	NR	0
CONTAINER RECY			0.500	0	0	0	NR	0
LDS			0.500	0	0	0	NR	0
LUST	1		0.500	1	0	2	NR	4
DELISTED LST			0.500	0	0	0	NR	0
UST	1	X	0.250	1	1	NR	NR	3
UST CLOSURE			0.500	0	0	0	NR	0
HHSS	1	X	0.250	1	1	NR	NR	3
UST SWEEPS	1		0.250	0	1	NR	NR	2
AST			0.250	0	0	NR	NR	0
AST SWRBC			0.250	0	0	NR	NR	0
TANK OIL GAS			0.250	0	0	NR	NR	0
DELISTED TNK	1		0.250	0	0	NR	NR	1
CERS TANK	1	X	0.250	1	1	NR	NR	3
DELISTED CTNK			0.250	0	0	NR	NR	0
HIST TANK	1		0.250	1	1	NR	NR	3
LUR			0.500	0	0	0	NR	0
CALSITES			0.500	0	0	0	NR	0
HLUR			0.500	0	0	0	NR	0
DEED			0.500	0	0	0	NR	0
VCP			0.500	0	0	0	NR	0
CLEANUP SITES			0.500	0	0	0	NR	0
DELISTED COUNTY			0.250	0	0	NR	NR	0
INDIAN LUST			0.500	0	0	0	NR	0
INDIAN UST			0.250	0	0	NR	NR	0
DELISTED ILST			0.500	0	0	0	NR	0
DELISTED IUST			0.250	0	0	NR	NR	0
HSOL SANTA CLARA			0.500	0	0	0	NR	0
LOP SANTA CLARA	1		0.500	1	0	1	NR	3
UST SANTA CLARA	1	X	0.250	1	1	NR	NR	3
CUPA SANTA CLARA	3	X	0.250	5	3	NR	NR	11

Database	Property	Adjoining Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
HAZ SANJOSE	2	X	0.250	4	5	NR	NR	11
CUPA GILROY			0.250	0	0	NR	NR	0
CUPA SUNNYVALE			0.250	0	0	NR	NR	0
PFAS NPL			0.500	0	0	0	NR	0
FINDS/FRS	6	X	PO	8	NR	NR	NR	14
TRIS			PO	NR	NR	NR	NR	0
PFAS TRI			0.500	0	0	0	NR	0
PFAS WATER			0.500	0	0	0	NR	0
HMIRS			0.125	0	NR	NR	NR	0
NCDL			0.125	NR	NR	NR	NR	0
TSCA			0.125	0	NR	NR	NR	0
HIST TSCA			0.125	0	NR	NR	NR	0
FTTS ADMIN			PO	NR	NR	NR	NR	0
FTTS INSP			PO	NR	NR	NR	NR	0
PRP			PO	NR	NR	NR	NR	0
SCRD DRYCLEANER			0.500	0	0	0	NR	0
ICIS			PO	NR	NR	NR	NR	0
FED DRYCLEANERS			0.250	0	0	NR	NR	0
DELISTED FED DRY			0.250	0	0	NR	NR	0
FUDS			1.000	0	0	0	0	0
FORMER NIKE			1.000	0	0	0	0	0
PIPELINE INCIDENT			PO	NR	NR	NR	NR	0
MLTS			PO	NR	NR	NR	NR	0
HIST MLTS			PO	NR	NR	NR	NR	0
MINES			0.250	0	0	NR	NR	0
SMCRA			1.000	0	0	0	0	0
MRDS			1.000	0	0	0	3	3
URANIUM			1.000	0	0	0	0	0
ALT FUELS			0.250	0	0	NR	NR	0
SSTS			0.250	0	0	NR	NR	0
PCB			0.500	0	0	0	NR	0
DRYCLEANERS			0.250	0	0	NR	NR	0
DELISTED DRYCLEANERS			0.250	0	0	NR	NR	0
DRYC GRANT			0.250	0	0	NR	NR	0
PFAS			0.500	0	0	0	NR	0



Database	Property	Adjoining Property	Search Distance (Miles)	0.125	0.250	0.500	1.000	Total
PFAS GW			0.500	0	0	0	NR	0
HWSS CLEANUP			0.500	0	0	0	NR	0
DTSC HWF			0.500	0	0	0	NR	0
INSP COMP ENF			1.000	0	0	0	0	0
SCH			1.000	0	0	0	0	0
CHMIRS			PO	NR	NR	NR	NR	0
HIST CHMIRS			PO	NR	NR	NR	NR	0
HAZNET	10	X	PO	6	NR	NR	NR	16
HIST MANIFEST	2		PO	NR	NR	NR	NR	2
HW TRANSPORT			0.125	0	NR	NR	NR	0
WASTE TIRE			PO	NR	NR	NR	NR	0
MEDICAL WASTE			0.250	0	0	NR	NR	0
HIST CORTESE			0.500	0	0	0	NR	0
CDO/CAO			0.500	0	0	0	NR	0
CERS HAZ	1	X	0.125	2	NR	NR	NR	2
DELISTED HAZ			0.500	0	0	0	NR	0
GEOTRACKER			0.125	0	NR	NR	NR	0
MINE			1.000	0	0	0	0	0
LIEN			PO	NR	NR	NR	NR	0
WASTE DISCHG			0.250	0	0	NR	NR	0
EMISSIONS	2	X	0.250	2	3	NR	NR	7
CDL			0.125	0	NR	NR	NR	0

### 5.3 Methodology of Records Review

Enviro Assessment conducts *Regulatory Agency File and Records Reviews* in accordance with ASTM International Standard E1527-13, Sections 8.1.1 through 8.1.8. *The purpose of the regulatory file review is to obtain sufficient information to assist the environmental professional in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition exists at the Property.*

*Standard historical sources (8.3.4.1) that are practically reviewable (3.2.96) and publicly available (3.2.72) have been examined by Enviro Assessment, PC personnel. Records that are not practically*

*reviewable* were not used to determine any professional opinion regarding potential impacts to the Property. This review of the *standard historical sources* includes case files that meet the definition requirements of a *recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a de minimis condition*. Please refer to the ERIS Report and appendices attached to this report for further details (Terms and definitions in italics denote direct references from ASTM International Standard E1527-13).

#### **5.4 Property**

The Property was listed in the ERIS records searched as the following:

- Texaco was listed in the LOP SANTA CLARA, LUST, HHSS, HAZNET, FINDS/FRS, EMISSIONS, and HIST TANK databases. The HAZNET listings are from 1988 through 2000 with no specific information given. This facility had a leaking tank reported in 1984, that potentially impacted the aquifer used for drinking water. This site was remediated and monitored for many years and was closed with a no further action (NFA) status in 2008. No additional pertinent information was given.
- MONTEREY GAS CORPORATION was listed in the CUPA SANTA CLARA, CERS TANK, UST SANTA CLARA, and UST databases. This site is designated as a gasoline station with registered and permitted underground storage tanks (UST). No additional pertinent information was given.
- EXXONMOBILE OIL CORP was listed in the HAZNET database from 1990 through 2003 for aqueous solution with total organic residues less than 10%, with the treatment being discharge to sewer after going through a treatment tank. No additional pertinent information was given.
- ADVANCE AUTO REPAIR was listed in the CUPA SANTA CLARA, HAZ SAN JOSE, CERS HAZ, RCRA NON GEN, and FINDS/FRS databases. The RCRA NON GEN listing shown no violations and describes the site as an implementer. The CERS HAZ listing describes the site as a chemical storage facility and hazardous waste generator, with numerous minor violations in 2015. Records show that some returned to compliance, while others do not specify a return to compliance date. No additional pertinent information as given.
- MONTEREY EXXON was listed in the HAZNET and UST SWEEPS databases. This site was listed in the HAZNET database from 1990 through 1999 with no specific information given.
- MONTEREY VALERO LLC was listed in the HAZNET, FINDS/FRS, and DELISTED

TNK databases. The HAZNET listing covers 2000 through 2015 and describes off-specification, aged or surplus organics, that are stored and transported off-site for disposal, treatment or recovery. No additional pertinent information was given.

- TEXACO REFINING AND MARKETING INC was listed in the HAZNET database from 1991 through 1999 as a recycler of unspecified oil-containing waste. No additional pertinent information was given.
- LONG SUPER AUTO TECH was listed in the HAZNET database from 2002 through 2004 with no specific information given.
- VALERO REFINING CO-CA #70263 was listed in the HAZNET, FINDS/FRS, and EMISSIONS database. The site is described as a gasoline station with a convenience store. The HAZNET listing is from 2000 through 2005 and describes an alkaline solution without metals that was stored and transferred off-site. No additional pertinent information was given.
- L & N AUTO SERVICE was listed in the CUPA SANTA CLARA database under the hazardous waste generator program with no specific information given.
- FORMER TEXACO SS was listed in the FINDS/FRS database with no specific information given.
- TEXACO DOWNSTREAM #211198 was listed in the HAZNET database from 2002 through 2013 with no specific information given.
- 5260 Monterey Highway (Road) was listed in the HIST MANIFEST database with no specific information given.

### **5.5 Adjoining Properties**

The ERIS Report was reviewed for any adjoining sites which may pose a risk of significant environmental concern to the Property. The following sites of potential environmental concern are discussed below:

- STOP N GO at 5245 Roeder Road is an adjoining property to the east and was listed in the FINDS/FRS and RCRA NON GEN databases. This site was described as an implementer, with no violations listed. No additional pertinent information was given. No impact to the Property is anticipated from this site based on the amount of regulatory oversight.
- 5270 Monterey Road is an adjoining property to the southeast and was listed as:
  - SOUTH SAN JOSE SMOG CHECK in the CERS HAZ, CUPA SANTA CLARA,

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FINDS/FRS, HAZ SANJOSE, HAZNET, and RCRA NON GEN databases. The site is described as a general automotive repair facility. Several minor violations were noted, which returned to compliance. No additional pertinent information as given.

- MONTEREY SHELL (aka: MONTEREY ROAD SHELL) was listed in the CERS TANK, CUPA SANTA CLARA, EMISSIONS, FINDS/FRS, HAZ SANJOSE, HAZNET, UST, and UST SNTACLARA databases. Three underground tanks are registered on the site, which is listed as a gasoline station, chemical storage facility and hazardous waste generator. The HAZNET listing describes unspecified oil-containing waste, which is discharged to sewer. Several minor violations were noted, all of which returned to compliance.
- AUTO WORLD was listed in the CUPA SNTACLARA and HAZNET databases as a hazardous waste generator. No additional pertinent information was given.
- SHELL STATION (aka: SHELL OIL COMPANY, SHELL SERVICE STATION) was listed in the CUPA SNTACLARA, EMISSIONS, FINDS/FRS, HAZNET, LOP SNTACLARA, LUST, RCRA NONG GEN, RCRRA and SQG databases. This site is part of the hazardous waste generator program. The HAZNET listing describes the site as a transfer station for waste oil/mixed oil. In 1987 contamination from leaking tanks was discovered during a tank replacement, primarily from a waste oil tank. Testing confirmed the contamination. The site was cleaned and remediated, and in 2011, received a NFA letter. No additional pertinent information was given.
- HOUSSEIN SHELL was listed in the HAZNET database from 1991 through 1998 as a recycler of waste oil and mixed oil. No additional pertinent information was given.
- KEN ALAGHEBANA was listed in the HHSS and HIST TANK database with no specific information given.
- No impact to the Property is anticipated from this site based on the amount of regulatory oversight and NFA status.

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### **5.6 Surrounding Properties**

The ERIS Report was reviewed for any surrounding sites which may pose a risk of significant environmental concern to the Property. No additional sites of environmental concern were identified in the surrounding area.

The remaining cases listed in the ERIS Report were for regulatory database listings, permitted facilities listings, closed/remediated cases, and historical database listings; including sites which, based on their distances, are not anticipated to impact the Property. Please refer to the Appendix for further details on these sites.

### **5.7 Unplottable Sites**

The Unplottable Report was reviewed. No sites are listed that are within the search radius of the Property.

### **5.8 Physical Setting Sources**

According to the most recent USGS Topographic maps covering the Property and vicinity, the Property is relatively flat and lies at approximately 185 feet above mean sea-level.

### **5.9 Historical Use Information on the Property and Adjoining Properties**

#### Historical Topographic Maps

Topographic maps of the Property were reviewed as part of this investigation. The results are discussed below:

<b>Date</b>	<b>Map Description</b>
1889 - Revised 1939	15 Minute USGS Topo Map. The Property is depicted with no structures in an area that is relatively flat. Railroad tracks lie to the southwest. A few structures and roadways are shown in the surrounding area.
1953 - Revised 1955	7.5 Minute USGS Topo Map. Monterey Road (Highway) and Roeder Road are present to the south and east. Several additional structures, many vacant, have been developed in the surrounding areas. Much of the area is now orchard land. A few unimproved roads are shown, and a racetrack has been developed to the northeast.
	7.5 Minute USGS Topo Map. The Property was developed with a structure

Date	Map Description
1961 - Revised 1980	sometime prior to 1961, and as of the 1980 update, is within the city limits of San Jose. All of the orchard land has been removed on this map, and most of the land has been redeveloped with roads and streets. A few schools have been developed in the surrounding areas.

These maps are included in the Appendix.

### Aerial Photographs

Aerial photographs of the Property were reviewed as part of this investigation. The results are discussed below:

Date	Photo Description
1948	<ul style="list-style-type: none"> <li>Property: Consists of vacant agricultural land.</li> <li>Adjoining Properties: Consist of agricultural land to the north and east, and orchard land to the west and south.</li> <li>Surrounding Area: Monterey Road and an access road are visible to the south and west, respectively. The surrounding area consists of agricultural land and orchard land.</li> </ul>
1954	<ul style="list-style-type: none"> <li>Property: Relatively unchanged.</li> <li>Adjoining Properties: Relatively unchanged.</li> <li>Surrounding Area: Relatively unchanged.</li> </ul>
1960	<ul style="list-style-type: none"> <li>Property: The Property remains vacant; however, an unidentified object is present on the southern end of the site.</li> <li>Adjoining Properties: Roeder Road has been developed along the eastern boundary of the site, and the former access road on the western side is no longer visible.</li> <li>Surrounding Area: A housing community has been developed to the north and northeast.</li> </ul>
1968	<ul style="list-style-type: none"> <li>Property: The unidentified object has been removed, the site has been paved and a fueling station has been developed on the central portion.</li> <li>Adjoining Properties: The present-day structure has been developed to the north, the orchard has been removed to the west, the present-day convenience store has been developed to the southeast, and the properties to the east-northeast are under development.</li> <li>Surrounding Area: Some of the trees have been removed to the south, and development continues on the housing community.</li> </ul>
	<ul style="list-style-type: none"> <li>Property: The present-day fuel island canopy has been developed east of the repair</li> </ul>

Date	Photo Description
1981	<p>shop and store on the central portion of the site. The present-day signage and bus stop have been developed on the southwest portion of the site.</p> <ul style="list-style-type: none"> <li>• Adjoining Properties: Present-day structures are in all directions.</li> <li>• Surrounding Area: Monterey Road (Highway) and Roeder Road have been improved and look similar to present day. Most of the area has been fully redeveloped with present-day structures.</li> </ul>
1998	<ul style="list-style-type: none"> <li>• Property: The southern portion of the site has been resurfaced, and the tank farm on the northern portions is visible on this photo.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>
2000	<ul style="list-style-type: none"> <li>• Property: Relatively unchanged.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>
2005	<ul style="list-style-type: none"> <li>• Property: Relatively unchanged.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>
2010	<ul style="list-style-type: none"> <li>• Property: Relatively unchanged.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>
2015	<ul style="list-style-type: none"> <li>• Property: Relatively unchanged.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>
2020	<ul style="list-style-type: none"> <li>• Property: Relatively unchanged, and similar to present day.</li> <li>• Adjoining Properties: Relatively unchanged.</li> <li>• Surrounding Area: Relatively unchanged.</li> </ul>

These photos are included in the Appendix.

#### Fire Insurance Maps

An attempt was made by ERIS to obtain Fire Insurance Maps (FIM) for the period covering the years 1866 through the present in order to determine what types of activities were conducted on the Property and on adjoining properties. FIM coverage was not available for the Property or surrounding area.



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City Directories

A search of local historical city directories was conducted by ERIS for the Property. The review included directories in five-year intervals from 1925 to 2020 (as available). The results are discussed below:

**5260 MONTEREY ROAD**

Date	Listing Description
1966	OAK FOREST TEXACO SVC
1971	OAK FOREST TEXACO
1976	OAK FOREST TEXACO
1981	XXXX
1987	MONTEREY TEXACO
1990-1991	MONTEREY EXXON
1995-1996	MONTEREY EXXON
2001-2002	MONTEREY EXXON PHAM Lam
2006	L&N AUTO SERVICES MONTEREY VALEROVALRO REFINING CO
2008	L & N AUTO SVC...General Auto Repair LONG SUPER AUTO TECH...Automobile Smog Brake/lamp-inspctn & Rpr MONTEREY VALERO...Gasoline Sv Station MONTEREY VALERO...Service Stations-gasoline & Oil
2012	MONTEREY VALERO...Service Stations-gasoline & Oil
2016	ADVANCE AUTO REPAIR...Automobile Repairing & Service CAPITOL VELERO AUTO CARE...Service Stations-gasoline & Oil MONTEREY VALERO...Service Stations-gasoline & Oil MONTEREY VALERO...Alternative Fuels
2020	ADVANCE AUTO REPAIR...Automobile Repairing & Service CAPITOL VELERO AUTO CARE...Service Stations-gasoline & Oil MONTEREY VALERO...Service Stations-gasoline & Oil MONTEREY VALERO...Alternative Fuels

No other listings were found for the Property; however, please refer to the ERIS City Directory Report in the Appendix for the numerous listings of the surrounding properties for more details.



Based on the aerial photos, topographic maps, and City Directory listings of the site, in addition to information obtained while conducting interviews, the Property was developed with the present-day repair shop and convenience store structure sometime in 1962. By 1981, the present-day fuel island canopy was developed on the east central portion of the site. Prior to the development of the original structure, the site existed as vacant agricultural land dating back to the first located aerial photograph from 1948. Historical use of the site includes, but is not limited to, agricultural land, a repair shop, convenience store and fueling station.

## **6. SITE RECONNAISSANCE**

A visual reconnaissance of the Property was conducted on June 23, 2021 by Mr. Isbell, under the supervision of Mr. Robinson. A site map and photographs of the Property are attached to this report in the Appendix.

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

The periphery of the Property was inspected. A detailed inspection was conducted of all major site features visible from the public portions of the Property.

### **6.2 Exterior and Interior Observations**

Observations made during the site visit are summarized in the following table:

<b>General Site Setting</b>	<b>Site Visit Observations</b>
Current use of Property	The Property currently consists of a Valero-branded fueling station and Advance Auto Care repair shop.
Evidence of past use of Property	No past use was evident.
General description of Property structures	The Property consists of a single-story commercial structure with a repair shop and convenience store located along the west side of the site. A fuel canopy covers the fuel island on the central portion of the site.
Physical setting of Property	Site is relatively flat.
Current use of adjoining properties	The adjoining properties consist of a Quick & Save and a Pure Water to the north; Monterey Road (highway) with residential beyond to the south, an apartment complex to the west, and an apartment complex to the east, with a Shell-branded fueling station to the southeast.
Evidence of past use of adjoining properties	No past use was evident.

Current land uses in surrounding area	Commercial and residential.
Adjoining Roads	The adjoining roads consist of Monterey Road (Highway) to the south and Roeder Road to the east.
Potable water source	City water.
Sewage disposal source	Public sewer.
<b>Interior and Exterior Observations</b>	
Odors	A strong odor of petroleum was observed within the western portion of the repair shop and within the storage lean-to, which is attached to the west side of the repair shop.
Presence of pits / ponds / lagoons / pools of liquid	None observed.
Floor drains, sumps, or wastewater	None observed.
Stained, corroded, cracked, or patched concrete and/or asphalt; stained soil	Moderate staining was observed within the repair shop, significant staining that traveled beyond the containment area was observed inside and outside of the storage area west of the repair shop. Numerous patched areas were observed in the drive/parking area and within the repair shop.
Electric or hydraulic equipment likely to contain PCBs	Two in-ground hydraulic lifts were observed within the repair shop.
Storage tanks	One waste oil AST was observed within the repair shop.
Drums or other containers	Five 55-gallon drums with waste oil and other fluids, plus numerous buckets, just and miscellaneous containers, many sitting open and uncovered, were observed within the repair shop and in the storage area.
Hazardous substances or petroleum products	See above.
Heating or cooling systems	Roof mounted cooling units were observed
Stressed vegetation	None observed.
Solid waste	A solid waste dumpster was observed within an enclosure on the northwestern portion of the site. Copious amounts of garbage and stored items were observed in the storage area and behind the store.

## 7. INTERVIEWS

An attempt has been made to obtain historical—as well as current—information relative to the Property from several individuals and local agencies. The objective of the interview process is to obtain any information indicating Recognized Environmental Conditions in connection with the project site.

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### **7.1 Interview with Owner or Site Manager**

An Environmental Questionnaire and Disclosure Statement was sent to Troy Pham on June 21, 2021, via e-mail. The completed questionnaire was received from Mr. Pham via e-mail on June 24, 2021. The questionnaire was reviewed, and no significant environmental concerns were noted in the answers provided, with the exception that the site has been an operating fueling station and repair shop for many years, and that the site had a cleanup completed in 2008.

Mr. Pham also sent deed documents and title documents as well as the closure letter from 2008 and a recent geotechnical report (12/2020) for the proposed improvements to the Property.

### **7.2 Interview with Local Government Officials**

#### Santa Clara County – Department of Environmental Health

The Santa Clara County Department of Environmental Health was contacted via online request portal on June 28, 2021 as part of the records review of the Property. We requested any records pertaining to under or above-ground storage tanks or hazardous waste issues or contamination of the Property. We checked the online request portal on July 9, 2021 and found numerous documents, including several years' worth of records for tank, tank testing, certificates of financial responsibility, emergency response plan documents, hazardous materials compliance letters including numerous violations from 2012 through 2021, permits to operate, hazardous materials business plans, UST permits, employee training certificates, and underground storage tank response plans.

#### Santa Clara County Assessor

The Santa Clara Assessor Parcel Viewer was reviewed June 28, 2021, as part of the records review of the Property. We found a Property ID card that only shows the parcel number and values. The last transfer date is listed as January 21, 2003.

#### San Jose City Clerk

The San Jose City Clerk was contacted via e-mail on June 28, 2021, as part of the records review of the Property. We asked for a list of building permits and the dates issued. We sent a follow-up request on July 9, 2021. As of the date of this report we have received no response.

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San Jose Fire Department

The San Jose Fire Department was contacted via e-mail on June 28, 2021 as part of the records review of the Property. We requested any fire department reports related to under/above ground storage tanks or hazardous waste issues (permitting, tank removal, spillage, or contaminations), fire code violations, and the date of last inspection. We sent a follow-up request on July 9, 2021. As of the date of this report we have received no response.

GeoTracker / EnviroStor Database Review

The GeoTracker and EnviroStor databases were reviewed on June 28, 2021 for any additional information available regarding the Property. We found LUST cleanup records from 1984 through 2008 for TEXACO (case number T0608501425), that included numerous documents over this time period for cleanup, remediation, several years of monitoring activities, well destruction logs and a NFA letter, which states “residual contamination in the soil and groundwater remains at the site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or the installation of water wells.”

### **7.3 Interview with Others**

No additional interviews were conducted in this assessment.

## **8. FINDINGS**

The Property is located at 5260 Monterey Road, San Jose, CA 95111. The Property is identified by its APN(s) as 68429004. The Property currently consists of a Valero-branded fueling station, convenience store and Advance Auto Care repair shop.

The Property was listed in the ERIS Report. Please refer to Section 5.4 of this report for additional details.

The ERIS Report was reviewed for any adjoining and/or surrounding sites which may pose a risk of significant environmental concern to the Property. Several sites of potential concern were identified in the surrounding area. Please refer to Section 5.5 of this report for additional details on these sites.

The Unplottable Report was reviewed. No sites were listed that were within the search radius of the Property.

Based on the aerial photos, topographic maps, and City Directory listings of the site, in addition to information obtained while conducting interviews, the Property was developed with the present-day repair shop and convenience store structure sometime in 1962. By 1981, the present-day fuel island canopy was developed on the east central portion of the site. Prior to the development of the original structure, the site existed as vacant agricultural land dating back to the first located aerial photograph from 1948. Historical use of the site includes, but is not limited to, agricultural land, a repair shop, convenience store and fueling station.

Interviews were conducted with individuals and local government agencies in an attempt to obtain any information indicating Recognized Environmental Conditions in connection with the Property. Please refer to Section 7 of this report for additional details on these interviews.

Enviro Assessment personnel identified no significant observable contaminated areas on the Property during the site reconnaissance, with the exception of:

- The significant staining and migration of oil onto adjoining property from the western storage area
- The presence and continued use of in-ground hydraulic lifts and the former presence of in-ground hydraulic lifts

## **9. OPINION**

All available standard historical sources have been reviewed in an attempt to identify the likelihood of past uses of the Property and surrounding area, having led to Recognized Environmental

Conditions (RECs) in connection with the site. No significant environmental concerns have been identified based on the historical use of the Property or surrounding area, with the exception of the Property's use as a repair shop for over 50 years. The shop has in-ground lifts, which were likely installed during the initial construction. Over time and with repeated use, these lifts often failed and leaked into the surrounding soils beneath the shop's concrete slab. Pitting within the concrete in the vicinity of the lifts indicate corrosion from fluids dripped from above, leaking lifts or both, and is indicative of a release. The likely presence due to long-term use as a repair shop with in-ground lifts is considered a REC.

The Property was listed in the ERIS records searched as the following:

- Texaco was listed in the LOP SANTA CLARA, LUST, HHSS, HAZNET, FINDS/FRS, EMISSIONS, and HIST TANK databases. The HAZNET listings are from 1988 through 2000 with no specific information given. This facility had a leaking tank reported in 1984, which potentially impacted the aquifer used for drinking water. This site was under remediation and monitoring for several years and was closed with a no further action (NFA) status in 2008. No additional pertinent information was given. Based on the closure letter, this listing is considered an HREC.
- MONTEREY GAS CORPORATION was listed in the CUPA SANTA CLARA, CERS TANK, UST SANTA CLARA, and UST databases. This site is designated as a gasoline station with registered and permitted underground storage tanks (UST). No additional pertinent information was given. Based on the regulatory nature of the databases, this listing is considered a de minimis condition.
- EXXONMOBILE OIL CORP was listed in the HAZNET database from 1990 through 2003 for aqueous solution with total organic residues less than 10%, with the treatment being discharge to sewer after going through a treatment tank. No additional pertinent information was given. Based on the regulatory nature of the database, this listing is considered a de minimis condition.
- ADVANCE AUTO REPAIR was listed in the CUPA SANTA CLARA, HAZ SAN JOSE, CERS HAZ, RCRA NON GEN, and FINDS/FRS databases. The RCRA NON GEN listing shows no violations and describes the site as an implementer. The CERS HAZ listing describes the site as a chemical storage facility and hazardous waste generator, with numerous minor violations in 2015. Records show that some returned to compliance, while others do not specify a return to

compliance date. No additional pertinent information as given. Based on the regulatory nature of the databases, this listing is considered a de minimis condition.

- MONTEREY EXXON was listed in the HAZNET and UST SWEEPS databases. This site was listed in the HAZNET database from 1990 through 1999 with no specific information given. Based on the regulatory nature of the databases, this listing is considered a de minimis condition.
- MONTEREY VALERO LLC was listed in the HAZNET, FINDS/FRS, and DELISTED TNK databases. The HAZNET listing covers 2000 through 2015 and describes off-specification, aged or surplus organics, that are stored and transported off-site for disposal, treatment or recovery. No additional pertinent information was given. Based on the regulatory nature of this database, this listing is considered a de minimis condition.
- TEXACO REFINING AND MARKETING INC was listed in the HAZNET database from 1991 through 1999 as a recycler of unspecified oil-containing waste. No additional pertinent information was given. Based on the regulatory nature of this database, this listing is considered a de minimis condition.
- LONG SUPER AUTO TECH was listed in the HAZNET database from 2002 through 2004 with no specific information given. Based on the regulatory nature of this database, this listing is considered a de minimis condition.
- VALERO REFINING CO-CA #70263 was listed in the HAZNET, FINDS/FRS, and EMISSIONS database. The site is described as a gasoline station with a convenience store. The HAZNET listing is from 2000 through 2005 and describes an alkaline solution without metals that was stored and transferred off-site. No additional pertinent information was given. Based on the regulatory nature of the databases, these listings are considered a de minimis condition.
- L & N AUTO SERVICE was listed in the CUPA SANTA CLARA database under the hazardous waste generator program with no specific information given. Based on the regulatory nature of the database, this listing is considered a de minimis condition.
- FORMER TEXACO SS was listed in the FINDS/FRS database with no specific information given. Based on the regulatory nature of the database, this listing is considered a de minimis condition.
- TEXACO DOWNSTREAM #211198 was listed in the HAZNET database from 2002 through 2013 with no specific information given. Based on the regulatory nature of the database,

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this listing is considered a de minimis condition.

- 5260 Monterey Highway (Road) was listed in the HIST MANIFEST database with no specific information given. Based on the regulatory nature of the database, this listing is considered a de minimis condition.

The ERIS Report was reviewed for any adjoining, surrounding, or Unplottable sites which may pose a risk of significant environmental concern to the Property. Based on the description of the cases, the type of database listings, the amount of past regulatory oversight, and the relative distances to the Property, the sites listed are not anticipated to impact the Property at this time.

Enviro Assessment personnel did not observe any visible RECs related to the Property, with the exception of:

- The significant staining and migration of oil onto the adjoining property from the western storage area. The amount of staining to the floor within the storage area, as well as to the curb outside the area and to the soil on the adjoining lot, is considered a REC.
- The presence and continued use of aging in-ground hydraulic lifts and the former presence of in-ground hydraulic lifts is discussed above.

No significant environmental concerns were identified during the interviews conducted for the Property, with the exception of the history of violations regarding tank testing equipment and hazardous waste storage on the Property. These violations were observed as poor housekeeping during site reconnaissance and have been discussed above.

No in-ground lift removal documents were discovered or provided by the client during the report process, creating a significant data gap regarding removal and soil testing at the locations of these removed lifts. This significant data gap is considered a REC.



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## **10. CONCLUSIONS**

Enviro Assessment has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM International Standard E1527-13 practice for the Property located at 5260 Monterey Road, San Jose, CA 95111. The Property is identified by its APN(s) as 68429004. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of Recognized Environmental Conditions in connection with the Property, with the exception of:

- The significant staining and migration of oil onto adjoining property from the western storage area.
- The presence and continued use of aging of in-ground hydraulic lifts and the former presence of in-ground hydraulic lifts.
- The significant data gap regarding lift removal and soil testing within the shop.

## **11. DEVIATIONS**

No deviations from ASTM International Standard E1527-13 have been noted during the course of this assessment.

## **12. ADDITIONAL SERVICES**

No additional services as listed in the ASTM International Standard E1527-13 have been requested in writing and placed under contract in regard to this assessment; including, but not limited to, asbestos testing of material at the site and possible drug lab uses of the site.

### **13. REFERENCES**

ASTM International Standard E1527-13 – Phase I Standard

Environmental Risk Information Services (ERIS®) - Report with Physical Setting Report (PSR®)

Environmental Risk Information Services (ERIS®) – The ERIS-City Directory Abstract

Environmental Risk Information Services (ERIS®) – Fire Insurance Map Report

U.S. Geological Survey – Topographic Maps

Google Earth Pro – Aerial Images

EarthExplorer – Aerial Images

Wikipedia (<https://www.wikipedia.org/>) – Geographical Reference

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#### **14. PROFESSIONAL SIGNATURE**

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 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a site of the nature, history, and setting of the Property. We have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,

***ENVIRO ASSESSMENT, PC***

A handwritten signature in black ink, appearing to be 'JD Robinson', with a stylized, cursive script.

*James D. Robinson*  
Environmental Professional

HG / SR

# **ENVIRO ASSESSMENT, PC**

Environmental • Hydro • Geology

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## **APPENDIX**



## VICINITY MAP

7.5 MINUTE TOPO MAP - 1961 USGS (REVISED 1980)



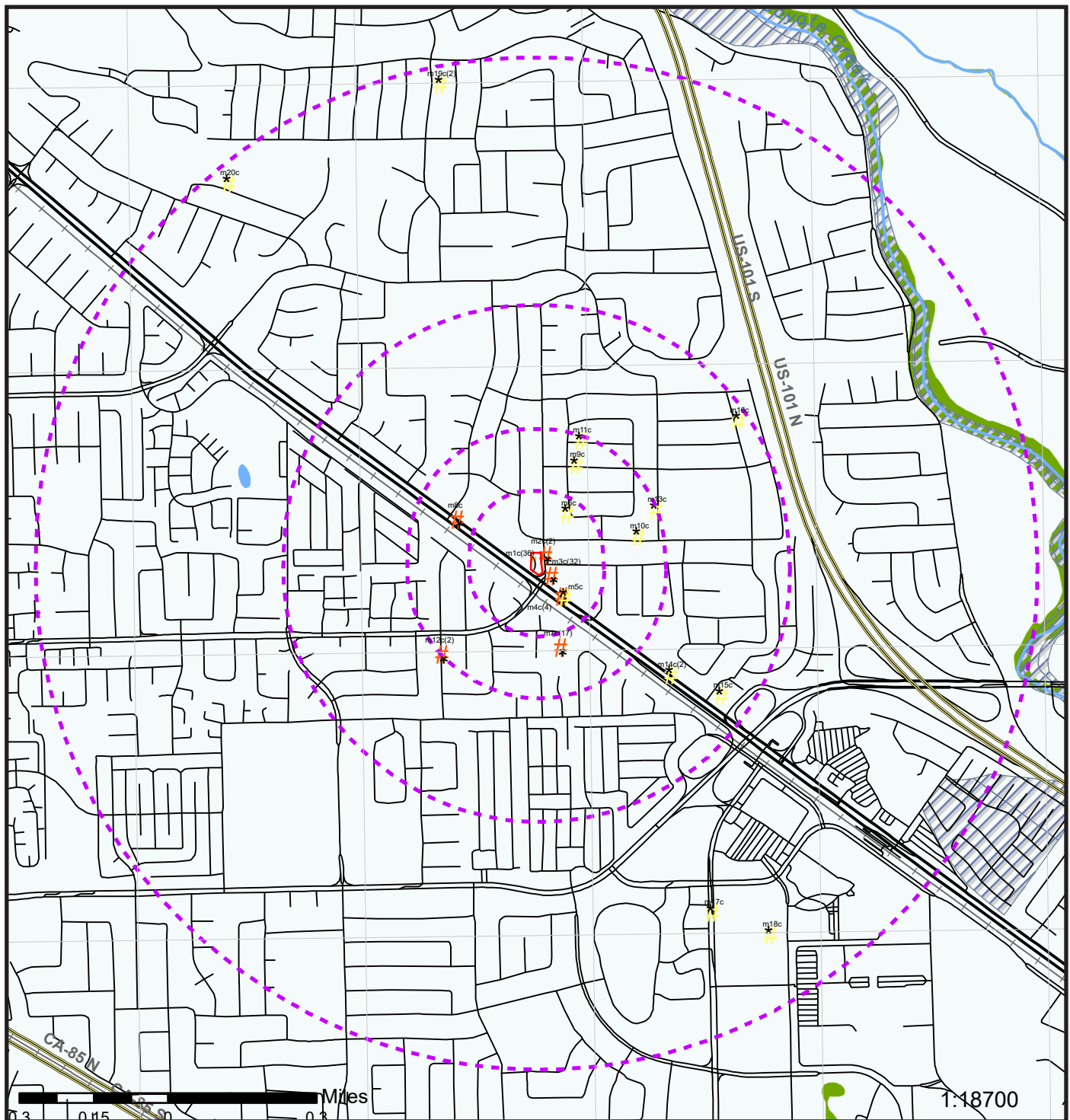
2021-06-014  
JULY 9, 2021  
PLATE: A1

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111

**ENVIRO**  
**ASSESSMENT, PC**  
Environmental • Hydro • Geology

PHONE (844) 742-7311 FAX (877) 623-5493





# RADIUS SEARCH MAP

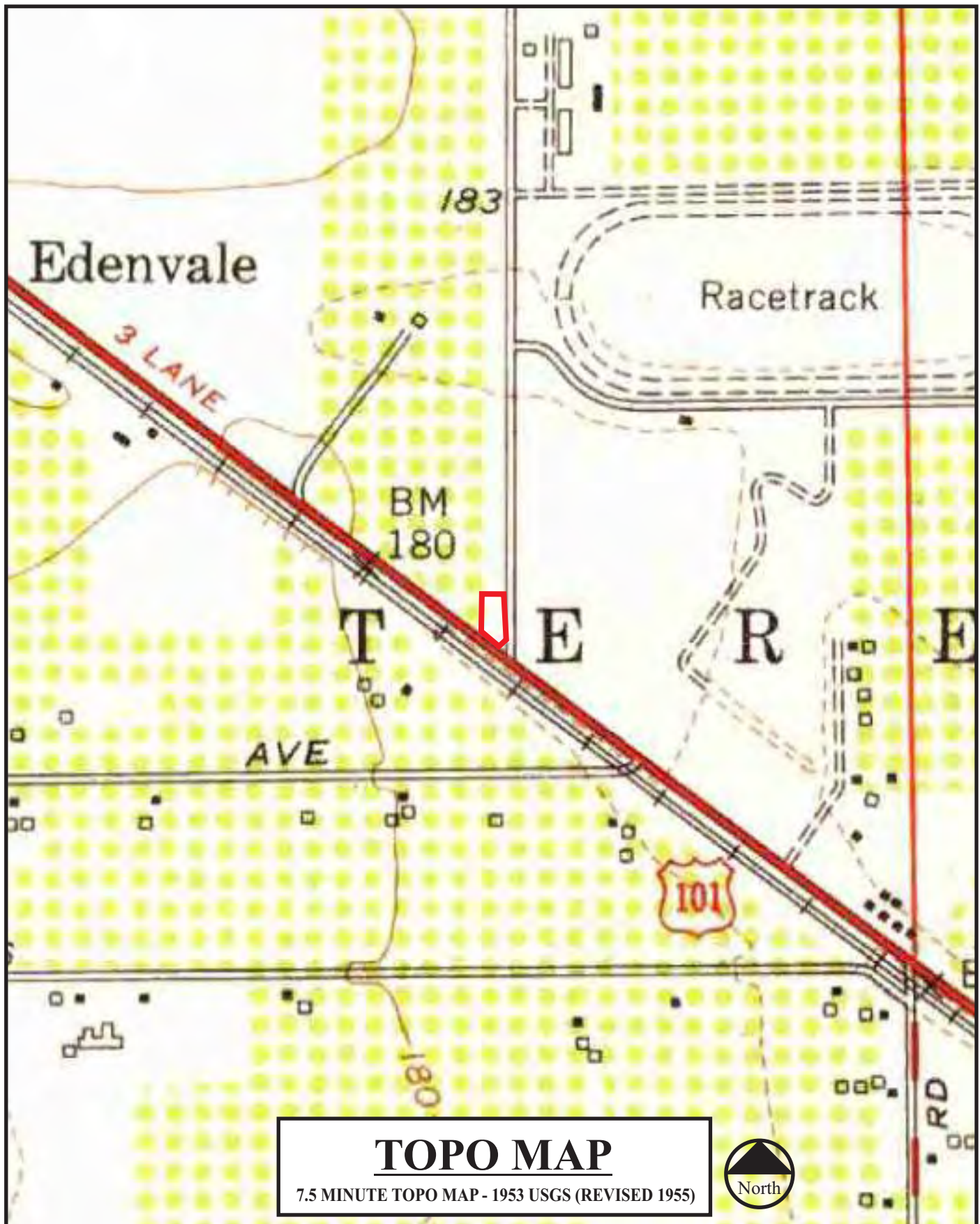
NO SCALE



2021-06-014  
JULY 9, 2021  
PLATE: A2

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111

**ENVIRO**  
**ASSESSMENT, PC**  
Environmental • Hydro • Geology  
PHONE (844) 742-7311 FAX (877) 623-5493



## TOPO MAP

7.5 MINUTE TOPO MAP - 1953 USGS (REVISED 1955)



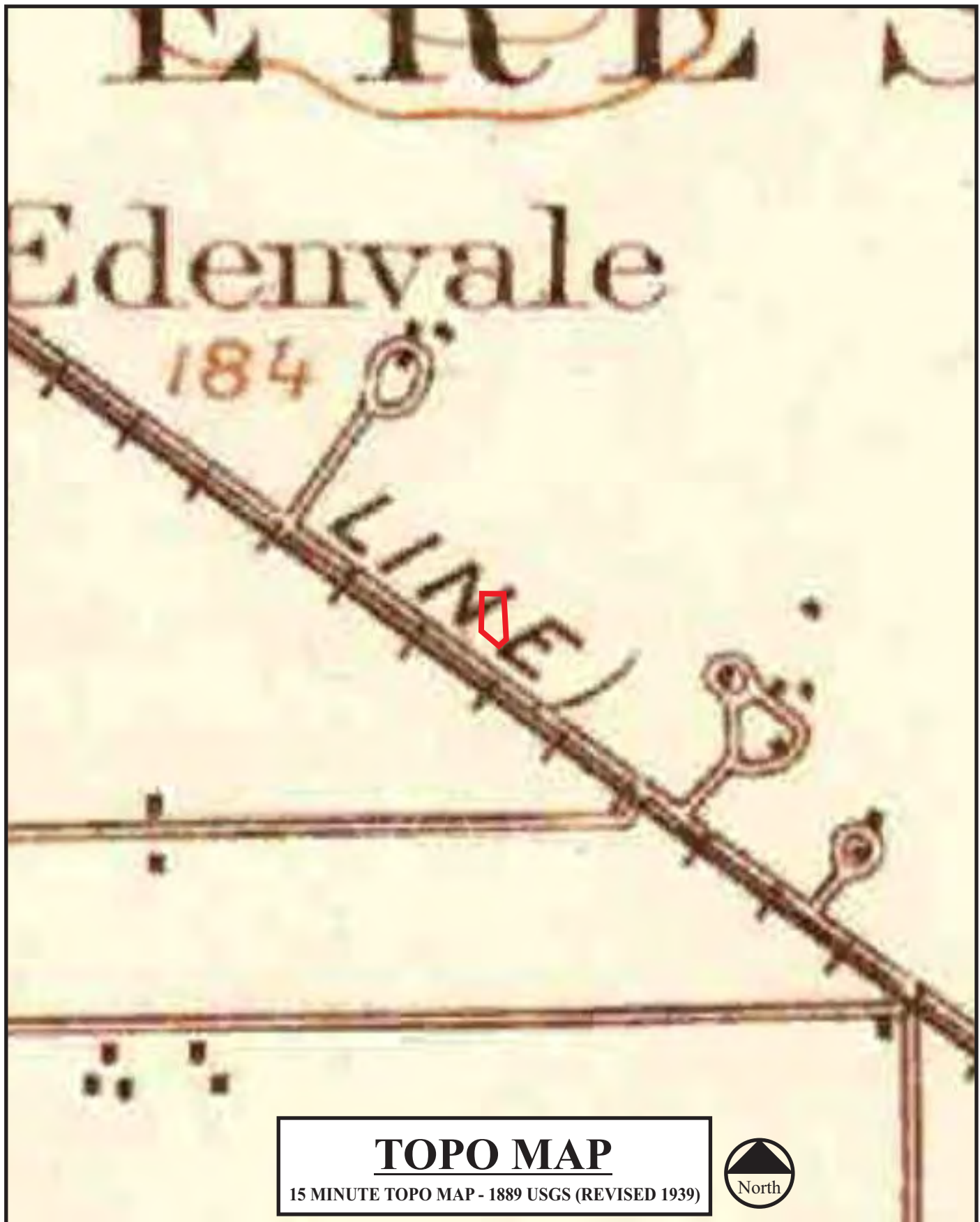
2021-06-014  
JULY 9, 2021  
PLATE: A3

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111

**ENVIRO**  
**ASSESSMENT, PC**  
Environmental • Hydro • Geology

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## TOPO MAP

15 MINUTE TOPO MAP - 1889 USGS (REVISED 1939)



2021-06-014  
JULY 9, 2021  
PLATE: A4

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111

**ENVIRO**  
**ASSESSMENT, PC**  
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## SITE MAP

2020 - GOOGLE



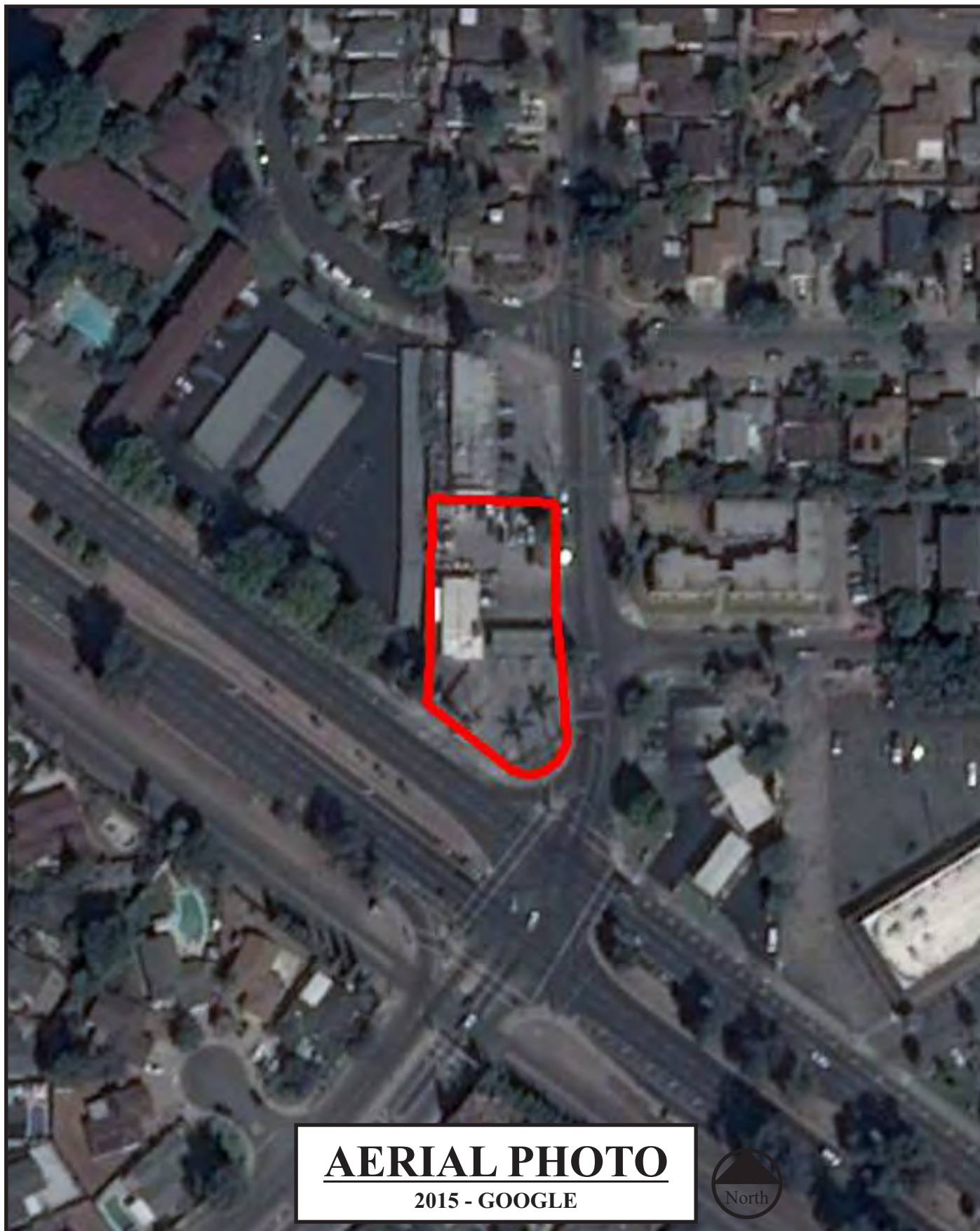
2021-06-014  
JULY 12, 2021  
PLATE: B1

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## AERIAL PHOTO

2015 - GOOGLE



2021-06-014  
JULY 12, 2021  
PLATE: B2

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## AERIAL PHOTO

2010 - GOOGLE



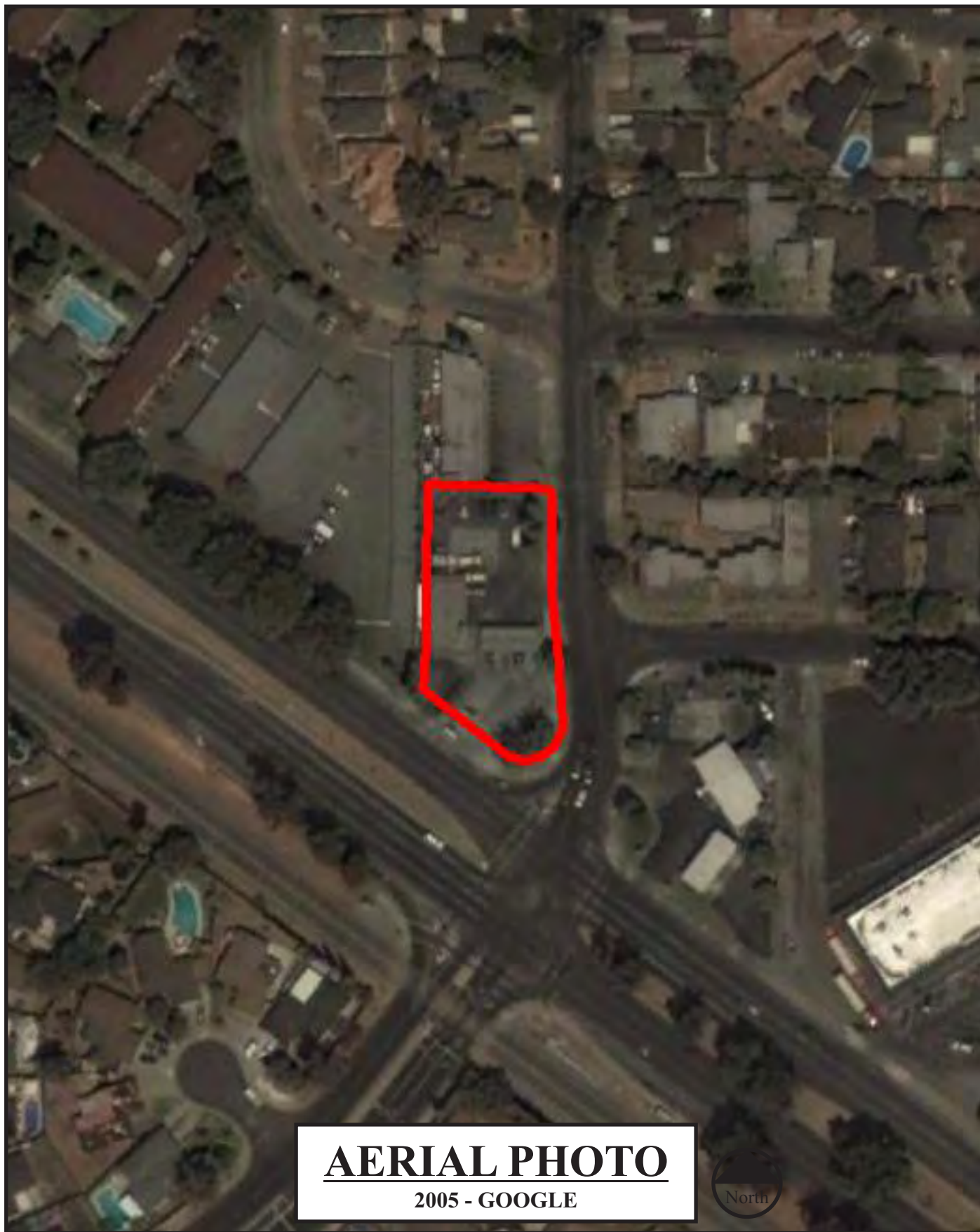
2021-06-014  
JULY 12, 2021  
PLATE: B3

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## AERIAL PHOTO

2005 - GOOGLE



2021-06-014  
JULY 12, 2021  
PLATE: B4

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## AERIAL PHOTO

2000 - GOOGLE



2021-06-014  
JULY 12, 2021  
PLATE: B5

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## AERIAL PHOTO

1998 - GOOGLE



2021-06-014  
JULY 12, 2021  
PLATE: B6

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## AERIAL PHOTO

1981 - USGS



2021-06-014  
JULY 12, 2021  
PLATE: B7

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## AERIAL PHOTO

1968 - USGS



2021-06-014  
JULY 12, 2021  
PLATE: B8

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## AERIAL PHOTO

1960 - USGS

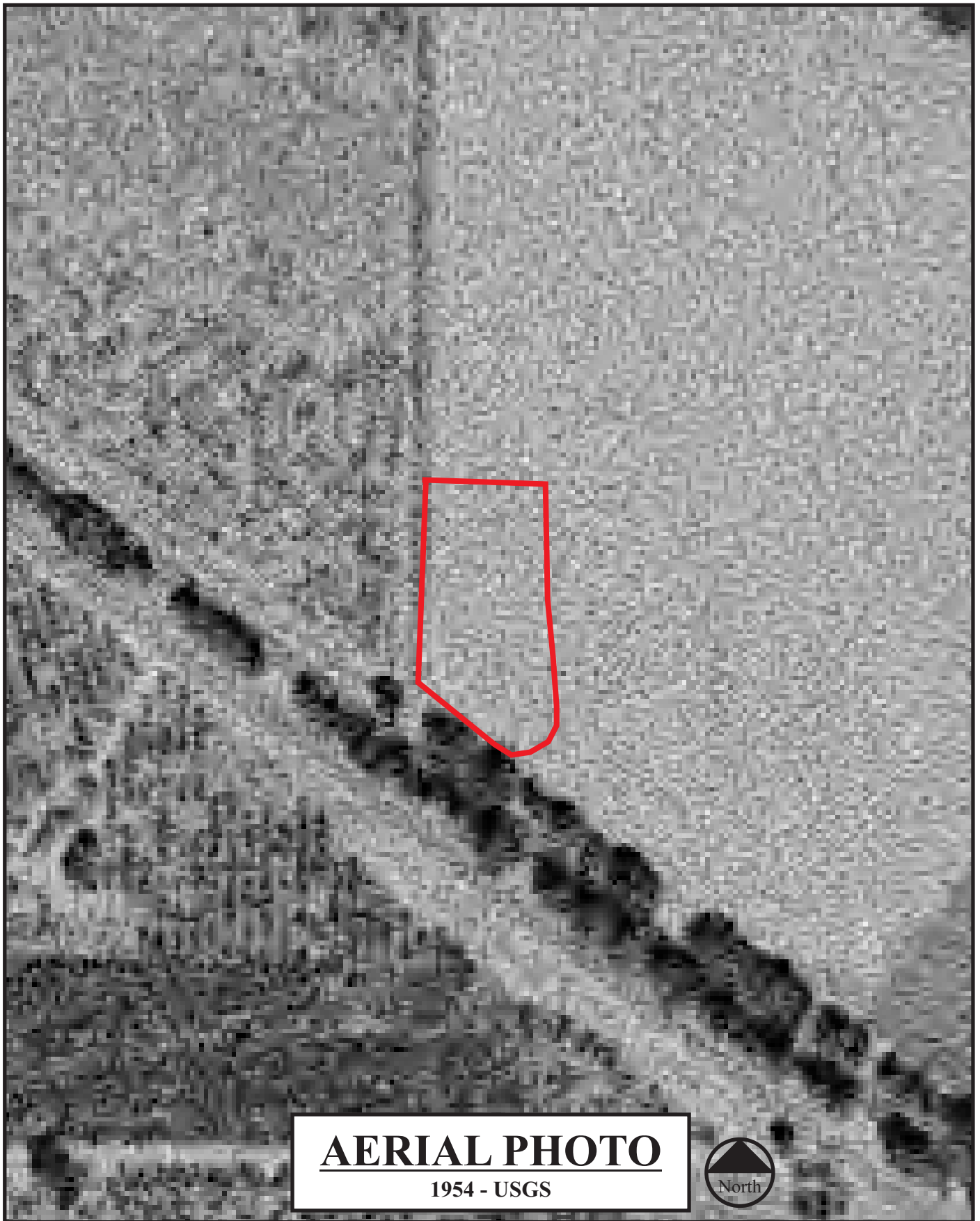


2021-06-014  
JULY 12, 2021  
PLATE: B9

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
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## AERIAL PHOTO

1954 - USGS

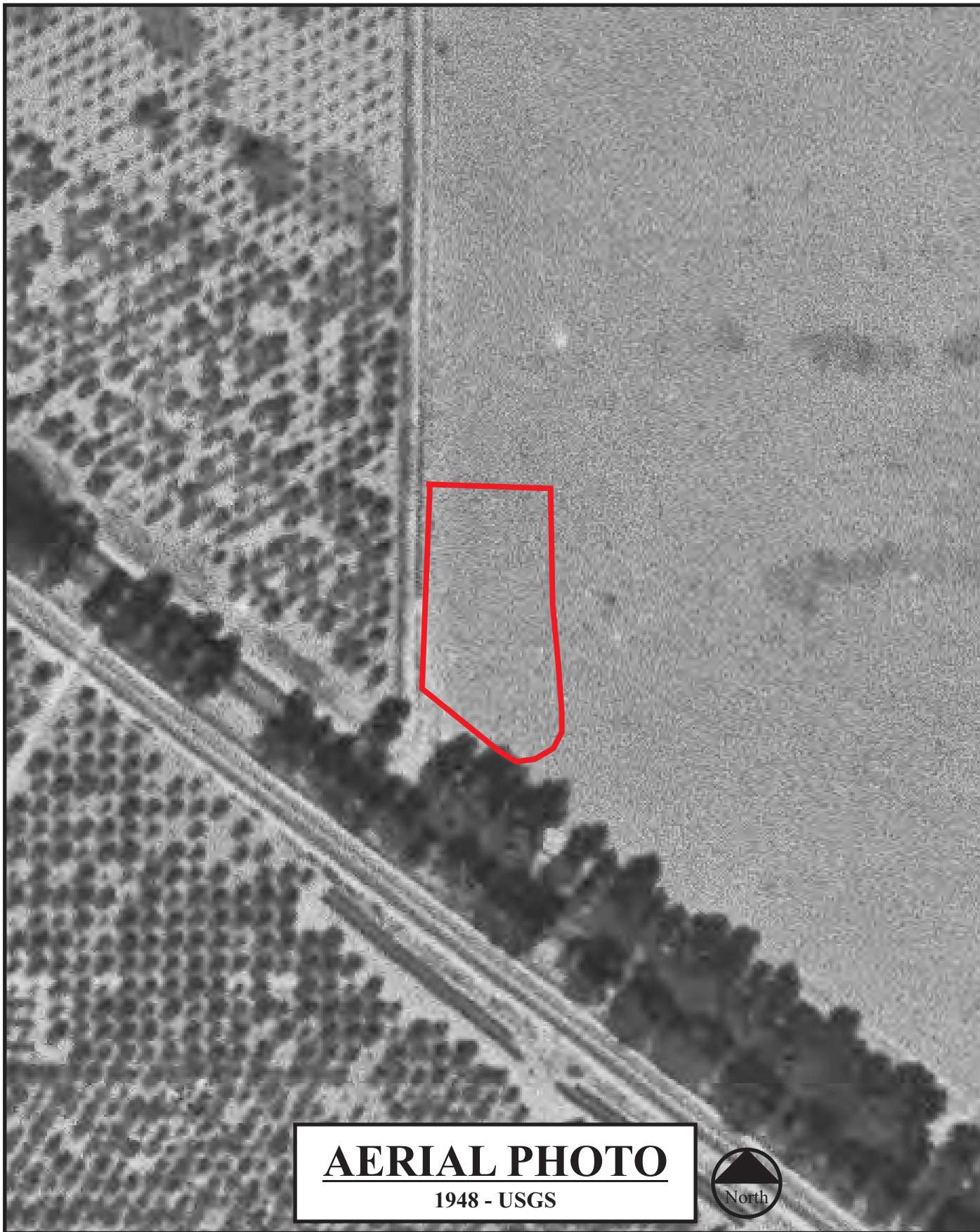


2021-06-014  
JULY 12, 2021  
PLATE: B10

PHASE I ENVIRONMENTAL SITE ASSESSMENT  
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## AERIAL PHOTO

1948 - USGS



2021-06-014  
JULY 12, 2021  
PLATE: B11

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# ENVIRO ASSESSMENT, PC

Environmental • Hydro • Geology



**MONTEREY ROAD PROPERTY  
5260 MONTEREY ROAD  
SAN JOSE, CA 95111**

**PROJECT NUMBER: 2021-06-014  
JUNE 23, 2021**





PHOTO 1

View of adjoining property to the north.



PHOTO 2

View of adjoining property to the west.



PHOTO 3

View of adjoining property to the southwest.



PHOTO 4

View of adjoining property to the southeast.



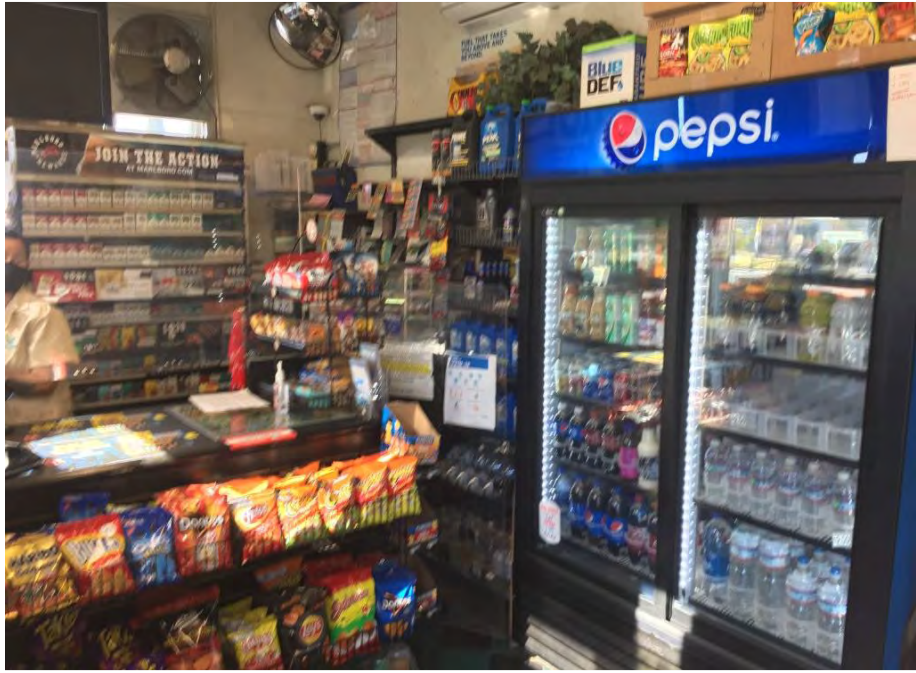


PHOTO 5

View of retail display area within the structure.

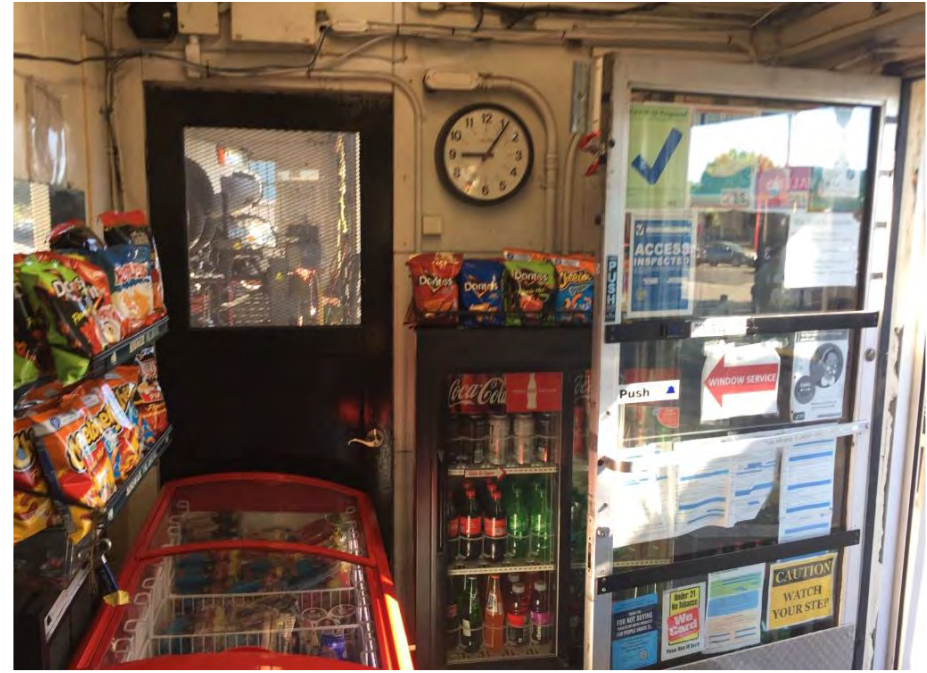


PHOTO 6

Additional view of the retail display area and an entrance to the automotive repair bays within the structure.



PHOTO 7

View of the intersection to the south.



PHOTO 8

View of the southern portion of the site.





PHOTO 9

View of the tank farm located on the northern portion of the site.

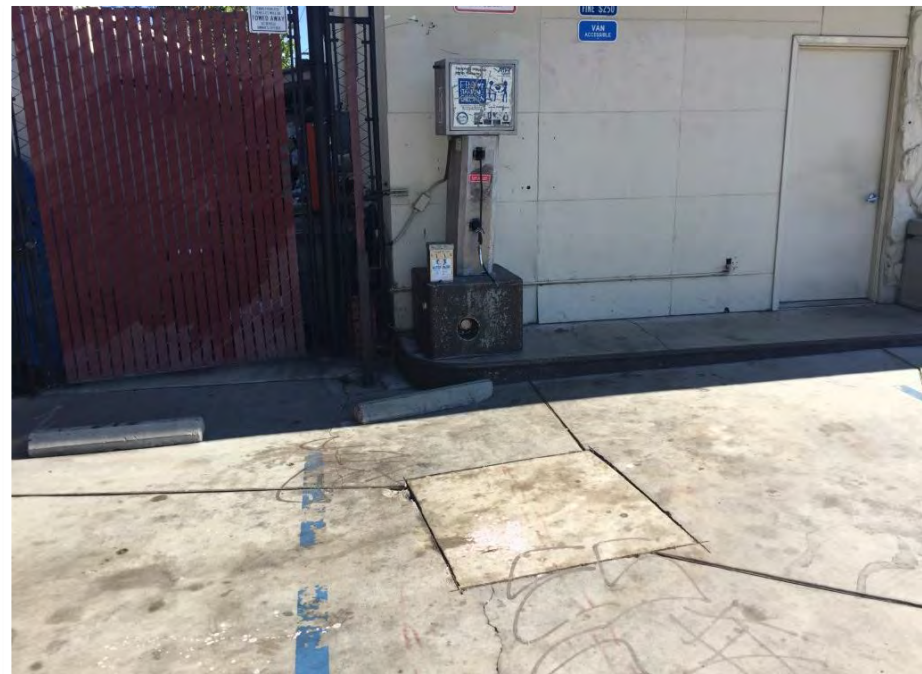


PHOTO 10

View of the on-site air filling station and some patchwork in the concrete.



PHOTO 11

View of a vapor recovery system, located on the western portion of the site.



PHOTO 12

View of a dumpster within an enclosure, located on the northwest portion of the site.





PHOTO 13

View of fuel dispensers located on the eastern portion of the site.



PHOTO 14

View of a portion of the repair shop.



PHOTO 15

View of some patchwork to the concrete on the eastern portion of the garage.



PHOTO 16

View of a handwashing sink and a used oil container within the repair shop.





PHOTO 17

View of an electrical panel associated with the repair shop.



PHOTO 18

View of an in-ground hydraulic lift within the repair shop.



PHOTO 19

View of smog check equipment within the repair shop.



PHOTO 20

View of hydraulic lift control equipment within the repair shop.





PHOTO 21

View of patched concrete from former in-ground lifts.



PHOTO 22

View of a moderately stained area inside the shop.



PHOTO 23

View of open containers of used oil within the covered area on the western portion.



PHOTO 24

View of another open container of used oil and other stored items on the western portion.





PHOTO 25

View of a used oil AST within the repair shop.



PHOTO 26

View of a container of used oil and various items in the western storage area.



PHOTO 27

View of items stored within the Conex-type container.



PHOTO 28

View of used oil leaking/staining outside of the storage and containment area.



## Property Information

Order Number: 21062800262p  
Date Completed: June 29, 2021  
Project Number: 2021-06-014  
Project Property: Monterey Road Property  
5260 Monterey Road San Jose San Jose CA 95111  
Coordinates:  
Latitude: 37.2609027  
Longitude: -121.81024738  
UTM Northing: 4124479.02037 Meters  
UTM Easting: 605498.761704 Meters  
UTM Zone: UTM Zone 10S  
Elevation: 184.67 ft  
Slope Direction: W

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Hydrologic Information.....	4
Geologic Information.....	7
Soil Information.....	9
Wells and Additional Sources.....	13
Summary.....	14
Detail Report.....	23
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The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

### Disclaimer

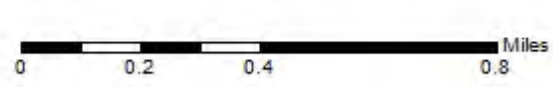
This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.



## Topographic Information



**Current USGS Topo (2015)**



**Quadrangle(s): San Jose East, CA; Santa Teresa Hills, CA**

Source: USGS 7.5 Minute Topographic Map

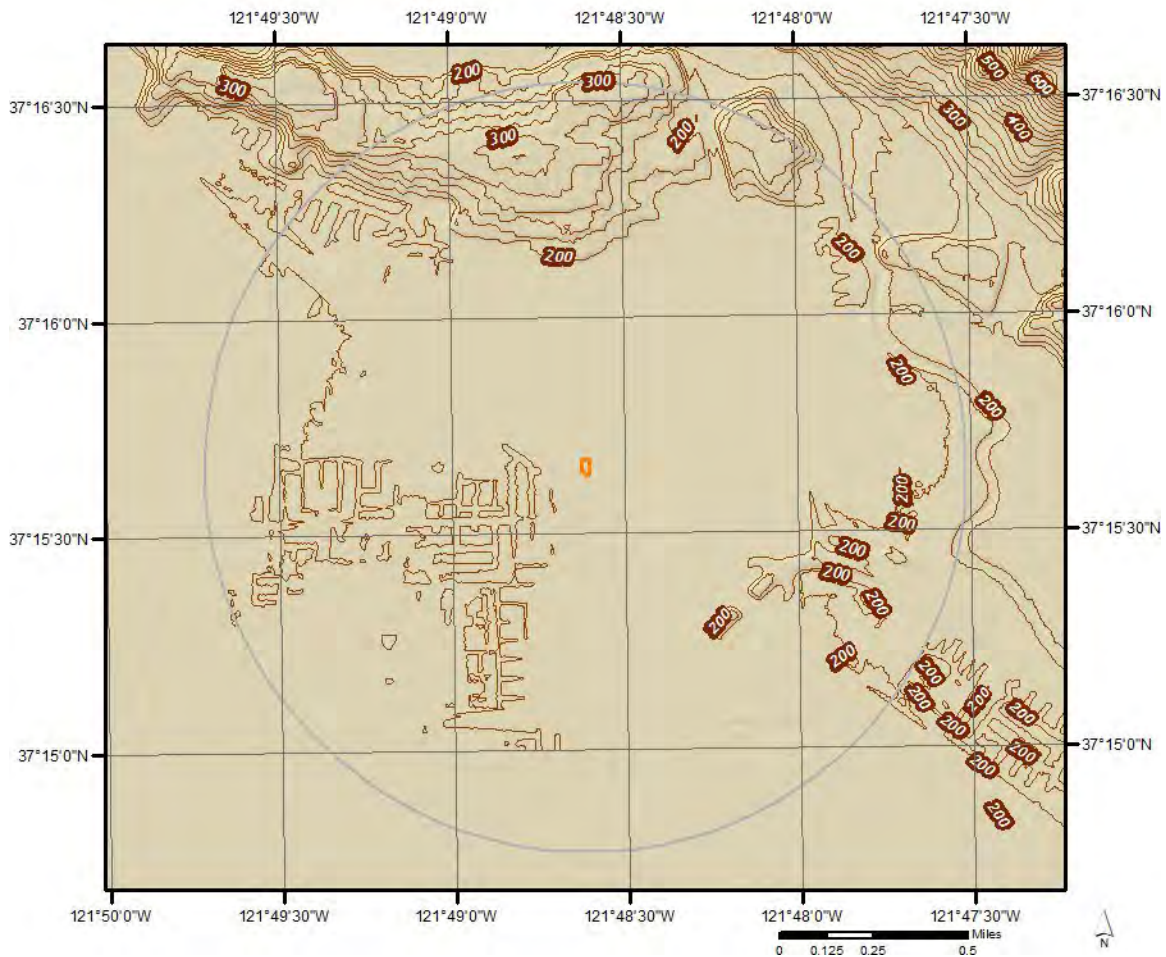


## Topographic Information

The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

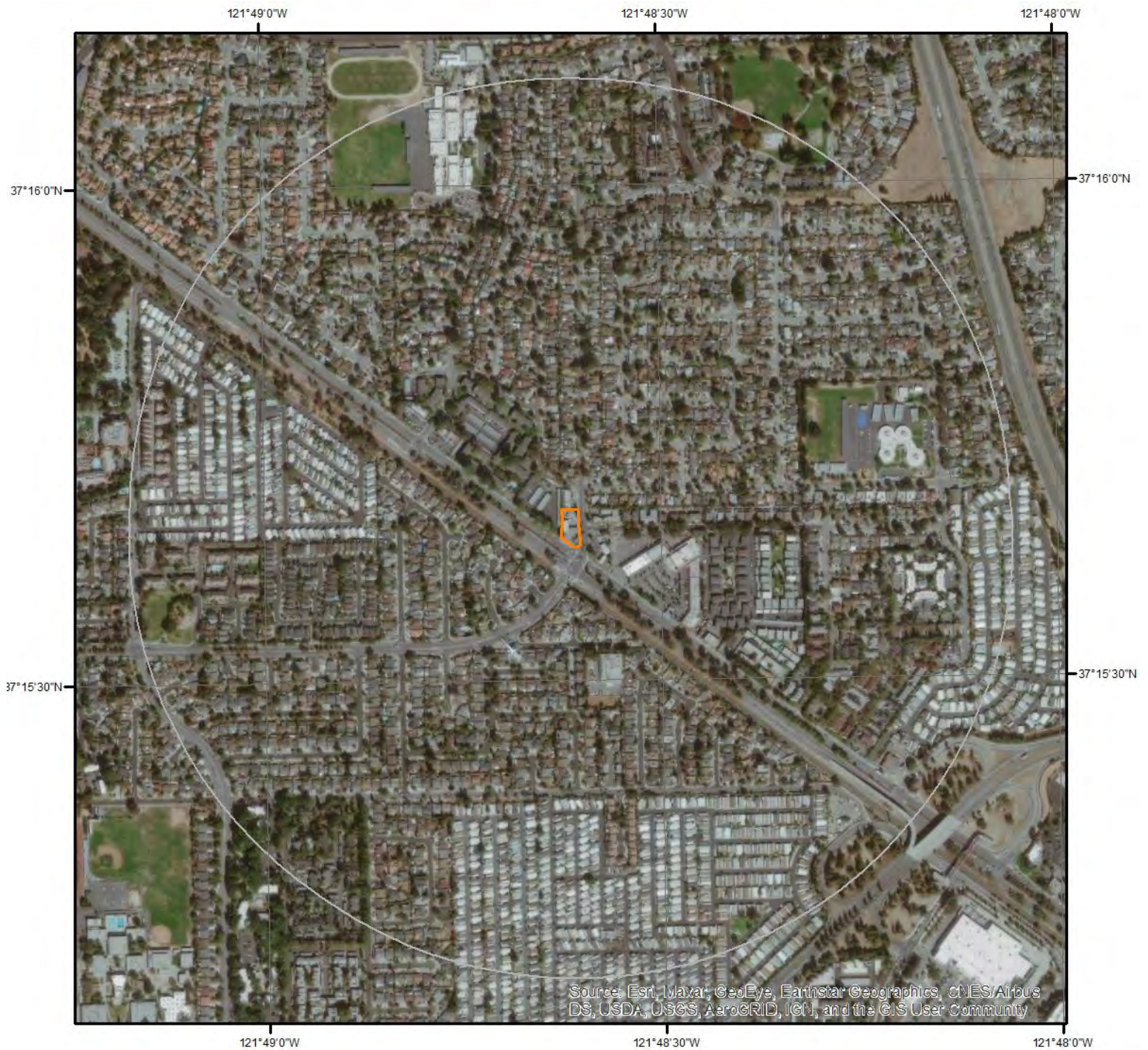
Topographic information at project property:

Elevation: 184.67 ft  
Slope Direction: W

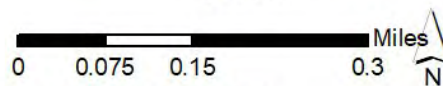




# Hydrologic Information



## Wetland



This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

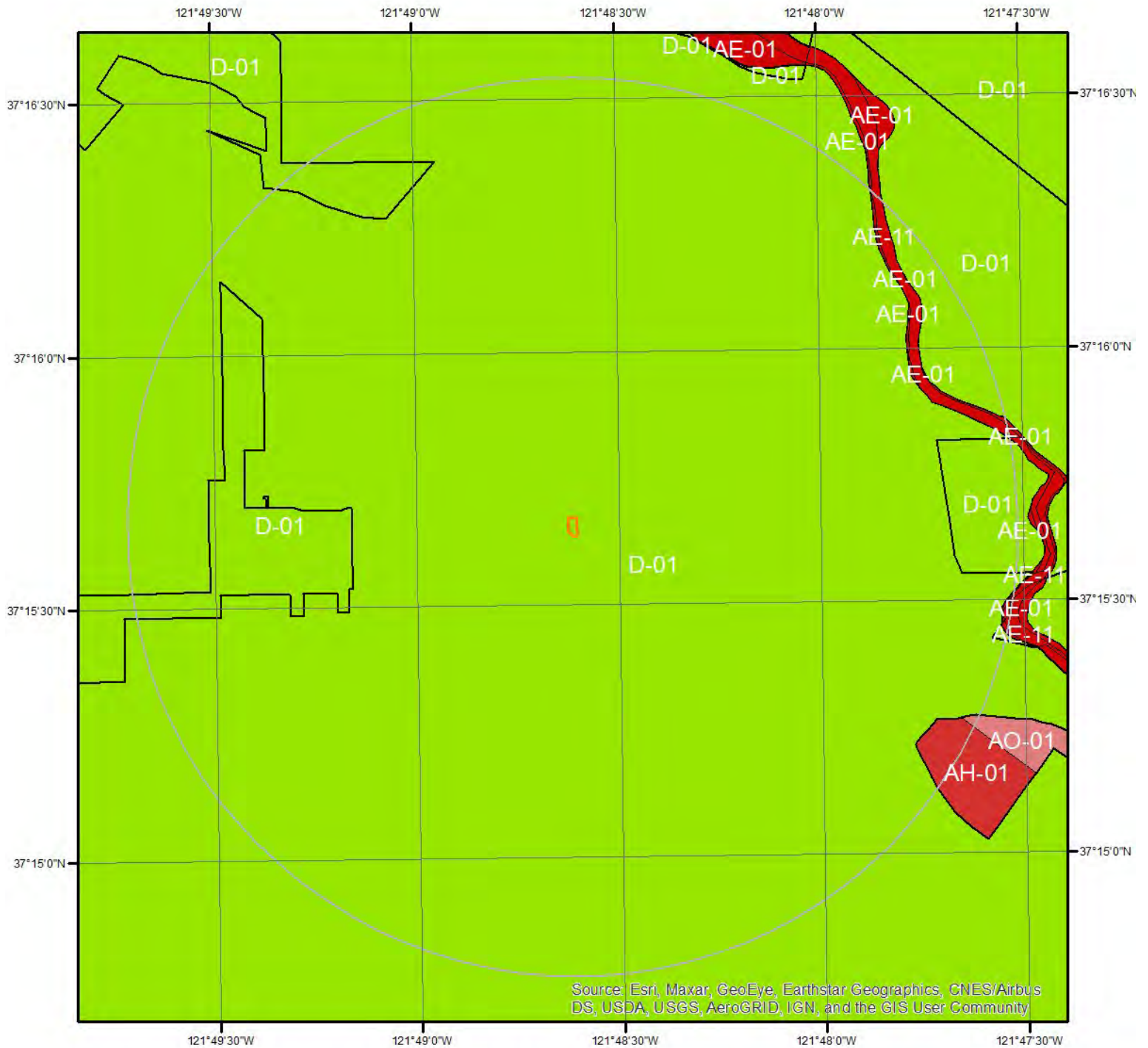
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland

- Freshwater Pond
- Lake
- Other
- Riverine





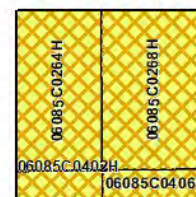
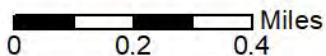
Hydrologic Information



### Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

A	AO	X
A99	V	OPEN WATER
AE	VE	NOT POPULATED
AH	D	AREA NOT INCLUDED





## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

---

Available FIRM Panels in area:	06085C0264H(effective:2009-05-18) 06085C0268H(effective:2009-05-18) 06085C0406H(effective:2009-05-18) 06085C0402H(effective:2009-05-18)
--------------------------------	--

---

### Flood Zone AE-01

Zone:	AE
Zone subtype:	

---

### Flood Zone AE-11

Zone:	AE
Zone subtype:	FLOODWAY

---

### Flood Zone AH-01

Zone:	AH
Zone subtype:	

---

### Flood Zone AO-01

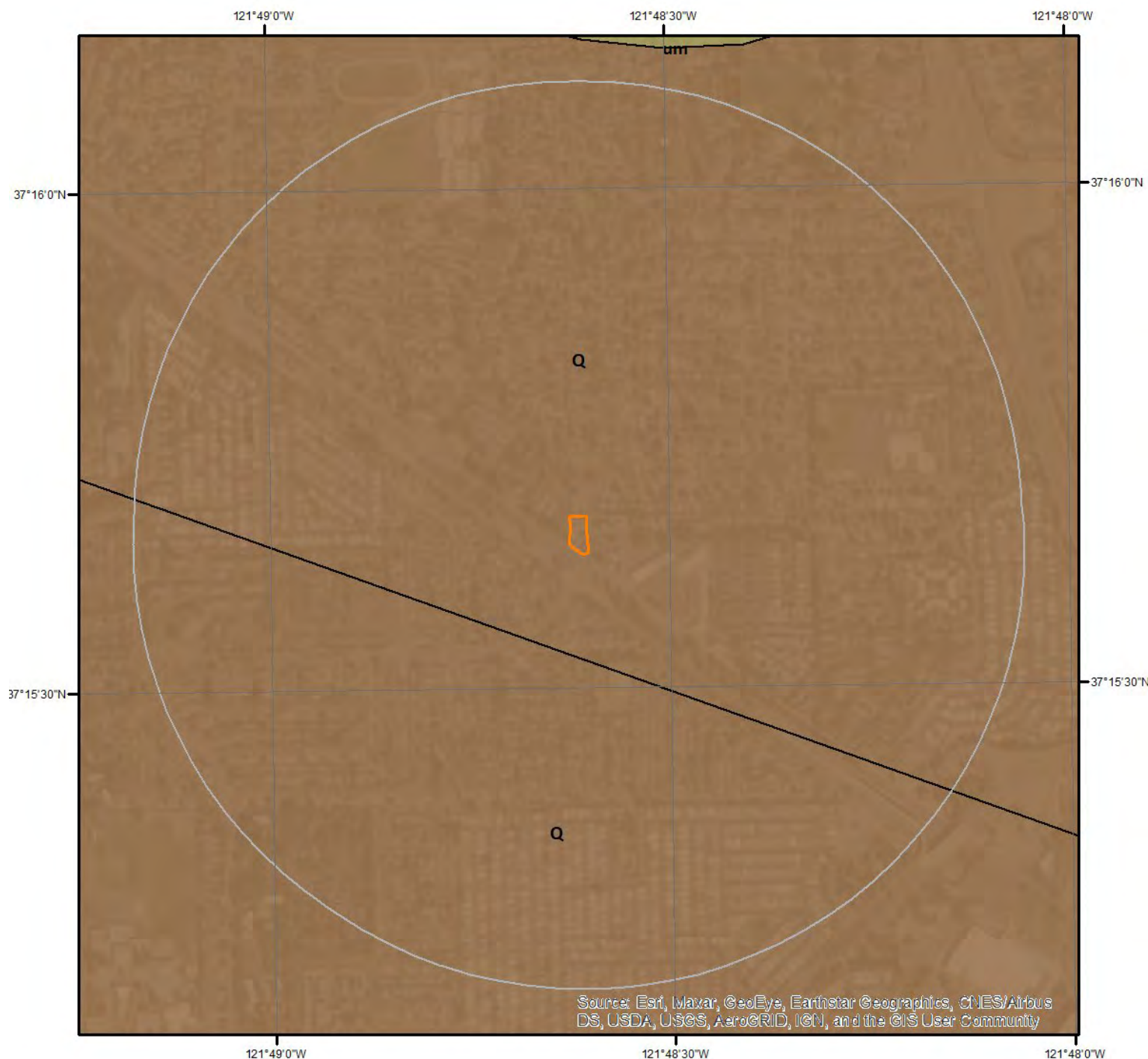
Zone:	AO
Zone subtype:	

---

### Flood Zone D-01

Zone:	D
Zone subtype:	

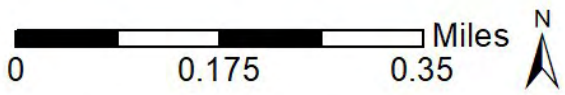
Geologic Information



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



## Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

### Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

---

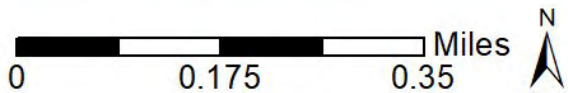
### Geologic Unit Q

Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

Soil Information



**SSURGO Soils**



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

---

### Map Unit 130 (2.63%)

Map Unit Name: Urban land-Still complex, 0 to 2 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Hydrologic Group - Dominant:

Major components are printed below

Still(25%)

horizon A1(0cm to 4cm)	Sandy loam
horizon A2(4cm to 30cm)	Very fine sandy loam
horizon Bw1(30cm to 50cm)	Silt loam
horizon Bw2(50cm to 83cm)	Silt loam
horizon 2Ab1(83cm to 95cm)	Loam
horizon 2Ab2(95cm to 130cm)	Loam
horizon 2Bwb1(130cm to 158cm)	Loam
horizon 2Bwb2(158cm to 182cm)	Loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: 130 - Urban land-Still complex, 0 to 2 percent slopes

Component: Urban land (70%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Still (25%)

The Still component makes up 25 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains, flood plains. The parent material consists of alluvium derived from metamorphic and sedimentary rock and/or alluvium derived from metavolcanics. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 1 This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Elpaloalto (5%)

Generated brief soil descriptions are created for major components. The Elpaloalto soil is a minor component.

---

### Map Unit 131 (78.49%)

Map Unit Name: Urban land-Elpaloalto complex, 0 to 2 percent slopes

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Hydrologic Group - Dominant:

Major components are printed below

Elpaloalto(23%)

horizon Oi(0cm to 21cm)	Slightly decomposed plant material
horizon A(21cm to 42cm)	Clay loam
horizon Bw1(42cm to 65cm)	Silty clay loam



## Soil Information

horizon Bw2(65cm to 90cm)	Silty clay loam
horizon Bw3(90cm to 120cm)	Silty clay loam
horizon Bw4(120cm to 181cm)	Silty clay loam
horizon C(181cm to 240cm)	Silty clay loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: 131 - Urban land-Elpaloalto complex, 0 to 2 percent slopes

Component: Urban land (70%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Elpaloalto (23%)

The Elpaloalto component makes up 23 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial plains, alluvial fans. The parent material consists of alluvium derived from metamorphic and sedimentary rock and/or alluvium derived from metavolcanics. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Below this thin organic horizon the organic matter content is about 2 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 1 This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Still (5%)

Generated brief soil descriptions are created for major components. The Still soil is a minor component.

Component: Hangerone (2%)

Generated brief soil descriptions are created for major components. The Hangerone soil is a minor component.

---

### Map Unit 165 (18.88%)

Map Unit Name: Urbanland-Campbell complex, 0 to 2 percent slopes, protected

Bedrock Depth - Min:

Watertable Depth - Annual Min:

Drainage Class - Dominant:

Hydrologic Group - Dominant:

Major components are printed below

Campbell(20%)

horizon Ap(0cm to 25cm)	Silt loam
horizon A1(25cm to 60cm)	Silt loam
horizon A2(60cm to 80cm)	Silty clay loam
horizon A3(80cm to 97cm)	Silty clay loam
horizon 2A(97cm to 130cm)	Silty clay loam
horizon 2Bw1(130cm to 180cm)	Silty clay
horizon 2Bw2(180cm to 200cm)	Silty clay

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: 165 - Urbanland-Campbell complex, 0 to 2 percent slopes, protected

Component: Urban land (70%)

Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

Component: Campbell (20%)

The Campbell, protected component makes up 20 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from metamorphic and sedimentary rock and/or alluvium derived from metavolcanics. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained.

## Soil Information

Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 1 This soil does not meet hydric criteria. The soil has a very slightly saline horizon within 30 inches of the soil surface.

Component: Clear Lake (5%)

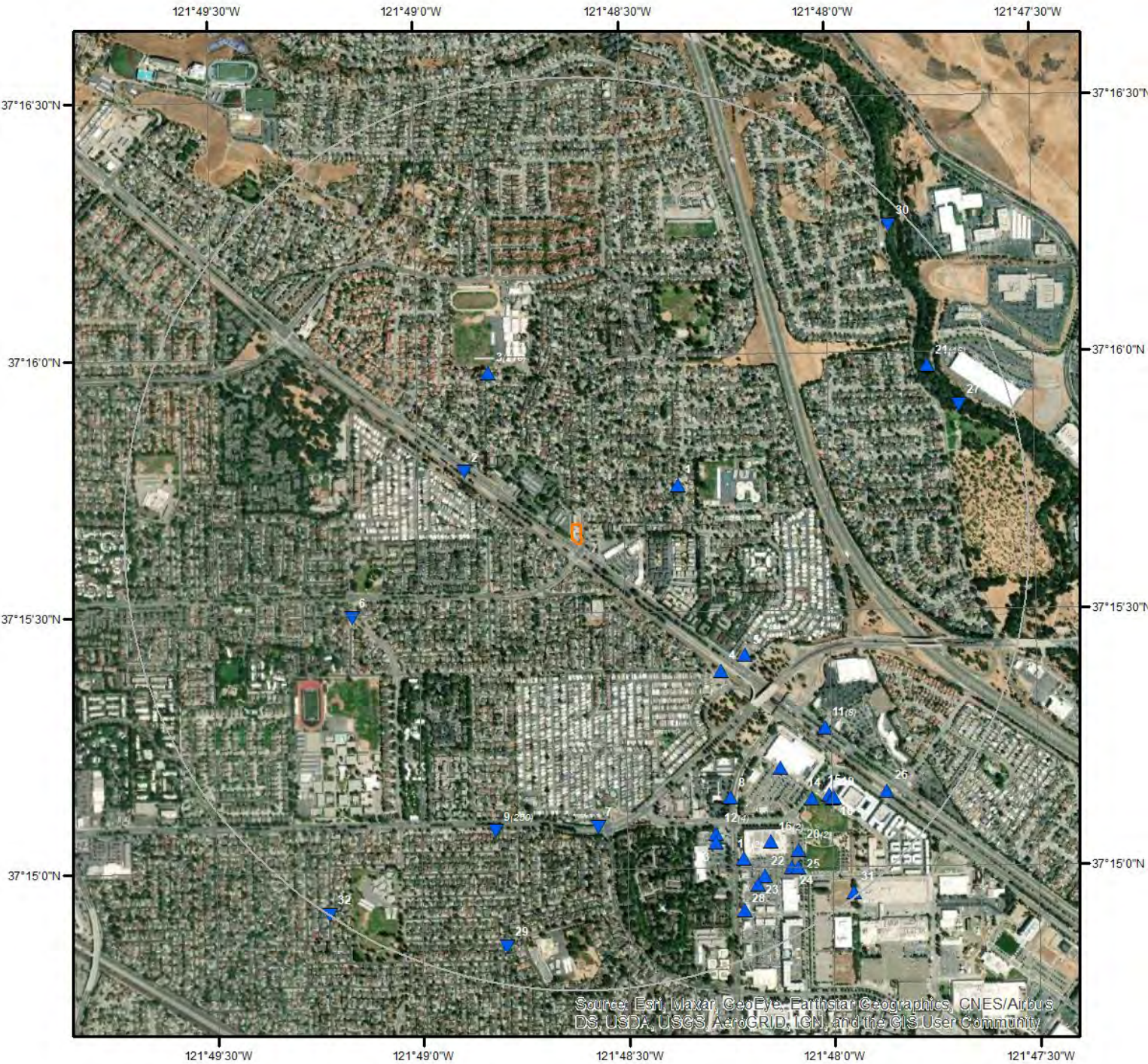
Generated brief soil descriptions are created for major soil components. The Clear Lake soil is a minor component.

Component: Newpark (5%)

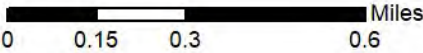
Generated brief soil descriptions are created for major soil components. The Newpark soil is a minor component.



Wells and Additional Sources



Wells & Additional Sources



- |                                |                                    |
|--------------------------------|------------------------------------|
| ▲ Sites with Higher Elevation  | ▲ OGW Sites with Higher Elevation  |
| ■ Sites with Same Elevation    | ■ OGW Sites with Same Elevation    |
| ▼ Sites with Lower Elevation   | ▼ OGW Sites with Lower Elevation   |
| ○ Sites with Unknown Elevation | ● OGW Sites with Unknown Elevation |





# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
2	CA4300772	1406.710441257497	WNW
7	CA4300743	3358.070282302841	S
8	CA4300755	3488.87212711859	SSE
10	CA4300795	3553.307726724632	SE
32	CA0300006	5274.737451816171	SSW

### Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

### USGS National Water Information System

Map Key	Monitoring Loc Identifier	Distance (ft)	Direction
6	USGS-371529121490101	2753.515859739642	WSW
27	USGS-371554121474101	4689.901993091477	ENE
29	USGS-371451121484701	4840.57450424573	S
30	USGS-11171500	5064.644887348508	NE

## State Sources

### Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

### Periodic Groundwater Level Measurement Locations

Map Key	ID	Distance (ft)	Direction
No records found			

### Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
1	WCR0070040	1239.764910310002	ENE
3	WCR0198373	2039.805672534492	NNW
3	WCR0049346	2039.805672534492	NNW
3	WCR0203639	2039.805672534492	NNW
3	WCR0306878	2039.805672534492	NNW
3	WCR1995-006644	2039.805672534492	NNW
3	WCR2007-004214	2039.805672534492	NNW
3	WCR1983-003143	2039.805672534492	NNW
3	WCR0241521	2039.805672534492	NNW
3	WCR0059757	2039.805672534492	NNW