PHASE I ENVIRONMENTAL SITE ASSESSMENT AND SHALLOW SOIL INVESTIGATION

APPROXIMATELY 2.7-ACRE SITE ON EASTERN PORTION OF CAMBRIAN SCHOOL DISTRICT PROPERTY LOCATED AT:

1975 CAMBRIANNA DRIVE
SAN JOSE, CALIFORNIA

Prepared for:
Robson Homes, LLC
San Jose, CA

Prepared By:
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Emeryville, CA

Date
May 25, 2021

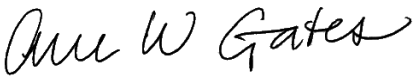
Project Number
1690019586

RAMBOLL

SIGNATURE AND ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

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



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1. SUMMARY OF CONCLUSIONS

Ramboll US Consulting, Inc. ("Ramboll"; formerly Ramboll US Corporation and Ramboll Environ US Corporation prior to that) was retained by Robson Homes, LLC ("Robson Homes") to perform a Phase I Environmental Site Assessment (ESA) and shallow soil investigation of the approximately 2.7-acre eastern portion of the property located at 1975 Cambrianna Drive in San Jose, California (herein referred to as the "site"; see Figure 1). Ramboll's assessment was conducted in connection with the due diligence and purchase of the property. The objective of the Phase I ESA, which was conducted in conformance with the scope and limitations of ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* E1527-13 (the "ASTM Standard"), was to identify Recognized Environmental Conditions (RECs), as defined in the ASTM Standard (see Section 2.1).

1.1 Site Summary

The approximately 2.7-acre site is the eastern portion of an approximately 9.7-acre property currently owned and occupied by Cambrian School District (CSD) located at 1975 Cambrianna Drive in San Jose, California. The site boundary relative to the entire CSD property is shown on Figure 2. A gravel overflow parking area runs east-west across the southern boundary of the site. The remainder of the site is a grass field with some exposed soil and a few trees near the gravel parking area.

The entire site was used for agricultural purposes (row crops and/or orchards) until the southern portion of the site began to be developed into parking areas for Cambrian School in the early 1960s. By 1963, the remainder of the site had been cleared to a bare field with a small grass area between the field and the parking area and the adjacent school buildings to the west of the site had been constructed. Since 1963, the site has been generally developed as it appears today.

1.2 Recognized Environmental Conditions

Ramboll performed a Phase I ESA of the site in conformance with the scope and limitations of the ASTM Standard and a shallow soil investigation of the site. Any exceptions to, or deletions from, this practice are described in Section 7.2 of this report. This assessment did not identify any RECs in connection with unrestricted residential use of the site. No further investigation of the site is warranted at this time.

2. INTRODUCTION

2.1 Purpose

Ramboll was retained by Robson Homes to conduct a Phase I ESA and shallow soil investigation of the approximately 2.7-acre site that is the eastern portion of an approximately 9.7-acre property currently owned and occupied by CSD located at 1975 Cambrianna Drive in San Jose, California. The assessor's parcel number (APN) of the entire CSD property that includes the site is 414-21-062. The site boundary relative to the entire CSD property is shown on Figure 2. Ramboll's assessment was conducted in connection with the due diligence and purchase of the property. The purpose of the assessment was to identify RECs, which are defined in the ASTM Standard as:

> "The presence or likely presence of any hazardous substances or petroleum products in, on, or at a 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."

2.2 Scope of the Assessment

Ramboll completed the following tasks, consistent with the ASTM Standard, during its Phase I ESA of the property:

- Visits to the site by Michael Gaffney of Ramboll on November 19, 2020 and April 2, 2021 to observe the exterior and interior features of the site and to identify the uses and conditions specified in the ASTM Standard. In addition, Ramboll observed the adjoining properties from the site or adjacent public thoroughfares. Photographs taken during the site visit are included in Appendix A.
- An interview was conducted during the November 2020 site visit with Jim Browning, Director of Buildings and Grounds. Mr. Browning has been in his role at the site since approximately 2018. The aforementioned individual is referred to herein as "site personnel". The site personnel interviewed by Ramboll was identified as having good knowledge of the uses and physical characteristics of the site.
- A visit to the site by Ramboll on April 2, 2021 to collect soil samples.
- A review of information contained in federal and state environmental databases, as obtained from the sources noted below:
  - A radius report prepared by EDR, Inc. (EDR, see Appendix B) in November 2020 presents the results of searches of federal and state databases for the subject site, as well as properties near the subject site. The radius searched for each database, as well as the databases themselves, were selected in accordance with the ASTM Standard.
  - The United States Environmental Protection Agency's (USEPA's) Envirofacts database, which provides site information contained in multiple USEPA regulatory databases.
  - The USEPA's Enforcement and Compliance History Online (ECHO) database, which provides information on sites' enforcement and compliance history.

  - The State of California's Regional Water Quality Control Board (RWQCB) Geotracker online database and the California Environmental Protection Agency (Cal/EPA) Department of Toxic Substances Control (DTSC) EnviroStor online database.

- A review of standard historical sources (included as Appendix C) and local agency inquiries, as defined in the ASTM Standard. The following resources were reviewed:
  - Readily available historical sources, including (where available) historical topographic maps and aerial photographs, city directories, and Sanborn Maps, to develop a history of the previous uses of the site and surrounding area.
  - Historical and site-specific information obtained from the following local agencies: City of San Jose Planning, Building, and Code Enforcement, San Jose Fire Department (SJFD), Santa Clara Valley Water District (SCVWD), Santa Clara County Department of Environmental Health (SCCDEH), and the Santa Clara County Assessor (Assessor).
- A review of physical setting sources, as defined in the ASTM Standard, including:
  - The current United States Geological Survey (USGS) 7.5-minute topographic map that shows the area on which the site is located.
  - Geologic, hydrogeologic, or hydrologic sources as provided in the EDR report.
- A search for environmental liens or other activity and use limitations (AULs) for the site, provided by EDR (as shown in Appendix D). Ramboll ordered the lien search using parcel number 414-21-062, which includes the entire CSD property, as detailed in Section 2.1, as obtained from the local tax assessor's office and other online resources.
- A review of any information provided by the user of this assessment, including information consistent with Appendix X3 of the ASTM Standard. Pertinent information, if any, is discussed in the appropriate sections of this report.

This assessment was conducted in accordance with the methodology specified in ASTM Standard E1527-13, as agreed upon by Ramboll and Robson Homes in November 2020.

2.3 Significant Assumptions

In conducting this review, no significant assumptions were made, except for the following:

- Site-specific field measurements or other detailed hydrogeological information was not publicly available or reasonably ascertainable. In the absence of such data, Ramboll has assumed that the flow direction of shallow groundwater beneath the site and in the local vicinity generally mimics surface topography. Therefore, in evaluating potential on-site impacts from off-site sources, those off-site facilities not located adjacent to or within one-quarter mile upgradient of the subject site are not considered to represent a significant concern to the subject site. This interpretation is based on the assumption that a hazardous material released to the subsurface generally does not migrate laterally within the unsaturated soil for a significant distance, while a hazardous material may migrate in groundwater in a generally downgradient direction.

2.4 Reliance and General Limitations

This report has been prepared for the exclusive use of Robson Homes, LLC and affiliated entities including Santa Clara Development Company, Sun Lakes Construction Company of California, and Vesta Real Estate Company Inc., and such other persons or entities whose reliance is explicitly authorized in writing by Ramboll.

Under the ASTM Standard, this report is considered current only until September 29, 2021 (a period of 180 days from the date of the most recent site visit on April 2, 2021). The conclusions presented in this report represent Ramboll's best professional judgment based upon the information available and conditions existing as of the date of this report. In performing its assignment, Ramboll must rely upon publicly available information, information provided by the client, and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate and complete. This review is not intended as legal advice, nor is it an exhaustive review of site conditions or facility compliance.

The scope of work for this assessment did not include an asbestos survey or inspection of existing buildings, as the site is an empty field and has never had buildings. Other issues considered outside the scope of the ASTM Standard and this review include radon, lead in drinking water, wetlands, cultural and historic resources, ecological resources, endangered species, and high voltage power lines.

3. SITE DESCRIPTION

3.1 Site Setting

The site is located northeast of the intersection of Union Avenue and Cambrianna Drive in San Jose, Santa Clara County, California. The site is the eastern portion of a larger property located at 1975 Cambrianna Drive, San Jose, California. According to the Assessor's Office, the APN for the site is 414-21-062. The site boundary relative to the entire CSD property is shown on Figure 2. The site is located approximately six miles southwest of downtown San Jose (Figure 1). The site is approximately 2.7-acres in area and is primarily a vacant, grassy field with trees and areas of exposed soil, and a gravel parking area along the southern boundary (Figure 2). The site was historically used for agricultural purposes.

The site is accessed from Cambrianna Drive at the southern site boundary. There are no on-site surface water bodies.

Table A provides an overview of physical setting and utility information for the site.

Table A: Physical Setting and Utility Information

Conditions	Source	Description
Topography		
Elevation (above mean sea level)	USGS topographic map; Google Earth	Ranges from approximately 210 feet on the northeastern portion of the site to 215 feet on the southwestern portion of the site.
Topographic Gradient	USGS topographic map; visual observations	Relatively flat on-site, with a gentle downward slope to the northeast. Regional topography slopes gently downward to the north-northeast.
Hydrology		
Surface Water Runoff	Visual observations	Percolates into the ground surface at unpaved areas throughout the site.
Nearest Surface Water Body to the Site	USGS topographic map; Google Earth	Los Gatos Creek, located approximately 0.7 mile to the west of the site. Los Gatos Creek flows into the Guadalupe River northeast of the site, which then flows into San Francisco Bay.
Flood Plain	FEMA*; site personnel	Site personnel reported one occurrence of flooding at the northern portion of the site due to issues with the irrigation system. The site is not located within a 500-year flood zone.
Wetlands	NWI*; Visual observations	There are no federally-designated wetlands on-site.

Table A: Physical Setting and Utility Information

Conditions	Source	Description
Geology and Hydrogeology		
Presumed Direction of Shallow Groundwater Flow	USGS topographic map	Based on the regional topographic gradient to the north-northeast, shallow groundwater underneath the site is presumed to flow to the north-northeast. Groundwater monitoring reports for nearby properties also suggest that this is a reasonable assumption.
Depth to Groundwater	Groundwater monitoring reports for nearby properties reviewed on the Geotracker database	Groundwater monitoring reports for nearby properties indicate that depth to groundwater ranges between approximately 30 and 50 feet below ground surface (bgs).
On-site Wells	Site personnel; visual observations	No production or monitoring wells onsite.
Nearest Groundwater Supply Wells	EDR database report	Thirteen state-registered wells are present between one-quarter mile and one-half mile northwest of the site. One federally-registered public supply well is present between one-half mile and one mile south of the site.
Geologic Conditions	Ramboll 2021 investigation	In April 2021, Ramboll installed eleven soil borings to a total depth of 5 feet bgs. The lithology encountered was predominantly sandy silt from approximately 0.5 feet bgs to between 1 to 3.5 feet bgs underlain by soils with increasing clay such as clayey sands and sandy clays to 5 feet bgs.
Site Utility Information		
Heating and Cooling Equipment	Site personnel	No current or former heating and cooling equipment at the site.
Electricity Supplier	Site personnel	Pacific Gas and Electric (PG&E)
Natural Gas Supplier	Site personnel	Pacific Gas and Electric (PG&E)
Use of Fuel Oil for Building Heat	Site personnel	No current or former use of fuel oil reported.
Water Supplier	Site personnel	San Jose Water Company

Table A: Physical Setting and Utility Information

Conditions	Source	Description
Sanitary Sewer	Site personnel	Wastewater is not generated from the site. The sanitary sewer crosses the southwest corner of the site, transporting wastewater from the westerly adjacent facility to the to the municipal sanitary sewer system located in Cambrianna Drive.
Septic Systems	Site personnel	No identified current or former septic systems.

Notes:
FEMA = Federal Emergency Management Agency; NWI = National Wetlands Inventory
* - Source was provided in the EDR database report.

3.2 Current Use of the Site

The site is owned by the CSD. The field is primarily used as open space and is rented out on weekends to athletics teams and other groups for recreation. Marking paint is occasionally used on the grass fields; otherwise, no chemicals are used at the site. According to site personnel, site operations have remained generally consistent since CSD first occupied the site in approximately the late 1950s.

3.3 Current Uses of Adjoining Properties

The property is located in a mixed residential and commercial land use area. Residential areas are located adjacent to the north, south and east of the site. Adjacent to the west of the site are CSD-owned buildings rented to private preschools and an athletic center, an asphalt-paved parking area, and a grassy field with trees bordering Union Avenue. Based on discussions with site personnel, Ramboll's visual observations from the property boundary and public rights-of-way, and a limited review of publicly available information, a general determination of the current use of adjacent properties is described in Table B.

Table B: Current Use of Adjacent Properties

Direction	Property/Land Use	Ramboll's Observations
North	Residential.	No apparent exterior manufacturing or chemical storage operations were observed. Residential areas consist of single-family homes. No concerns were noted.
East	Residential.	
South	Cambrianna Drive, beyond which is residential.	
West	CSD-owned buildings rented out to 7 Magic Flowers Bilingual Montessori, California Sports Center- Gymnastics and Dance, and A Tyson Loving Care Pre-School.	No apparent exterior manufacturing or chemical storage operations were observed. No concerns were noted during Ramboll's visual observations.

Table B: Current Use of Adjacent Properties

Direction	Property/Land Use	Ramboll's Observations

Notes:

During the site visit, Ramboll walked or drove by the borders of these properties that are adjacent to the subject site. Ramboll did not enter the neighboring properties.

4. REVIEW OF PUBLIC RECORDS AND OTHER INFORMATION SOURCES

4.1 Environmental Regulatory Database Review

Ramboll contracted with EDR in November 2020 to prepare a summary of listings in federal and state agency databases for the site and facilities within applicable radii of the property, as specified by the ASTM standard.[1] A copy of the EDR report is presented in Appendix B.

4.1.1 Database Review for Site

Ramboll reviewed the results of the state and federal environmental database searches performed by EDR (see Appendix B) and searched the Geotracker and EnviroStor online database. The EDR search results show the site listed on the following databases related to regulatory compliance: Facility Index System/Facility Registry System (FINDS), Hazardous Waste Manifests Database (HAZNET), and Hazardous Waste Tracking System (HWTS). Listings on these databases, by themselves, are not necessarily indicative of contamination. There were no results associated with the site address within the Geotracker or EnviroStor online databases, or any other databases indicative of a contamination concern.

4.1.2 Database Review for Adjoining Properties

Based on a review of the environmental database search report, Ramboll did not identify any adjoining sites listed on databases that would indicate a potential concern for contamination.

4.1.3 Database Review for Other Surrounding Properties

There are multiple listings in the database report for off-site facilities within applicable ASTM search radii. Several of these listings (i.e., Resource Conservation and Recovery Act – Non Generator Generators [RCRA-NonGen], underground storage tanks [UST], Historical Auto Stations, and compliance listings), by themselves, are not necessarily indicative of a contamination concern and, therefore, are not discussed herein and were not further evaluated for purposes of this assessment. A few properties appear on databases indicating potential contamination concerns (i.e., EnviroStor; Geotracker Cleanup Program Site; Spills, Leaks, Investigation, and Cleanup [SLIC]; and LUST), as further discussed below.

- **Arco #2032.** Arco #2032 is a gas station located at 1948 Camden Avenue, San Jose, California, approximately 0.2 miles south-southeast and up-gradient of the site. The property is listed on the Geotracker Leaky Underground Storage Tank (LUST) and historical LUST (HIST LUST) databases. Ramboll supplemented information provided by EDR with information obtained from the Geotracker database. Beginning in 1988, a gasoline leak was discovered in one of the three USTs on the property and the hole was repaired. In April 1989, soil samples were taken from depths of between 25 and 30 feet bgs and petroleum-related impacts were identified. The three USTs were removed in 1990, along with one steel waste-oil UST and the associated piping. The cavity was subsequently overexcavated to depths of up to 20 feet and five new double-wall USTs were installed in the former tank cavities. From July to September 1991, four monitoring wells were installed and groundwater impacts from petroleum contamination were detected at maximum values of 12,000 ppb for total petroleum hydrocarbons (TPH) and 700 ppb for benzene. Soil

[1] EDR uses the term "radii" to refer to the ASTM terminology "approximate minimum search distance" in the environmental database report.

samples taken from the well installations showed significantly higher concentrations of 2,000 ppm and 17 ppm for TPH and benzene, respectively. Groundwater sampling between 1991 and 1994 showed most significant contamination in 1991 and 1992, and moderate contamination in the later years. Between 1994 and 2000, concentrations in the monitoring wells had stabilized to levels at or around the detection limits. In 1993, an SVE system with two wells and two dual completion air sparge wells was installed and testing was performed. Although the results of the SVE/sparging system demonstrated that it was technically feasible for the site, the technology was never implemented. It was determined that no further investigation was warranted due to the low-to-nondetectable concentrations found since 1995 and the case was closed in October 2000. Based on the information reviewed, this property does not represent a contamination concern for the subject site due to the excavation, testing and monitoring performed to date, which have resulted in a case closure.

- **Camden Shell Station (T0608501834).** Camden Shell Station is a gas station located at 14200 Union Avenue, San Jose, California, approximately 0.3 miles south-southwest and up-gradient of the site. The property is listed on the LUST and HIST LUST databases. Ramboll supplemented information provided by EDR with information obtained from the Geotracker database. Beginning in February 1994, soil and groundwater investigations were conducted related to the removal of a waste oil tank and five USTs. SFRWQCB issued a case closure on September 26, 2016 due to the results of the investigation revealing minor residual contamination in the soil and groundwater. Based on low concentrations of residual contamination at the property and the fact that this matter was given case closure by a regulatory agency, this property does not represent a contamination concern for the subject site.

4.2 Historical Uses of the Site and Adjacent Sites

4.2.1 Past Uses of the Site

Historical aerial photographs dating back to 1939 indicate the site was originally developed for agricultural purposes (row crops and/or orchards). Agricultural operations appear to have ceased between 1956 and 1963, when the orchards were cleared, and the school building was built adjacent to the west of the site. According to site personnel, the site is the former sports field for the elementary school that was built adjacent to the west of the site in the late 1950s. Given these historical uses as an orchard and recreational field, pesticides and other agricultural chemicals were possibly applied to the site. Based on historical aerial photographs, the site has been in its current configuration since at least 1963.

4.2.2 Interview with Site Personnel

An interview was conducted during the site visit in November 2020 with Jim Browning. Mr. Browning is the Director of Buildings and Grounds with CSD and has been in this position since approximately 2018.

Mr. Browning reported no USTs or septic tanks currently or historically at the site. Mr. Browning showed Ramboll a small area in the northern portion of the site that flooded, reportedly due to irrigation issues. According to Mr. Browning, besides marking paint for temporary recreational events, no chemicals are used at the site.

According to Mr. Browning, it is likely the adjacent building to the west has asbestos containing materials and was historically painted with lead-based paint. Mr. Browning was not able to provide sampling reports for lead-based paint or asbestos.

A summary of Ramboll's key observations from the available historical sources is presented in Table C.

Table C: Summary of Key Observations from Historical Sources for the Subject Site

Historical Source	Key Observations Regarding Site History
Aerial Photographs and Satellite Imagery[1] (1939, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1993, 1998, 2005, 2009, 2012, 2016)	The 1939 aerial photograph shows the site developed as an orchard. The aerial photograph from 1963 depicts development of the school buildings on the western portion of the property adjacent to the west and the orchards on the site have been cleared for a field. The photograph from 1963 and all subsequent photos depict the current configuration of the site. No concerns are noted.
Topographic Maps (1889, 1897, 1899, 1953, 1961, 1968, 1973, 1980, 2012)	The 1889 through 1899 topographic maps do not show development on the site. The 1953 topographic map shows agricultural fields across the entire site. The 1961 through 1968 topographic maps show agricultural fields on the northern portion of the site. Topographic maps from 1973 and onward no longer depict agricultural fields at the site. No concerns are noted.
City Directory (1963 through 2017)	The occupants of the site address have varied slightly between 1963 through 2017 with assorted school, daycare, and church/sports center names. The first listing is from 1963 as Cambrian Elementary School and Metlzer A. L. School and the most recent listing is from 2017 as A. T. L. C. Preschool & Extended Care and California Sports Center. No concerns are noted.

[1] In addition to aerial photographs provided by EDR, Ramboll viewed historical satellite imagery provided via Google Earth. Printed copies were not obtained, and imagery dates were not independently verified.

EDR reported that Sanborn fire insurance map coverage is not available for the site.

4.2.3 Past Uses of Adjacent Sites

The properties adjacent to the site were used for agricultural purposes (orchards and/or row crops) from at least 1939 until approximately the 1950s and 1960s when residences and Camden High School facilities began to be constructed. Residences to the north, south and west of the site are completely developed by 1963 and they have remained in their current configuration since the 1963 photograph.

4.3 Review of Local and State Agency Information

Ramboll visited or otherwise contacted local governmental agencies and regulatory bodies for information relating to the site. An overview of the findings of this review is presented in Table D.

Table D: Local Agency Information for the Site

Agency Contacted / Document Reviewed	Information Obtained
Santa Clara County Assessor	A parcel map for the site area was reviewed at the Santa Clara County Assessor's website. The site is described on the Santa Clara County parcel map as a portion of APN 414-21-062 and is indicated as Lot 57. The site boundary relative to the entire CSD property is shown on Figure 2.

Table D: Local Agency Information for the Site

Agency Contacted / Document Reviewed	Information Obtained
City of San Jose Planning, Building, and Code Enforcement	An application for a building permit is the only record available for the site address, dated 1957. No concerns were noted.
San Jose Fire Department (Fire Department)	Ramboll requested records from Santa Clara County Fire Department for information regarding soil or groundwater investigations, USTs, LUSTs, hazardous materials inspections, or violations/permits for the property. The Fire Department reported records of inspection for the site from 1992 to 2017, which were reviewed by Ramboll. Only minor violations, primarily regarding emergency preparedness, were reported. No concerns were noted.
Santa Clara County Department of Environmental Health (SCCDEH)	Ramboll requested records from SCCDEH for information regarding soil or groundwater investigations, USTs, LUSTs, hazardous materials inspections, or violations/permits for the property. SCCDEH did not have any records to report.
Santa Clara Valley Water District (SCVWD)	Ramboll referred to the SCVWD online database, but all site information was recorded on Geotracker or EnviroStor. No records related to the site were found on either database. No concerns were noted.

4.4 Previous Environmental Assessments and Activities

Based on a review of historical site documents and interviews with site personnel, no previous environmental assessments have been conducted at the site.

4.5 Environmental Lien Record Search

A review of EDR Environmental Lien Search Report dated November 17, 2020 was conducted to identify environmental liens or AULs imposed by judicial authorities with respect to APN 414-21-062. No environmental liens or AULs were found. The EDR Environmental Lien Search Report is attached as Appendix D.

4.6 User-Provided Information

Ramboll provided Robson Homes with a User Questionnaire (consistent with Appendix X3 of the ASTM Standard) that requested information relating to environmental liens, AULs, specialized knowledge of the property, property value diminution, chain-of-title, or any other commonly known or obvious indications of site contamination, that was not otherwise provided to Ramboll. The user did not provide any information that was not otherwise obtained and reviewed by Ramboll.

5. SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

Ramboll conducted site visits on November 19, 2020 and April 2, 2021. During the site visits, observations of the site were made to evaluate if any RECs, as defined in Chapter 2, are present.

5.2 General Site Setting and Observations

Ramboll made observations concerning all issues specified in Sections 9.4.2 through 9.4.4 of the ASTM E1527-13 Standard. The presence or absence of each issue of environmental interest or concern is noted in Table E. Additional information regarding observed and historical items is provided in the sections following the table.

Table E: Summary of Site Reconnaissance Observations

Issue	ASTM Section	Observation
Interior and Exterior Issues		
Current use(s) of the property	9.4.2.1	See Section 3.2
Past use(s) of the property	9.4.2.2	See Section 4.2
Hazardous substances and petroleum products used, treated, stored, disposed of, or generated on the property in connection with identified present or past uses	9.4.2.3	**Present** (see Section 5.2.1)
Storage tanks: Underground storage tanks (fill ports, vent pipes, manholes) Aboveground storage tanks	9.4.2.4	 Absent Absent
Odors (strong, pungent or noxious)	9.4.2.5	Absent
Pools of liquid, standing surface water or sumps	9.4.2.6	Absent
Drums of hazardous substances or petroleum products (five-gallon, 55-gallon or totes)	9.4.2.7	Absent
Hazardous substance and petroleum product containers (not necessarily in connection with identified uses)	9.4.2.8	Absent
Unidentified substance containers suspected of containing hazardous substances or petroleum products	9.4.2.9	Absent
Polychlorinated biphenyls (PCBs) Electrical equipment on-site (e.g., transformers, capacitors) Electrical equipment known or likely to contain PCBs Hydraulic equipment on-site (e.g., elevators, truck dock lifts) Hydraulic equipment known or likely to contain PCBs	9.4.2.10	 Absent Absent Absent Absent

Table E: Summary of Site Reconnaissance Observations

Issue	ASTM Section	Observation
Interior Issues		
Heating/cooling systems	9.4.3.1	Absent
Stains or corrosion on interior floors, walls or ceilings (except for staining from water)	9.4.3.2	Absent
Floor drains and interior sumps	9.4.3.3	Absent
Exterior Issues		
Pits, ponds or lagoons on property or adjacent sites	9.4.4.1	Absent
Stained soil or pavement	9.4.4.2	Absent
Stressed vegetation (from other than insufficient water)	9.4.4.3	Absent
On-site solid waste disposal; areas apparently filled or graded by non-natural causes; or mounds or depressions suggesting solid waste disposal	9.4.4.4	Absent
Wastewater or other liquid (including storm water) or any discharge into a drain, ditch, underground injection system or stream on or adjacent to the property	9.4.4.5	Absent
Wells (including dry wells, irrigation wells, injection wells, abandoned wells, or other wells)	9.4.4.6	Absent
Septic systems or cesspools	9.4.4.7	Absent

Notes:

Observations noted in this table and discussed further below are based on information obtained during the site visit and from a review of the sources summarized in Section 4.

See the ASTM Standard for a detailed description of the issues included in each referenced ASTM section.

Per the ASTM Standard, fluorescent light ballasts likely to contain PCBs do not need to be noted.

N/A – Not applicable

5.2.1 Hazardous Material Use and Storage

During Ramboll's site visits, no hazardous materials were observed at the site. Marking paint is reportedly used occasionally at the site for delineating athletic fields. Site personnel were unaware of any pesticide use on the field during CSD site ownership. No concerns were noted.

6. SOIL SAMPLING ACTIVITIES

In April 2021, Ramboll conducted soil sampling activities at the site. Figure 3 shows the sample locations. Tables 1 through 3 summarize the results of soil sample analyses.

The soil sampling analytical results were compared to applicable USEPA Regional Screening Levels (RSLs) and Cal/EPA DTSC-modified RSLs for residential land use. In the case of arsenic, concentrations were compared to naturally-occurring background levels. For simplicity, RSLs and DTSC-modified RSLs will herein be referred to as "regulatory screening criteria".

6.1 Pre-Field Activities

Ramboll prepared a site-specific health and safety plan (HASP) and notified Underground Service Alert (USA) of the sampling activities at least two working days prior to the start of intrusive sampling, as required by law. Ramboll contracted with Ground Penetrating Radar Systems (GPRS) to perform utility locating, Penecore Drilling to perform direct push drilling activities for soil sample collection, and McCampbell Analytical, Inc. (MAI) to perform soil sample analyses.

6.2 Soil Sampling

Soil sampling was performed on April 2, 2021. A total of eleven borings (SB01 through SB11) were advanced to approximately 5 feet bgs using direct push technology (DPT) drilling equipment with 2.25-inch diameter casing for collection of soil samples. Continuous soil cores were collected, observed for visual or olfactory indications of a release, and screened for VOCs with a photoionization detector (PID). The borings were then backfilled with cement. At boring locations installed in the grass field, the top six inches of the borings were backfilled with soil and grass clods.

Soil borings SB01 and SB02 were located in the southernmost portion of the site within the gravel parking area and soil borings SB03 to SB11 were located in the grass field north of the parking lot. Soil boring locations are shown on Figure 3. No soil staining or odor was observed, and no PID readings indicative of a VOC-impacted soil were detected during soil screening activities.

The lithology encountered during this investigation was predominantly sandy silt from approximately 0.5 feet bgs to between 1 to 3.5 feet bgs underlain by soils with increasing clay such as clayey sands and sandy clays to the total depth of the borings at 5 feet bgs. No saturated soils were encountered during the investigation.

At all eleven soil borings (SB01 through SB11), soil samples were collected from 1 foot, 3 feet, and 5 feet bgs in cut and capped acetate sleeves. Sample containers were labelled, sealed in double zip-closure bags, stored on ice in an insulated container, and delivered to MAI for analysis under chain-of-custody documentation. The 1-foot bgs samples collected from each location were analyzed for California Assessment Manual (CAM) 17 metals using USEPA Method 6020, organochlorine pesticides using method USEPA Method 8081A, and polychlorinated biphenyls (PCBs) using USEPA Method 8082. All soil samples collected from 3 feet and 5 feet bgs were temporarily placed on hold at the laboratory pending review of shallow soil sample results. Ramboll determined soil samples collected from 3 feet and 5 feet bgs did not need to be analyzed based on the results discussed below in Section 6. The 3 feet and 5 feet bgs samples were disposed of by the laboratory.

In addition to the chemical analysis described above, four composite samples were collected for analysis of naturally-occurring asbestos (NOA) by California Air Resources Board (CARB) Method 435. Sample NOA-1 is a composite of baserock collected from locations SB01 and SB02. Sample NOA-2 is

a composite of shallow soil collected from locations SB03, SB04 and SB05. Sample NOA-3 is a composite of shallow soil collected from locations SB06, SB07, and SB08. Sample NOA-4 is a composite of shallow soil collected from locations SB09, SB10, and SB11.

All metals concentrations were less than regulatory screening criteria for unrestricted residential land use or, in the case of arsenic, below typical naturally-occurring background levels. No PCBs were detected above laboratory reporting limits in any of the soil samples. All pesticide concentrations were less than the regulatory screening criteria for unrestricted residential land use.

Naturally-occurring asbestos was not detected in any of the four composite samples.

Soil sample results are presented in Tables 1 through 3. Laboratory analytical reports are included in Appendix E.

7. FINDINGS, OPINION, AND CONCLUSIONS

Ramboll performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 and a shallow soil investigation of the site in April 2021. The objective of the ESA was to identify RECs, as defined in the ASTM Standard. A list of key definitions presented in the ASTM Standard is provided in Section 8 at the end of this report. Any exceptions to, or deletions from, this practice are described in Section 7.2.

7.1 Findings, Opinions, and Conclusions

7.1.1 Recognized Environmental Conditions

Ramboll has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 and shallow soil investigation of the site. Any exceptions to, or deletions from, this practice are described in Section 7.2 of this report. This assessment did not identify any RECs in connection with unrestricted residential use of the site. No further investigation of the site is warranted at this time.

7.1.2 *De Minimis* Conditions

De minimis conditions are those that do not represent a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies. Ramboll did not identify any *de minimis* conditions during the course of this assessment.

7.2 Analysis of Data Gaps

The ASTM Standard defines a data gap as "a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information." A data gap is only significant if other information obtained during the ESA, or professional experience, raises reasonable concerns and affects the ability of the environmental professional to identify whether a given issue is a REC. The ASTM Standard requires that the ESA report identify and comment on significant data gaps.

Limiting conditions and deviations to the ASTM Standard for the assessment are discussed below.

- The earliest readily available aerial image that indicates specific site uses is dated 1939 and shows that a majority of the property was already developed for agricultural uses. ASTM defines agricultural site use as a "developed" site use. Due to the extended age of the site, it was not possible to interview representatives dating back to the site's first developed agricultural use.

None of the exceptions, deletions, deviations, or site reconnaissance limitations noted above are considered to represent significant data gaps.

8. ASTM DEFINITIONS

The following definitions are presented in the ASTM Standard:

REC - Recognized Environmental Condition:

The presence or likely presence of any hazardous substances or petroleum products in, on, or at a 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.

CREC - Controlled Recognized Environmental Condition:

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, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

HREC - Historical Recognized Environmental Condition:

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.

***De minimis* Condition:**

A condition that generally does not present a threat to human 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.

Data Gap / Significant Data Gap:

A lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. A data gap is significant if other information and/or professional experience raises concerns involving the data gap.

Please note that the term "other finding" is not defined by ASTM; rather, Ramboll uses the term to connote areas of contingent risk that are not clearly defined by the ASTM Standard.

TABLES

Table 1: Metals in Soil Samples
Approximately 2.7-Acre Site on Eastern Portion of Cambrian School District Property
1975 Cambrianna Drive, San Jose, California

Sample Location	Sample Depth (feet bgs)	Sample Date	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Mercury	Molybdenum	Nickel	Selenium	Vanadium	Zinc
SB01	1.0	4/2/2021	**3.8**	**100**	ND<0.50	ND<0.50	**31**	**8.1**	**17**	**7.2**	**0.073**	**0.67**	**34**	ND<0.50	**36**	**37**
SB02	1.0	4/2/2021	**6.2**	**76**	ND<0.50	ND<0.50	**26**	**5.6**	**16**	**5.0**	**0.22**	**0.92**	**29**	ND<0.50	**30**	**36**
SB03	1.0	4/2/2021	**7.5**	**180**	**0.54**	ND<0.50	**56**	**11**	**31**	**21**	**0.20**	**1.1**	**66**	**0.59**	**53**	**75**
SB04	1.0	4/2/2021	**4.6**	**120**	ND<0.50	ND<0.50	**35**	**9.1**	**20**	**8.1**	**0.097**	**0.62**	**39**	ND<0.50	**39**	**56**
SB05	1.0	4/2/2021	**4.6**	**130**	ND<0.50	ND<0.50	**38**	**9.1**	**20**	**9.5**	**0.067**	**0.60**	**39**	ND<0.50	**46**	**59**
SB06	1.0	4/2/2021	**6.3**	**150**	ND<0.50	**0.54**	**50**	**7.9**	**28**	**18**	**0.18**	**0.62**	**50**	**0.57**	**42**	**120**
SB07	1.0	4/2/2021	**5.1**	**130**	ND<0.50	ND<0.50	**40**	**9.1**	**25**	**16**	**0.077**	**0.73**	**45**	ND<0.50	**46**	**81**
SB08	1.0	4/2/2021	**3.8**	**120**	ND<0.50	ND<0.50	**34**	**8.6**	**18**	**9.7**	**0.054**	**0.64**	**35**	ND<0.50	**37**	**62**
SB09	1.0	4/2/2021	**3.8**	**110**	ND<0.50	ND<0.50	**30**	**8.1**	**17**	**4.8**	ND<0.050	**0.58**	**32**	ND<0.50	**36**	**34**
SB10	1.0	4/2/2021	**3.9**	**94**	ND<0.50	ND<0.50	**27**	**7.3**	**16**	**12**	**0.068**	**0.65**	**28**	ND<0.50	**31**	**52**
SB11	1.0	4/2/2021	**3.5**	**100**	ND<0.50	ND<0.50	**29**	**7.7**	**17**	**10**	ND<0.050	**0.61**	**29**	ND<0.50	**38**	**60**
Residential Screening Criteria			11	15,000	16	71	120,000[a]	23	3,100	80	1[b]	390	820	390	390	23,000
Screening Criteria Source			Duvergé	USEPA	Cal/EPA	Cal/EPA	USEPA	USEPA	USEPA	Cal/EPA	Cal/EPA	USEPA	Cal/EPA	USEPA	USEPA	USEPA
Hazardous Waste Threshold		***TTLC***	500	10,000	75	100	2,500	8,000	2,500	1,000	20	3,500	2,000	100	2,400	5,000
Concentration that Potentially Exceeds Hazardous Waste Threshold for Leaching		***10x STLC***	50	1,000	7.5	10	50	800	250	50	2.0	3,500	200	10	240	2,500
		20x TCLP	100	2,000	--	20	100	--	--	100	4.0	--	--	20	--	--

Notes:
Only compounds detected above the method detection limit are included in the table and are shown in **bold**.
All data are reported in milligrams per kilogram (mg/kg).

California Assessment Manual 17 (CAM17) metals analyzed by EPA Method 6020.
[a] = screening value is for Chromium III
[b] = screening value is for Elemental Mercury

-- = not analyzed or not available
bgs = below ground surface
Cal/EPA = California Envrionmental Protection Agency
DTSC = Department of Toxic Substances Control
STLC = Soluble Threshold Limit Concentration; Source: California Code of Regulations, Title 22, Chapter 11, Article 3.
TCLP = Toxicity Characteristic Leaching Procedure; Source: 40 CFR 261, appendix II, 1993 ed., as amended by 58 FR 46040, Aug 31, 1993.
TTLC = Total Threshold Limit Concentration; Source: California Code of Regulations, Title 22, Chapter 11, Article 3.
RSL = Regional Screening Levels
USEPA = United States Environmental Protection Agency

Sources:
California Environmental Protection Agency (Cal/EPA). 2020. Human Health Risk Assessment (HHRA) Note Number 3, Issue: Cal/EPA recommended methodology for use of U.S. EPA Regional Screening Levels (RSLs) in the Human Health Risk Assessment process at hazardous waste sites and permitted facilities. June.
Duvergé, Dylan Jacques. 2011. Establishing Background Arsenic in Soil of the Urbanized San Francisco Bay Region.
United States Evironmental Protection Agency (USEPA). 2020. Regional Screening Levels for Chemical Contaminants at Superfund Sites. November.

Table 2: Organochlorine Pesticides and Polychlorinated Biphenyls in Soil Samples
Approximately 2.7-Acre Site on Eastern Portion of Cambrian School District Property
1975 Cambrianna Drive, San Jose, California

Sample Location	Sample Depth (feet bgs)	Sample Date	OCPs										PCBs
			a-Chlordane	g-Chlordane	p,p-DDD	p,p-DDE	p,p-DDT	Dieldrin	Endosulfan I	Endrin aldehyde	Heptachlor epoxide	Methoxychlor	
SB01	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.0014**	**0.00078**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB02	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.00045**	**0.00035**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB03	1.0	4/2/2021	**0.00045**	**0.00045**	**0.0018**	**0.040**	**0.067**	**0.0025**	**0.00013**	ND<0.00010	**0.00022**	**0.00065**	All ND*
SB04	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.00028**	**0.00069**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB05	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.00028 P**	**0.00051**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB06	1.0	4/2/2021	ND<0.00010	ND<0.00010	**0.00029**	**0.0033**	**0.0026**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB07	1.0	4/2/2021	ND<0.00010	**0.00011**	**0.00030**	**0.035**	**0.0057**	ND<0.00010	ND<0.00010	**0.00019**	ND<0.00010	ND<0.00020	All ND*
SB08	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.00016**	**0.00053**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB09	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	**0.00011**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB10	1.0	4/2/2021	ND<0.00010	ND<0.00010	**0.00015**	**0.00049**	**0.0014**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
SB11	1.0	4/2/2021	ND<0.00010	ND<0.00010	ND<0.00010	**0.00010**	**0.00012**	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00010	ND<0.00020	All ND*
Residential Screening Criteria			--	--	1.9	2.0	1.9	0.034	--	--	0.070	320	--
Screening Criteria Source			--	--	USEPA	USEPA	USEPA	USEPA	--	--	USEPA	USEPA	--

Notes:
Only compounds detected above the laboratory reporting limit are included in the table and are shown in **bold**.
All data are reported in milligrams per kilogram (mg/kg).

Organochlorine pesticides (OCPs) analyzed by EPA Method 8081A.
Polychlorinated biphenyls (PCBs) analyzed by EPA Method 8082.
P flagged result indicates the agreement between quantitative confirmation results exceeds method recommended limits.
-- = not analyzed or not available
bgs = below ground surface
Cal/EPA = California Envrionmental Protection Agency
DDD = dichlorodiphenyldichloroethane
DDE = dichlorodiphenylethylene
DDT = dichlorodiphenyltrichloroethane
DTSC = Department of Toxic Substances Control
ND* = no PCBs were detected above laboratory reporting limits in this sample
ND = not detected at or above the laboratory reporting limit shown
OCPs = organochlorinated biphenyls
PCBs = polychlorinated biphenyls
RSL = Regional Screening Levels
USEPA = United States Environmental Protection Agency

Sources:
California Environmental Protection Agency (Cal/EPA). 2020. Human Health Risk Assessment (HHRA) Note Number 3, Issue: DTSC recommended methodology for use of U.S. EPA Regional Screening Levels (RSLs) in the Human Health Risk Assessment process at hazardous waste sites and permitted facilities. June.
United States Environmental Protection Agency (USEPA). 2020. Regional Screening Levels for Chemical Contaminants at Superfund Sites. November.

Table 3: Naturally-Occurring Asbestos in Soil Samples
Approximately 2.7-Acre Site on Eastern Portion of Cambrian School District Property
1975 Cambrianna Drive, San Jose, California

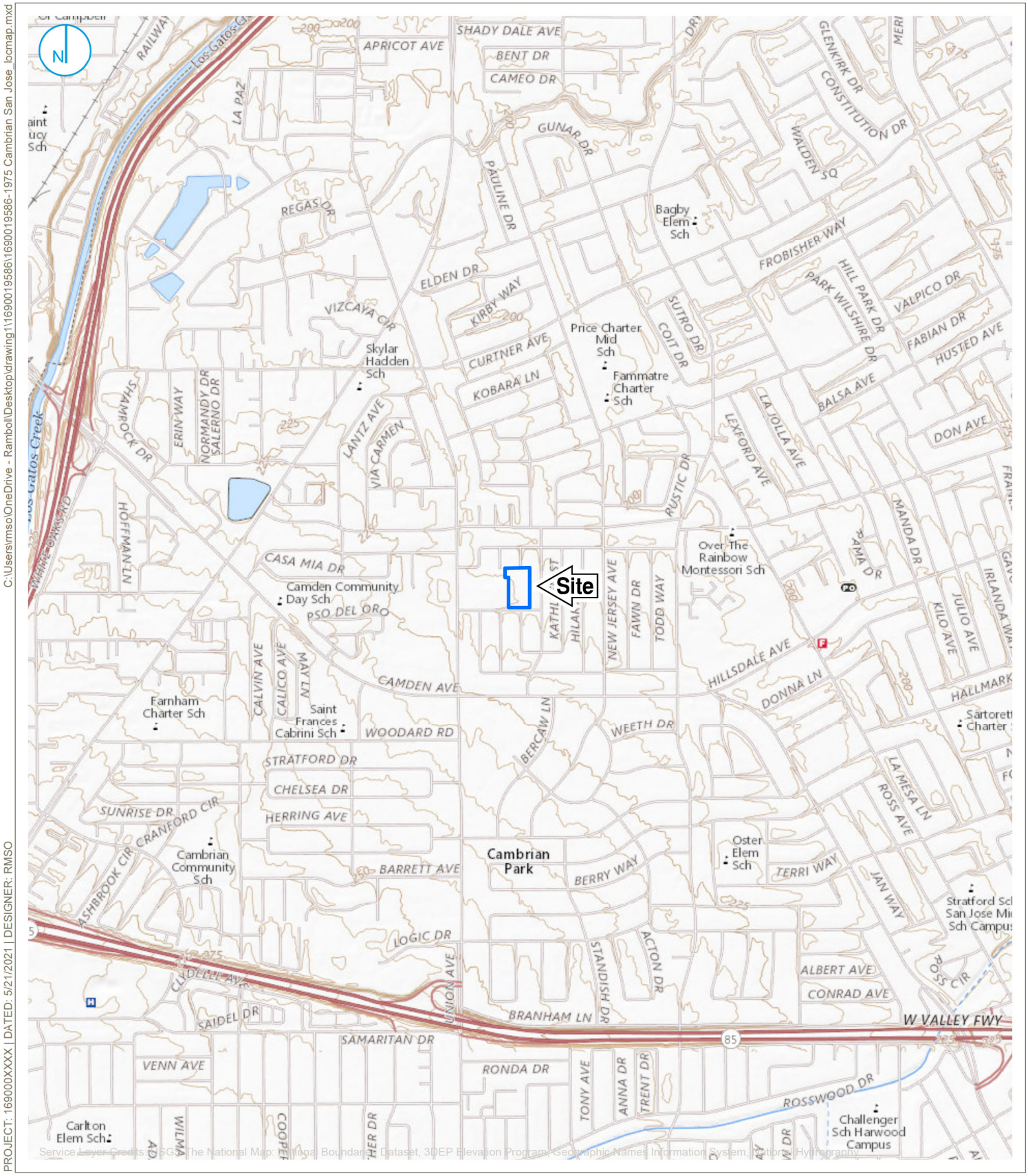
Sample ID	Sample Depth (feet bgs)	Sample Date	Asbestos Detected (400-point count)
NOA-1	0.2	4/2/2021	ND<0.25
NOA-2	0.2	4/2/2021	ND<0.25
NOA-3	0.2	4/2/2021	ND<0.25
NOA-4	0.2	4/2/2021	ND<0.25

Notes:
Sample NOA-1 is a composite of samples from locations SB01 and SB02.
Sample NOA-2 is a composite of samples from locations SB03, SB04 and SB05.
Sample NOA-3 is a composite of samples from locations SB06, SB07, and SB08.
Sample NOA-4 is a composite of samples from locations SB09, SB10, and SB11.

NOA analyzed by CARB Method 435
CARB 435 = California Air Resources Board Method 435; June 6, 1991.

bgs = below ground surface
ID = identification
ND = not detected at or above the laboratory limit of quantification
NOA = naturally-occurring asbestos

FIGURES



C:\Users\rmso\OneDrive - Ramboll\Desktop\drawing1\1169001958861690019586-1975 Cambrian San Jose_locmap.mxd

PROJECT: 169000XXXX | DATED: 5/21/2021 | DESIGNER: RMSO

KEY MAP

LEGEND

Map Scale: 1:1:24,000;
Map Center: 121°55'44"W, 37°15'55"N

0 1,000 2,000 Feet

SITE LOCATION MAP

1975 Cambrianna Drive
San Jose, California

FIGURE 1

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

PROJECT: 169000XXXX | DATED: 5/21/2021 | DESIGNER: RMSO

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LEGEND

Site Boundary

0 75 150 Feet

SITE LAYOUT

1975 Cambrianna Drive
San Jose, California

FIGURE 2

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

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PROJECT: 1690019586 | DATED: 5/21/2021 | DESIGNER: RMSO

LEGEND

- Site Boundary
- Soil Sample Location

0 40 80 Feet

SOIL SAMPLE LOCATION MAP

1975 Cambrianna Drive
San Jose, California

FIGURE 3

RAMBOLL US CONSULTING, INC.
A RAMBOLL COMPANY

RAMBOLL

APPENDIX A
SITE PHOTOGRAPHS

APPENDIX B
ENVIRONMENTAL DATABASE REPORT

EDR conducted its searches for the standard environmental record sources and the minimum search distances, as specified by the ASTM Standard. The ASTM Standard uses the terminology "approximate minimum search distance" to refer to the radii searched in the environmental database report.

EDR conducted the search of environmental databases in December 2017. Because the environmental databases themselves are sometimes not updated by the specific regulatory agencies for periods of up to one year or more (depending on the database and the state), the database search conducted herein will not necessarily list any facility or site for which an environmental investigation/listing has been initiated subsequent to the last update.

APPENDIX C
HISTORICAL RESEARCH DOCUMENTATION

APPENDIX C.1
TOPOGRAPHIC MAPS

APPENDIX C.2
AERIAL PHOTOGRAPHS

APPENDIX C.3
ABSTRACT OF CITY DIRECTORIES

APPENDIX C.4
HISTORICAL FIRE INSURANCE MAPS

APPENDIX D
ENVIRONMENTAL LIEN AND AUL SEARCH

APPENDIX E
LABORATORY ANALYTICAL REPORT

APPENDIX F
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS