

***Phase I Environmental
Site Assessment Report***

For

Reach 14

**Selected Parcels along
East Little Llagas Creek
Morgan Hill, San Martin,
and Gilroy, California**

PIERS



**Environmental
Services, Inc.**

***Phase I Environmental
Site Assessment Report
For
Reach 14
Selected Parcels along
East Little Llagas Creek
Morgan Hill, San Martin,
and Gilroy, California***

Prepared For:

Santa Clara Valley Water District
Hydraulic Engineering Unit
5750 Almaden Expressway
San Jose, CA 95118-3686

Prepared By:

PIERS Environmental Services, Inc.
1330 S. Bascom Avenue, Suite F
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February 2005

PIERS



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February 7, 2005

Santa Clara Valley Water District
Hydraulic Engineering Unit
5750 Almaden Expressway
San Jose, CA 95118-3686
Attn: Mr. Uday Mandlekar

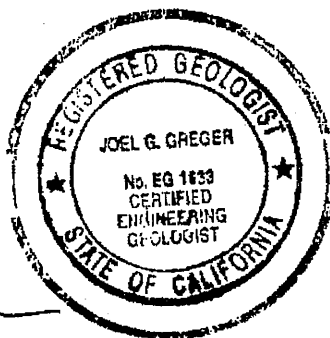
RE: Phase I Environmental Site Assessment
Selected Parcels along East Little Llagas Creek, Reach 14
Morgan Hill, San Martin, and Gilroy, Santa Clara County, CA

Dear Mr. Mandlekar:

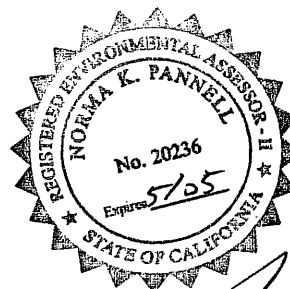
PIERS Environmental Services, Inc. is pleased to provide you with the attached Phase I Environmental Site Assessment for the above referenced parcels. The scope of work performed for this project is detailed in our Agreement No. A2560A.

If you have any questions regarding this report, please do not hesitate to contact our office. It has been a pleasure working with you on this project and we look forward to working with the Santa Clara Valley Water District again in the near future.

Sincerely,
PIERS Environmental Services, Inc.



Joel G. Greger, CEG # EG1633, REA # 07079
Senior Project Manager



Kay Pannell, Chief Operations Officer
REP # 05800, REA-II # 20236

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1.0 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

- PIERS Environmental Services Inc. (PIERS) was retained by the Santa Clara Valley Water District (District), under Agreement A2560A, to perform a Hazardous Substance Liability Assessment (HSLA), or a Phase I Environmental Site Assessment in accordance with ASTM Standard E1527-00 Standard Practice for Phase I Environmental Site Assessments (Phase I) at ten parcels within Reach 14 the Upper Llagas Creek Flood Protection Project. The 10 parcels in Reach 14 are located along East Little Llagas Creek and are currently owned by Santa Clara Valley Water District. The purpose of the Phase I HSLA is to identify any environmental concerns at the ten subject parcels prior to the flood control construction project and to protect construction crews from potential exposure to hazardous materials during the flood control construction project. The Assessor's Parcel Numbers, parcel sizes, and improvements are summarized in a table in Section 4.1. Site plans showing pertinent details are shown on Figures 2 through 8.
- Recognized environmental conditions were identified at all of the parcels. There is a potential for residual amounts of pesticides and fertilizers to exist in soils due to prior agricultural chemical use on these parcels and the adjacent parcels. Evidence of agricultural use was demonstrated through the review of historical aerial photographs. Row crops and orchards are generally routinely sprayed with pesticides, insecticides and/or fertilizers. Carcinogenic materials such as DDT, DDE, DDD, Dieldrin and chlordane are often found in agricultural soils above regulatory threshold limits. No evidence of excessive use of chemicals, releases, hot spots or the exact types of chemicals used was discovered during this assessment.

Pesticides and herbicides tend to biodegrade after about 30 years. Any parcels used for agriculture within the past 25 years have the potential to expose construction workers to pesticides, insecticides and/or fertilizers through dermal contact during construction activities. Also, adjacent, up-gradient parcels that currently have agricultural usage have the potential to impact District-owned parcels through surface water runoff of impacted soils onto the subject parcels.

- Except for the Olin site, where there was a release of perchlorate to groundwater, none of the other known sites listed on the regulatory agencies database report are considered likely to have

caused significant adverse impacts on any of the parcels. Based on data through June 21, 2004, from the District's online database, all of the parcels are within the area of investigation for the Olin release. In this investigation area, concentrations of perchlorate measured in groundwater samples from residents' wells range from non-detectable to 20 parts per billion (ppb). As per the District's website for the Olin investigation, perchlorate is a health risk because it "disrupts iodine intake in the thyroid gland, which regulates hormone function. Perchlorate is therefore considered to have adverse health effects, and water suspected to contain perchlorate should be avoided for drinking and cooking". On March 12, 2004, the California State Office of Environmental Health Hazards Assessment (OEHHA) published a final public health goal (PPG) of 6 ppb for drinking water.

The OEHHA had previously circulated a draft Public Health Goal report that cites studies indicating that the skin will not generally absorb perchlorate into the body, and that showering and bathing with low-level perchlorate water is not hazardous. Therefore, PIERS considers any possible dermal contact with groundwater for construction crews to be generally non-hazardous.

The responsible party for this release has been identified as the Olin Company, and it is responsible for the cleanup. While the Olin release of perchlorate is a recognized environmental condition that has affected the groundwater beneath the parcels, there are no exposure pathways to the affected groundwater at the parcels. Therefore, there do not appear to be any environmental implications from this release with respect to the District's plans for the Llagas Creek project. However, if significant earthwork and/or excavation are planned for the Llagas flood control project by the District, project design should include a comprehensive soil and groundwater management plan addressing workers' health and safety, groundwater discharge, and soil disposal requirements.

- The recognized environmental conditions are summarized in tables presented in Section 5.1. A summary of each type of research conducted is included in Section 5.1.

1.2 OPINION, CONCLUSIONS, RECOMMENDATIONS

It is PIERS' professional opinion that parcels used for agriculture within the past 25 years, or adjacent to such parcels, should be further investigated via soil sample collection and laboratory analysis for chemicals of concern. The purpose of the investigation would be to determine soil management and disposal requirements, and to determine

health and safety requirements for the field personnel during the flood control construction project. Additional soil testing may be needed during project excavation phase to determine disposal needs.

Soil testing should be performed prior to any construction activities. Composite samples at each potentially affected parcel (parcels that have had agricultural usage within the last 25 years, or parcels that are directly down-gradient of adjacent parcels currently being used for agriculture) are recommended. Soil samples from 0.5, 1.5, and 3-foot depths should be collected using a hand auger, composited, and analyzed for the presence of pesticides and fertilizers (EPA Method 8081).

Any ground water encountered during the flood control construction project excavation should be tested for pesticides and perchlorate to determine dewatering operations-related water disposal requirements. Permissible Exposure Limits (PELs) established by Cal OSHA and hazardous waste criteria by the State of California, Title 22 regulations should be used to determine health and safety requirements for field personnel and soil disposal requirements.

2.0 INTRODUCTION

PIERS Environmental Services, Inc. (PIERS) has completed a Hazardous Substance Liability Assessment (HSLA), or Phase I Environmental Site Assessment (Phase I) for ten parcels within Reach 14 of the Upper Llagas Creek Flood Protection Project, hereinafter referred to as the parcels. The specific addresses and Assessor's Parcel Numbers of the parcels investigated are listed in the Subject Parcels Description in Section 4.1 of this report.

This report follows the guidelines as stated in ASTM Standard Designation E 1527-00; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and those guidelines set forward in our contract with the Santa Clara Valley Water District (District). This project is in accordance with Agreement # A2560A.

2.1 PURPOSE

The purpose of performing this HSLA was to determine past, current and potential future environmental liabilities associated with the current and past uses of the parcels. The investigation is conducted "in order to protect the construction crews from exposure to hazardous materials." Specific types of liabilities addressed in this report are based on statements detailed in ASTM Standard Designation E 1527-00 and within our contract for this project (per Agreement # A2560A).

PIERS was retained by the District (cited hereafter as the Client) to conduct this project for the said parcels.

2.2 DETAILED SCOPE OF SERVICES

The Scope of Services for the performance of this Phase I included the following tasks:

- ❖ Current visual reconnaissance of the parcels to evaluate on-site activities with respect to hazardous materials use, storage and disposal activities.
- ❖ General visual survey of the current uses of the immediately adjacent sites.
- ❖ Review of selected historic documentation for the parcels to determine what activities have occurred since the first developed use or since 1940 (whichever is earlier).
- ❖ Review of reasonably ascertainable regulatory agency files concerning chemical use, storage and disposal at the parcels and at surrounding sites.
- ❖ Acquisition of a current computerized review of federal, state, and local publications to identify National Priority List (NPL); Resource Conservation and Recovery Act (RCRA); United States Environmental Protection Agency (EPA), Region 9, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); RCRA Treatment, Storage and Disposal (TSD); and Emergency Response Notification System (ERNS) sites located within close proximity to the parcels, as well as landfills, Leaking Underground Storage Tanks (LUST) sites and registered Underground Storage Tank (UST) sites.
- ❖ Review of reports on file at environmental regulatory agencies concerning environmental investigations or oversight at nearby sites.
- ❖ Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (The American Society for Testing and Materials [ASTM], Designation E 1527-00) and those guidelines stated within our contract.

2.3 SPECIAL CONDITIONS, TERMS AND LIMITATIONS

The Client for this project requested no special terms, conditions or extraneous services, other than those stated in Agreement # A2560A. Therefore, PIERS implemented no special terms, conditions or extraneous services for this project. Business Environmental Risk concerns have not been addressed for this project.

2.4 USER RELIANCE/REPORT ORGANIZATION

This Phase I has been prepared for the exclusive use of the Client and/or its agents. PIERS will distribute any information regarding this assessment and report only upon the request of the Client and/or its agents. The Client may rely on the statements and information contained within this report.

PIERS warrants that the services, findings, and/or recommendations provided to the Client and its affiliates and subsidiaries, have been prepared, performed and rendered in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

This report is organized in the format requested by the District, as detailed in the written scope of services for this project.

3.0 METHODOLOGY

The methodology used for this project and report follows that which was detailed by the District in their written scope of services for this project, and the ASTM Standard for Phase I ESAs.

4.0 SUBJECT PARCELS DESCRIPTION

4.1 LOCATION AND LEGAL DESCRIPTION

The project consists of ten parcels within Reach 14 of the Upper Llagas Creek Flood Protection Project. The parcels are located along East Little Llagas Creek. The locations of the ten parcels are shown on Figure 1.

The Assessor's Parcel Numbers, parcel sizes, and improvements at the parcels are described on the following table. Site plans showing pertinent details are shown on Figures 2 through 8.

TABLE 4.1			
REACH 14			
PARCEL NO.	PARCEL SIZE	IMPROVEMENTS/ CURRENT USE	FIG. NO.
825-16-044	7.23 acres (est.)	Channel adjacent to Hwy. 101, from Maple Avenue south to E Middle Avenue, approximately 3,150 feet long by 85 to 125 feet wide.	2
825-15-035	10.23 acres	Channel adjacent to Hwy. 101, from E Middle Avenue south to within 2,300 feet of E. San Martin Avenue, approximately 3,750 feet long by 80 to 100 feet wide.	3A & 3B
825-14-047	2.57 acres (est)	Small "L" shaped parcel comprised of E. Little Llagas Creek and portion of intersecting tributary. Adjacent (northeast of) Sycamore Avenue, approximately 100 feet by 900 feet.	4
825-14-030	0.62 acres (est)	Small parcel adjacent to E. Little Llagas Creek, south side of channel, adjacent to Sycamore Avenue to SW, approximately 100 feet by 219 feet.	4
825-14-048	10.00 acres	Channel parallels Sycamore Avenue (not adjacent). South end bound by E. San Martin Avenue. Approximately 2,300 feet long by 150 feet wide.	4
825-38-007	4.77 acres	Channel parallels Sycamore Avenue (not adjacent). Approximately 1,800 feet long by 150 feet wide. Bound by E. San Martin to the north.	5
825-39-020	9.29 acres	Channel parallels Sycamore Avenue (not adjacent). Approximately 2,600 feet by 150 feet.	6
825-12-016	10 acres	Channel parallels Sycamore Avenue (not adjacent). Approximately 2,750 feet long by 140 feet wide. Bound by Church Avenue to the south.	7
830-05-040	11.44 acres	Channel of East Little Llagas Creek and a section of Llagas Creek from to Hwy. 101 east to the intersection. Bound by Church Avenue to the north.	8
830-05-011	5.723 acres	5.7-acre parcel adjacent to channel, southwest of E. Little Llagas Creek at intersection with Llagas Creek.	8

4.2 CURRENT/PAST INDUSTRIAL/MANUFACTURING USES OF PARCELS

Eight of the ten parcels are engineered portions of East Little Llagas Creek. Parcel 830-05-040 at the southern end of the project area also contains a portion of Llagas Creek as it intersects with East Little Llagas Creek. Based on aerial photograph review, which is summarized in Section 5.1, all of these eight parcels were occupied by either row crops or orchards, or both, between 1953 and 1968. Construction of the engineered creek began in 1971 and was completed in 1974. In most cases the creek alignment was modified. In places where the alignment closely matches the preexisting alignment the creek was greatly widened, therefore also encompassing areas previously used for agriculture.

The two remaining parcels are adjacent to the creek. Parcel APN 825-14-030, adjacent to the channel at APN 825-14-047, was used for agriculture between 1953 and 1971, ceasing by 1974. Parcel APN 830-05-011, adjacent to the channel at APN 830-05-040, was used for agriculture from at least 1953 to 1981, ceasing sometime prior to 1998.

4.3 PHYSICAL CHARACTERIZATION OF THE PARCELS

4.3.1 TOPOGRAPHY AND SURFACE WATER HYDROLOGY

Reach 14 is located within the Santa Clara Valley, a broad, northwest-trending alluvium-filled valley. The area of Reach 14 is relatively flat. Regionally, the area slopes very gently to the southeast. The direction of surface water flow in East Little Llagas Creek is predominantly to the southeast, consistent with the gentle slope of the regional topography. Many portions of the creek remain dry during much of the year.

4.3.2 GEOLOGY AND HYDROGEOLOGY

According to "Flatland Deposits – Their Geology and Engineering Properties and Their Importance to Comprehensive Planning" (U. S. G. S. Professional Paper 943, Helly et al, 1979), Reach 14 at East Little Llagas Creek is mapped as Late Pleistocene alluvium (map symbol Qpa). The alluvium is described as weakly consolidated, slightly weathered, poorly sorted, irregular interbedded clay, silt, and gravel. Coarse-grained stream deposits occur within this unit near the heads of old alluvial fans.

The direction of groundwater flow at Reach 14 would be expected to be predominantly to the southeast, consistent with regional topography and surface flow; however, the flow direction likely varies due to site-specific conditions.

4.3.3 ACTIVE FAULTING AND SEISMICITY

Reach 14 is located within relatively flat alluvial soils within the Santa Clara Valley, a seismically active region of northern California. The Santa Clara Valley is bounded by the Calaveras – Sunol fault zone to the east, and the San Andreas fault zone to the west. Both fault zones are part of the San Andreas fault system, which forms the boundary between the North American and Pacific tectonic plates. Translational shear along this plate boundary has resulted in numerous historical earthquakes, some of which were large-magnitude, with severe ground shaking, ground rupture, and damage. Most of the recorded earthquake epicenters are concentrated along the Hayward, Calaveras, Concord, and San Andreas fault zones. It is likely that a similar pattern of seismicity will persist into the foreseeable future.

5.0 RESULTS

5.1 RECORDS REVIEW

REGULATORY AGENCY DATABASE RECORDS REVIEW

Attached to this report are five PIERS “Identified Hazardous Materials Sites Radius Reports” for the subject parcels. The reports identify sites of environmental concern within a one-mile radius of the subject parcels. The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report.

The Identified Hazardous Materials Sites database reports (Radius Reports) pinpoint each surrounding hazardous materials site at distances of less than a quarter-mile radius, one-quarter mile to one-half mile radius, and one-half mile to a mile radius, from a central point which represents each subject parcel. The reports for two adjacent parcels will have overlapping surrounding sites. The distances listed for the identified sites in the report within each search radii refer to the distances from this central point. The distances of these sites referred to in the subheadings

are the approximate distances to the nearest parcel. In some cases, because the distance from an agency-listed site to the central radii point is significantly different than the actual distance to the nearest parcel, the number of sites within a search radius from a parcel differs from that shown in the summary table. In all cases, all sites within the appropriate search radii from the parcels are discussed within each subheading.

Further information about the Radius Reports and detailed descriptions of the databases searched are found in the Radius Reports themselves (see Section 7.2.1). The following is an analysis of the attached reports.

SUMMARY OF DATABASES REVIEWED— REACH 14:

SUBJECT PARCELS

The subject parcels (“parcels”) are not included on any of the ASTM Standard agency-published databases in the attached database report.

SURROUNDING SITES

NPL - NATIONAL PRIORITIES LIST

No sites were listed within a one-mile radius from the parcels on the U.S. Environmental Protection Agency’s (EPA) National Priority List (NPL) of the highest priority sites.

PROPOSED NPL

No sites within a one-mile radius from the parcels were listed on the Proposed National Priority List (NPL) database.

CORRACTS

The Resource Conservation Recovery Act database (RCRA) lists facilities that have undergone corrective action (CORRACTS). No facilities within a one-mile radius of the parcels were listed on the CORRACTS database.

TSD

The Resource Conservation and Recovery Information System (RCRIS) maintains information on sites which transport, store, or dispose (TSD) of hazardous waste. No sites within a one-mile radius from the parcels were listed on the TSD database.

SMBRP

Two facilities within a one-mile radius of the parcels were listed on the Site Mitigation and Brownfield's Reuse (SMBRP) database. This database was developed by the Department of Toxic Substances Control (DTSC) to track activities at properties that may have been affected by the release of hazardous substances. The following is a table summary of the two SMBRP sites:

TABLE 5.1A		
REACH 14 – SMBRP SITES		
SITE/ADDRESS	DISTANCE*/ DIRECTION	STATUS/HYDROLOGIC SETTING RELATIVE TO PARCELS
Winston Chan property 14735 Monterey Hwy.	3,682 ft SW	Low concentrations of DDT, DDE, and DDD were found in soils. The site was certified by DTSC in 1987. As it is located cross-gradient relative to the parcels, it does not appear to be of significant environmental concern to the parcels.
Elementary School site 895 Barrett	5,524 ft NNW	The site was certified to residential standards in 9/2000 after removals of chlorinated pesticide-impacted soil. Based on the regulatory status and distance from the parcels, this site does not appear to be of significant environmental concern to the parcels.

* Distance in feet from nearest parcel.

SLIC

The Spills, Leaks, Investigation and Cleanup Cost Recovery (CA SLIC) database is compiled by the State Regional Water Quality Control Board, and includes contaminated sites that impact or have the potential to impact groundwater. Two sites within a one-mile radius of the parcels were listed on the CA SLIC database, as summarized in the following table:

TABLE 5.1B		
REACH 14 – SLIC SITES		
SITE/ADDRESS	DISTANCE*/ DIRECTION	STATUS/HYDROLOGIC SETTING RELATIVE TO PARCELS
San Martin Auto Wreckers 14155 Llagas Ave.	2,651 ft WSW	Based on the distance of this site from the parcels, it does not appear to be of significant environmental concern to the parcels.
Olin Site 425 Tennant Ave.	5,033 ft NW	See below.

* Distance in feet from nearest parcel.

Although it is located approximately 5,000 feet northwest from the nearest parcel in Reach 14, the Olin site, at 425 Tennant Avenue, has affected groundwater quality throughout the entire length of the Reach. This site has been identified as having had a significant release of perchlorate. In recent years, the District has sampled numerous domestic wells throughout

the area, and perchlorate in relatively low concentrations has been identified in groundwater samples in numerous wells in the vicinity of the parcels. Based on data available on the District's website as of June 21, 2004, the concentrations in the vicinity of the parcels range from non-detectable to 20 ppb.

The responsible party (RP) for this release has been identified as the Olin Company, and it is responsible for the cleanup. While the Olin release of perchlorate is a recognized environmental condition that has affected the groundwater beneath the parcels, there are no exposure pathways to the affected groundwater at the parcels. Therefore, there do not appear to be any environmental implications from this release with respect to the District's plans for the Llagas Creek project.

DEED RESTRICTION SITES

No sites within a one-mile radius from the parcels were listed on the database of sites with deed restrictions due to environmental conditions (the DEED database).

CERCLIS

The EPA Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) database lists potential hazardous waste sites. No sites within a one-half mile radius from the parcels were listed on the CERCLIS database.

CERCLIS/NFRAP

No sites within a one-half mile radius from the parcels were listed on the CERCLIS/No Further Remedial Action Planned (NFRAP) database.

LUST

Eleven sites were listed on the database of leaking underground storage tank (LUST sites) within a one-quarter mile radius of the parcels. Many of the sites are listed more than once, oftentimes as a result of re-opening LUST cases and/or new LUST releases.

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes may extend farther

from the source. As there are many exceptions to the LLNL study with respect to plumes' sizes exceeding 250 feet, case-by-case analysis is necessary to assess plume length.

Based on the discussion above, active fuel leak LUST sites that are within 1/8 mile in the up-gradient direction, and up-gradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the parcels. Six LUST cases are located within 1/8 mile of the parcels. Of these, five are closed cases and based on their closure status, are not considered to pose environmental risks to the parcels. The active case is located approximately one-half mile distant, and therefore is not considered to be of significant environmental concern to the parcels. Although Methyl-tert-Butyl-Ether (MtBE) is a known solvent groundwater contaminant whose plume has been reported to be long (>250 ft) and narrow, the site has not been tested for MtBE, the levels and identities of contaminants are unknown at this time, and the site is a residence. Due to these factors, it is unlikely that any unauthorized release has the potential to significantly impact the subject parcels.

TABLE 5.1C		
REACH 14 – LUST SITES		
SITE/ADDRESS	DISTANCE*/ DIRECTION	STATUS/HYDROLOGIC SETTING RELATIVE TO PARCELS
15220 Llagas Ave.	491 ft SW	Closed case.
14400 Llagas Ave.	2,038 ft SW	Closed case.
13600 Murphy Ave.	1,154 ft SW	Closed case.
13895 Llagas Ave.	2,590 ft SW	Closed case.
1340 San Martin Ave. E.	2,750 ft NE	Active case.
11155 No Name Blvd.	1,596 ft SW	Closed case.

*Distance in feet from nearest parcel.

No toxics or solvents sites are listed further up-gradient.

SWLF

One site within a one-half mile radius from the parcels was listed on the SWLF database that contains information on state landfills (the site is listed twice). This site is the San Martin Transfer Facility and former landfill at 14070 Llagas Avenue, approximately 2,457 feet to the southwest of the nearest parcel. An ESA was completed by PIERS for this parcel (PIERS, 2003). This site has received regulatory closure as a landfill and now operates solely as a transfer station. Based on the regulatory status, this site does not appear to be of significant environmental concern to the parcels.

WELLS

Two sites within a one quarter-mile radius from the parcels were listed on the database of sites with known water wells. In addition, field observations and District maps of the Olin plume (see SLIC discussion) indicate that most, if not all, of the rural residences along the parcels have drinking water wells. As none of these wells are located on the parcels, there do not appear to be any environmental implications for the parcels due to the presence of these wells.

HAZMAT

The HAZMAT database includes information from a number of agencies on hazardous materials storage, use, and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, and spills and releases. No sites within one-eighth mile from the parcels were listed on the HAZMAT database.

ERNS

No sites within one-eighth mile from the parcels were listed on the ERNS database.

RCRIS GENERATORS

The U.S. EPA RCRIS list was researched for the parcels and immediately adjacent properties, for both Small Quantity (SQG) and Large Quantity Generators (LQG) of hazardous materials as defined by RCRA. The parcels and the immediately adjacent properties are not listed on this database. There were no GENERATOR sites listed within one-eighth mile of the parcels.

UST

This database includes active UST facilities gathered by the State Water Resources Control Board from local regulatory agencies. Neither the parcels nor any adjacent parcels are listed on this database. There were no UST listings located within one eighth-mile of the parcels.

AST

Neither the parcels nor any adjacent parcel is listed on the AST database. No sites within one-eighth mile from the parcels were listed on the AST database.

CLEANERS

No sites within one-eighth mile from the parcels were listed on the CLEANERS database.

HAZNET

No sites within one-eighth mile from the parcels were listed on the HAZNET database. This database is from the California Environmental Protection Agency, and is a database of facilities that transport hazardous materials.

HISTORICAL SANBORN FIRE INSURANCE MAPS

No Sanborn map coverage was found for the parcels.

HISTORICAL CITY DIRECTORIES

Historical city directories were not researched for this investigation. None of the parcels have street addresses, and there is no indication of any prior use of the parcels except for agriculture.

LOCAL FIRE DEPARTMENT RECORDS REVIEW

California Department of Forestry (CDF)

During previous research on the Llagas Creek project (August 13, 2002), PIERS determined that parcels in Reach 14 are served by the CDF for fire protection. The CDF generally only inspects for brush build up issues, and does not maintain files on hazardous materials.

LOCAL BUILDING DEPARTMENT RECORDS REVIEW

Santa Clara County Building Department (SCCBD)

Inquiry Date – November 10, 2004

In November 2004, PIERS was informed by the SCCBD that files are maintained by street address, and sites with no street addresses have no files.

Santa Clara County Land Development & Engineering Dept. (SCCLDED)

Inquiry Date - November 10, 2004

In November 2004, PIERS was informed by Mr. Steve Holman of SCCLDED that there were no files for the parcels. Mr. Holman stated that

the District split from County government in 1966, and as the creek improvements and modifications were completed in the early 1970's, all files would be maintained at the District.

Santa Clara Valley Water District (SCVWD) online database
Inquiry Date – November 10, 2004

In November 2004, PIERS reviewed the SCVWD online database for files on the parcels; however, files are maintained by street address, and sites with no street addresses have no files.

LOCAL HEALTH DEPARTMENT RECORDS REVIEW

Santa Clara County Environmental Health Department (SCCEHD)
Review Date - November 12, 2004

On November 12, 2004, PIERS reviewed the file for APN 825-15-028, which is not one of the parcels, but is adjacent to parcel APN 825-15-035. This review was conducted based on observations of what appeared to be settling ponds at this facility. B & D Mushrooms operates at this location, which has a street address of 14255 Sycamore Avenue. Composting is also done as a commercial operation at this location. The aerial photographs show the site use for mushroom farming between 1981 and 2004.

A "Waiver of Waste Discharge Requirements" for B & D Mushrooms from the Regional Water Quality Control Board (RWQCB) dated August 6, 2001 was contained in the file. In this document, it is stated that according to B & D's storm water management practices, clean storm water is to be directed away from compost areas and discharged into on-site recharge areas. Contaminated storm water, including leachate from compost and spent compost, is collected and stored on site in a settling basin, sump, and aboveground holding tank. This water is then applied to compost piles to maintain moisture content. A plastic-lined pond, to be constructed by October 2001, was to provide additional storage capacity, including storage capacity for flows from a 100-year, 24-hour, storm event.

Boiler blowdown water that has high Total Dissolved Solids concentrations is discharged into two plastic-lined evaporation ponds. Growing room wash water is disposed of to the contaminated storm water system. Compost is stored on concrete pads that drain to the wastewater collection system.

The RWQCB concluded that with proper management practices, the operation is expected to pose "minimal threat to water quality", and waste discharge requirements are conditionally waived, the conditions being completion of certain improvements related to control of storm and waste waters. Based on the file review, and the correspondence from the RWQCB, the mushroom farming operation at this location does not appear to have adversely affected the parcels.

Local health department records were not reviewed for the District parcels during this investigation, as the only identified prior usage of the parcels has been for agriculture.

REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

During the period of September through November 2004, PIERS reviewed historical aerial photographs of the Reach 14 parcels and vicinity at the U. S. Geological Survey in Menlo Park, California. The following tables summarize this review. On the tables, the adjacent parcels on the eastern side of the creek are listed from north to south, continuing in a clockwise manner along the western side of the creek from south to north.

Eight of the ten parcels are engineered portions of East Little Llagas Creek. Parcel APN 830-05-040 at the southern end of the project area also contains a portion of Llagas Creek as it intersects with East Little Llagas Creek. Based on aerial photograph review, which is summarized in Section 5.1, all of these eight parcels were occupied by either row crops or orchards, or both, between 1953 and 1968. Construction of the engineered creek began in 1971 and was completed in 1974. In most cases the alignment was modified. In places where the alignment closely matches the pre-existing alignment the creek was greatly widened, therefore also encompassing areas previously used for agriculture.

The two remaining parcels are adjacent to the creek. Parcel APN 825-14-030, adjacent to the channel at APN 825-14-047, was used for agriculture between 1953 and 1971, ceasing by 1974. Parcel APN 830-05-011, adjacent to the channel at APN 830-05-040, was used for agriculture from at least 1953 to 1981, ceasing sometime prior to 1998.

On some aerial photographs, features suggestive of active agricultural use were observed (evidence of plowing or furrows, etc.) on some adjacent parcels but were not entirely conclusive. These photo years are listed under "known duration of agriculture" followed by a question mark.

The durations of known agricultural use of the parcels are also shown on Figures 2 through 8.

TABLE 5.1D (see Fig. 2)	
REACH 14 – APN 825-16-044 & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-16-044 (District)	1953 – 1968
825-16-001	1953 – 2004
825-16-006	None
825-16-045	1953 – 2004
825-16-046	1953 – 1968, 1974?
825-16-047	1953 – 1968, 1974?
825-16-066	1953 – 1974
825-16-065	1953 – 1974
825-16-064	1953 – 1968
825-16-059	1953 – 1968
825-16-027	1953 – 1968, greenhouse operation 1974 - 1998
area of Hwy. 101	1953 – 1968

TABLE 5.1E (see Fig. 3A)	
REACH 14 – APN 825-15-035, northern half, & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-15-035 N ½ (District)	1953 - 1968
825-15-001	1953 - 1981
825-15-002	1953 - 1971
825-15-034	1953 - 1971
825-15-059	1953 - 1974
825-15-047	1953 - 1981
825-15-048	1953 - 1981
825-15-028	1953 – 1971, mushrooms 1981 - 2004
825-15-032	1953 – 1971
area of Hwy. 101	1953 - 1968

TABLE 5.1F (see Fig. 3B)	
REACH 14 – APN 825-15-035, southern half, & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-15-035 S ½ (District)	1953 – 1968
825-15-053	1953 – 1965
825-15-054	1953 – 1965
825-15-038	1953 – 1965
825-15-013	1953 – 1965
825-15-043	1953 – 1965
825-15-046	1953 – 1965
825-15-018	1953 – 1965
825-15-019	1953 – 1968
825-14-042	1953 – 1981
area of Hwy. 101	1953 - 1968

TABLE 5.1G (see Fig. 4)	
REACH 14 – APN 825-14-30, 825-14-47, & 825-14-48 & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-14-030 (District)	1953 – 1971
825-14-047 (District)	1953 – 1968
825-14-048 (District)	1953 – 1968
825-14-046	none
825-14-029	1965 – 1968?
825-14-035	1953 - 1971
825-14-034	1953 - 1971
825-14-033	1953 – 1974, small portion in 2004
825-14-036	1953 - 1974
825-14-037	1953 - 1971
825-14-038	1953 - 1971
825-14-039	1953 - 1971
825-14-022	1953 - 1998

TABLE 5.1H (see Fig. 5)	
REACH 14 – APN 825-38-007	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-38-007 (District)	1953 – 1968
825-38-009	1953 – 1971, 1981
825-38-008	1953 – 1968
825-38-005	1953 – 1981, 2004
825-38-006	1953, 1981-98?, 2004?

TABLE 5.1I (see Fig. 6)	
REACH 14 – APN 825-39-020 & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-39-020 (District)	1953 – 1968
825-39-023	1953 – 1963
825-39-024	1953 – 1963
825-39-005	1953 – 1971
825-39-006	1953 – 1998
825-39-012	none
825-39-013	none
825-39-014	1953 – 1968, 1974?
825-39-016	1953 – 1971
825-39-022	1953
825-39-050	1953 – 1968
825-39-053	1953
825-39-082	1953 – 1968
825-39-062	1953 – 1968
825-39-063	1953 – 1974
825-39-064	1953 – 1974
825-39-070	1953 – 1971, 1974 – 1981 not by creek (to west)
825-39-108	1953 – 1998
825-39-099	1953 – 1974
825-39-080	1953 – 1971
825-39-102	1953 – 1974
825-39-103	1953 – 1974
825-39-104	1953 – 1971

TABLE 5.1J (see Fig. 7)	
REACH 14 – APN 825-12-016 & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
825-12-016 (District)	1953 – 1968
825-12-049	1953 – 1981
825-12-050	1953 – 1981
825-12-002	1953 – 2004
825-12-004	1953 - 1998
825-12-037	1953 - 1971
825-12-036	1953 - 1971
825-12-035	1953 – 1971
825-12-034	1953 - 1971
825-12-017	1953 – 2004
825-12-019	1953 – 2004
825-12-020	1953 – 2004
825-12-028	1953 – 1968
825-12-041	1953 – 1981

TABLE 5.1K (see Fig. 8)	
REACH 14 – APN 830-05-040, 830-05-011 & adjacent parcels	
PARCEL NO.	Known duration of agriculture (orchards and/or row crops)
830-05-040 (District)	1953 – 1968
830-05-011 (District)	1953 – 1981
830-05-012	1953 – 1968
830-05-031	1953 – 1968
830-05-032	1953 – 1968
830-05-044	1953 – 1981
830-05-045	1953 – 1981
830-05-046	1953 – 1981
830-05-023	1953 – 2004
830-05-024	1953 – 2004
830-06-035 905 Lena Ave.	1953 – 1968
830-06-025 685 Lena Ave.	1953 – 1974, previous Ph. 2 sampling
830-05-038 11555 Kannelly Lane	1953, 2004, previous Ph. 2 sampling
830-05-041	1953 – 2004, previous Ph. 2 sampling
830-05-042	1953 – 1981
830-05-010	1953 – 2004

5.2 SITE RECONNAISSANCE, PERSONAL INTERVIEW RESULTS, AND DISCUSSION OF ENVIRONMENTAL CONDITIONS

During October and November 2004, PIERS conducted a reconnaissance of the ten parcels in Reach 14. Personal Interviews were not conducted, as eight of the ten parcels have been occupied by the engineered East Little Llagas Creek drainage since 1971, and the other two adjacent parcels, also owned by the District, are vacant. No environmental concerns at the parcels themselves were identified during the reconnaissance. No direct evidence of impacts to the parcels was observed on any of the adjacent parcels, except for the potential of impacts due to ongoing agriculture. These observations were incorporated into the aerial photo review that is summarized in Tables 5.51D-K, and recommendations for Phase II sampling were then derived.

The adjacent parcels and relevant features are shown on Figures 2 through 8. Most of the adjacent parcels that are occupied by rural residences have wells and aboveground water and propane storage tanks. These are not considered to be of significant environmental concern to the parcels.

Based on field observations, a file review was conducted at B & D Mushrooms (see Figure 3A). Based on the file review, the mushroom and compost operation at this location does not appear to have adversely affected the District parcels. The file review is summarized in Section 5.1 under "Local Health Department Records Review".

One other parcel, located on the southwestern side of APN 825-39-020, is a rural residence and storage yard or junk yard that fronts on Sycamore Avenue (see Figure 6). While there are numerous vehicles and a number of small vehicle fuel tanks stored on this parcel, no evidence of staining was observed, and further investigation does not appear warranted.

5.3 PROFESSIONAL OPINIONS AND CONCLUSIONS

5.3.1 PROFESSIONAL OPINIONS REGARDING THE ENVIRONMENTAL CONDITIONS

As stated in the Scope of Services (District 2002), one of three conclusions is specifically stated for each parcel. The possible conclusions are:

- 1) No evidence of environmental concerns exists, and no further inquiry is required.
- 2) Evidence of environmental concerns exists, and no further inquiry is required.
- 3) Further investigation into the environmental condition of the parcel is required to make an adequate assessment.

With regards to the Olin site release of perchlorate to groundwater, and based on data as of June 21, 2004 from the District's website, all of the parcels are within the area of investigation. In this area, concentrations of perchlorate measured in groundwater samples from residents' wells range from non-detectable to 20 ppb. The responsible party (RP) for this release has been identified (Olin Corporation), and is responsible for the cleanup. According to information contained in the District's website for the Olin release, showering or bathing in water (analogous to construction workers in contact with the water) containing low levels of perchlorate is not a health risk. Therefore, the Olin release of perchlorate is a recognized environmental condition, but there do not appear to be any environmental implications for the District's plans for the Llagas Creek project from this release.

The OEHHA had previously circulated a draft Public Health Goal report that cites studies indicating that the skin will not generally absorb perchlorate into the body, and that showering and bathing with low-level perchlorate water is not hazardous. Therefore, PIERS considers any possible dermal contact with groundwater for construction crews to be generally non-hazardous.

However, if significant earthwork and/or excavation are planned for the Llagas flood control project by the District, project design should include a comprehensive soil and groundwater management plan addressing workers' health and safety, groundwater discharge, and soil disposal requirements. Any ground water encountered during the flood control construction project excavation should be tested for pesticides and perchlorate to determine dewatering operations-related water disposal requirements. Permissible Exposure Limits (PELs) established by Cal OSHA and hazardous waste criteria by the State of California, Title 22 regulations should be used to determine health and safety requirements for field personnel and soil disposal requirements.

The only identified environmental condition at the parcels is the potential for residual pesticides and fertilizers in soil due to prior use at the parcels within the past 25 years, and prior or ongoing agricultural use on adjacent, up-gradient parcels due to surface water runoff. Further investigation into the environmental condition of the parcels is required to make an adequate assessment (conclusion No. 3).

5.3.2 PROFESSIONAL OPINIONS REGARDING THE CONSEQUENCES OF THE ENVIRONMENTAL CONDITIONS

The consequences of the recognized environmental conditions documented for the parcels is the potential for residual agricultural chemicals in soil (all parcels). The historical agricultural use was documented through the review of historical aerial photographs. No evidence of excessive use of chemicals, releases, hot spots or the exact types of chemicals used was discovered during this assessment. The duration of known use of the District parcels and the adjacent parcels are summarized in Tables 5.1D-K.

The consequences of these conditions include the potential for health risks to construction workers, either from direct dermal contact, or inhalation.

It is PIERS' professional opinion that parcels used for agriculture within the past 25 years, or adjacent to such parcels, should be further investigated via soil sample collection and laboratory

analysis for chemicals of concern. The purpose of the investigation would be to determine soil management and disposal requirements, and to determine health and safety requirements for the field personnel during the flood control construction project. Additional soil testing may be needed during project excavation phase to determine disposal needs.

Soil testing should be performed prior to any construction activities. Composite samples at each potentially affected parcel (parcels that have had agricultural usage within the last 25 years, or parcels that are directly down-gradient of adjacent parcels currently being used for agriculture) are recommended. Soil samples from 0.5, 1.5, and 3-foot depths should be collected using a hand auger, composited, and analyzed for the presence of pesticides and fertilizers (EPA Method 8081). Any ground water encountered during the flood control construction project excavation should be tested for pesticides and perchlorate to determine dewatering operations-related water disposal requirements. Permissible Exposure Limits (PELs) established by Cal OSHA and hazardous waste criteria by the State of California, Title 22 regulations should be used to determine health and safety requirements for field personnel and soil disposal requirements.

5.4 OTHER POTENTIAL ENVIRONMENTAL CONCERNS

5.4.1 ASBESTOS AND LEAD

No structures are present or are known to have existed at any of the parcels.

5.4.2 RADON

No buildings are present at any of the parcels, and therefore radon in air is not considered to be of environmental concern.

5.4.3 PCBS

No PCB-containing equipment was identified at the parcels.

6.0 RECOMMENDATIONS

6.1 SCOPE OF ADDITIONAL RECOMMENDED INVESTIGATIONS

It is PIERS' professional opinion that parcels used for agriculture within the past 25 years, or adjacent to such parcels, should be further investigated via soil sample collection and laboratory analysis for chemicals of concern. The purpose of the investigation would be to determine soil management and disposal requirements, and to determine health and safety requirements for the field personnel during the flood control construction project. Additional soil testing may be needed during project excavation phase to determine disposal needs.

Soil testing should be performed prior to any construction activities. Composite samples at each potentially affected parcel (parcels that have had agricultural usage within the last 25 years, or parcels that are directly down-gradient of adjacent parcels currently being used for agriculture) are recommended. Soil samples from 0.5, 1.5, and 3-foot depths should be collected using a hand auger, composited, and analyzed for the presence of pesticides and fertilizers (EPA Method 8081).

However, if significant earthwork and/or excavation are planned for the Llagas flood control project by the District, project design should include a comprehensive soil and groundwater management plan addressing workers' health and safety, groundwater discharge, and soil disposal requirements.

Any ground water encountered during the flood control construction project excavation should be tested for pesticides and perchlorate to determine dewatering operations-related water disposal requirements. Permissible Exposure Limits (PELs) established by Cal OSHA and hazardous waste criteria by the State of California, Title 22 regulations should be used to determine health and safety requirements for field personnel and soil disposal requirements.

For the parcels where there is a potential for residual amounts of pesticides and fertilizers to exist in soils due to prior agricultural chemical use, soil sampling is recommended. Agricultural use ceased on all of the parcels except for APN 830-05-011 by about 1968 but continued on some adjacent parcels to more recently (within 25 years). Therefore, soil sampling should be conducted on APN 830-05-011 and on the other parcels near the adjacent parcels with agricultural use within the last 25 years, as described in the following table.

Certain parcels at the southernmost end of parcel APN 830-05-040 were previously investigated and subsequently sampled for agricultural chemicals by PIERS, as shown on Figure 8 (PIERS 2002, PIERS 2003, PIERS 2004). No further investigation is proposed in those areas.

TABLE 6.1	
REACH 14	
PARCEL NO./ FIG. NO.	RECOMMENDATIONS
825-16-044 Fig. 2	Soil sampling on APN 825-16-044, adjacent to up-gradient parcels 825-16-001 and 045 (north end) and 027 (south end), to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-15-035 Fig. 3A and 3B	Soil sampling on APN 825-15-035 adjacent to up-gradient parcels 825-15-028, 047 and 048, and at south end of parcel, southern bank, adjacent to up-gradient parcel 825-14-042, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-14-047 Fig. 4	Soil sampling on APN 825-14-047, adjacent to up-gradient parcel 825-14-022, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-14-030 Fig. 4	Soil sampling on APN 825-14-030, adjacent to up-gradient parcel 825-14-022, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-14-048 Fig. 4	Soil sampling on APN 825-14-048, adjacent to up-gradient parcel 825-14-022, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-38-007 Fig. 5	Soil sampling on APN 825-38-007, adjacent to up-gradient parcels 825-38-005, 006, and 009, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-39-020 Fig. 6	Soil sampling on APN 825-39-020, adjacent to up-gradient parcels 825-39-06 and 108, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
825-12-016 Fig. 7	Soil sampling on APN 825-12-016, adjacent to up-gradient parcels 825-12-02, 017, 019, 020, and 041, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
830-05-040 Fig. 8	Soil sampling on APN 830-05-040, adjacent to up-gradient parcels 830-05-044 – 046, 023, 024, and 010, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.
830-05-011 Fig. 8	Soil sampling on parcel and adjacent to bordering parcels 830-05-041, 042, and 010, to determine if surface runoff from adjacent, up-gradient parcels may have impacted the parcel.

6.2 JUSTIFICATION OF ADDITIONAL RECOMMENDED INVESTIGATIONS

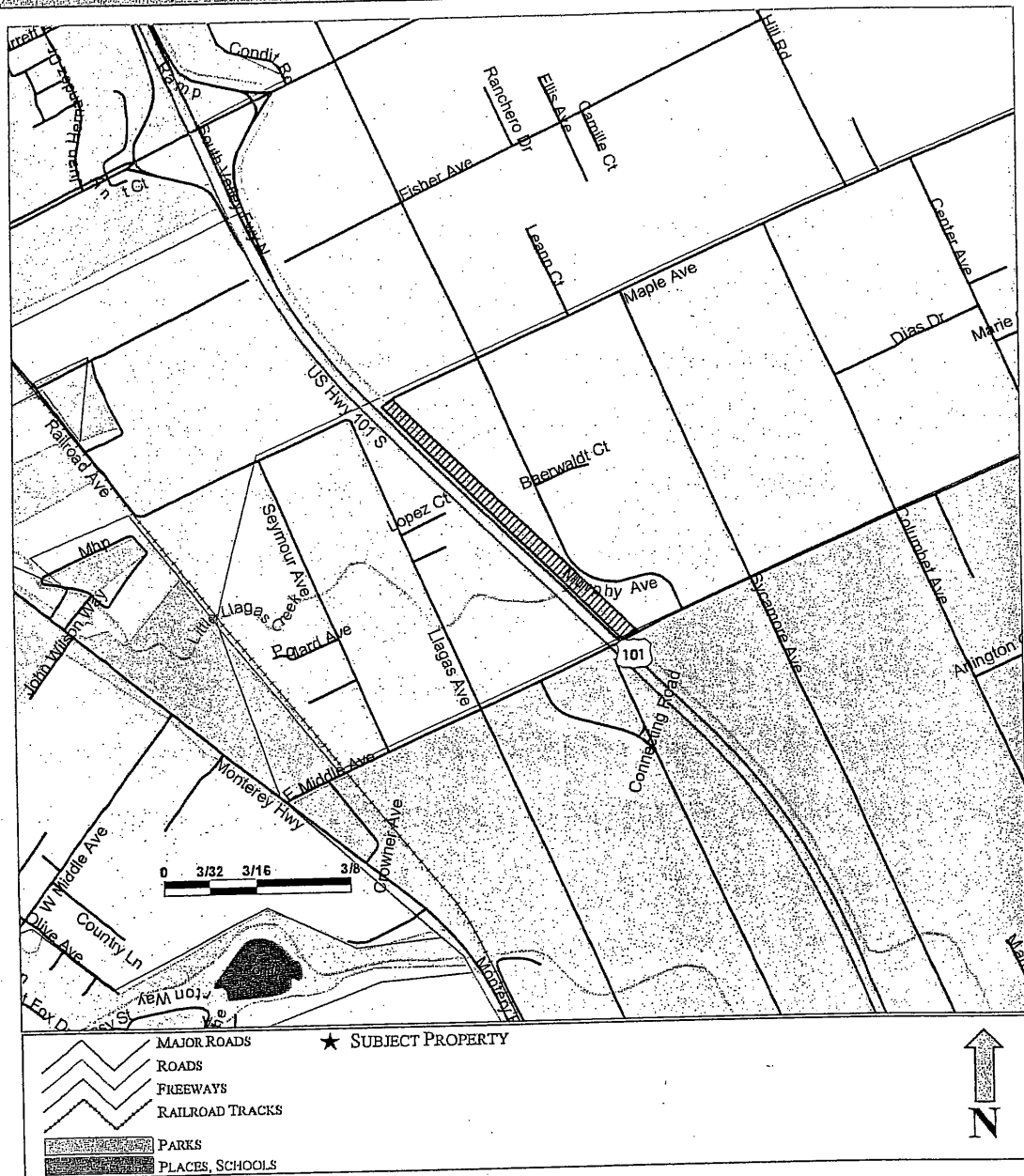
These recommendations have been compiled “in order to protect the construction crews from exposure to hazardous materials.” The recommendations are site-specific, and location-specific within each parcel.

7.0 APPENDICES

7.1 MAPS, FIGURES, AND PHOTOS

7.1.1 PARCEL VICINITY MAP – FIGURES 1A – 1E

IDENTIFIED HAZARDOUS MATERIALS SITES **RADIUS REPORT** **Site Vicinity Map**



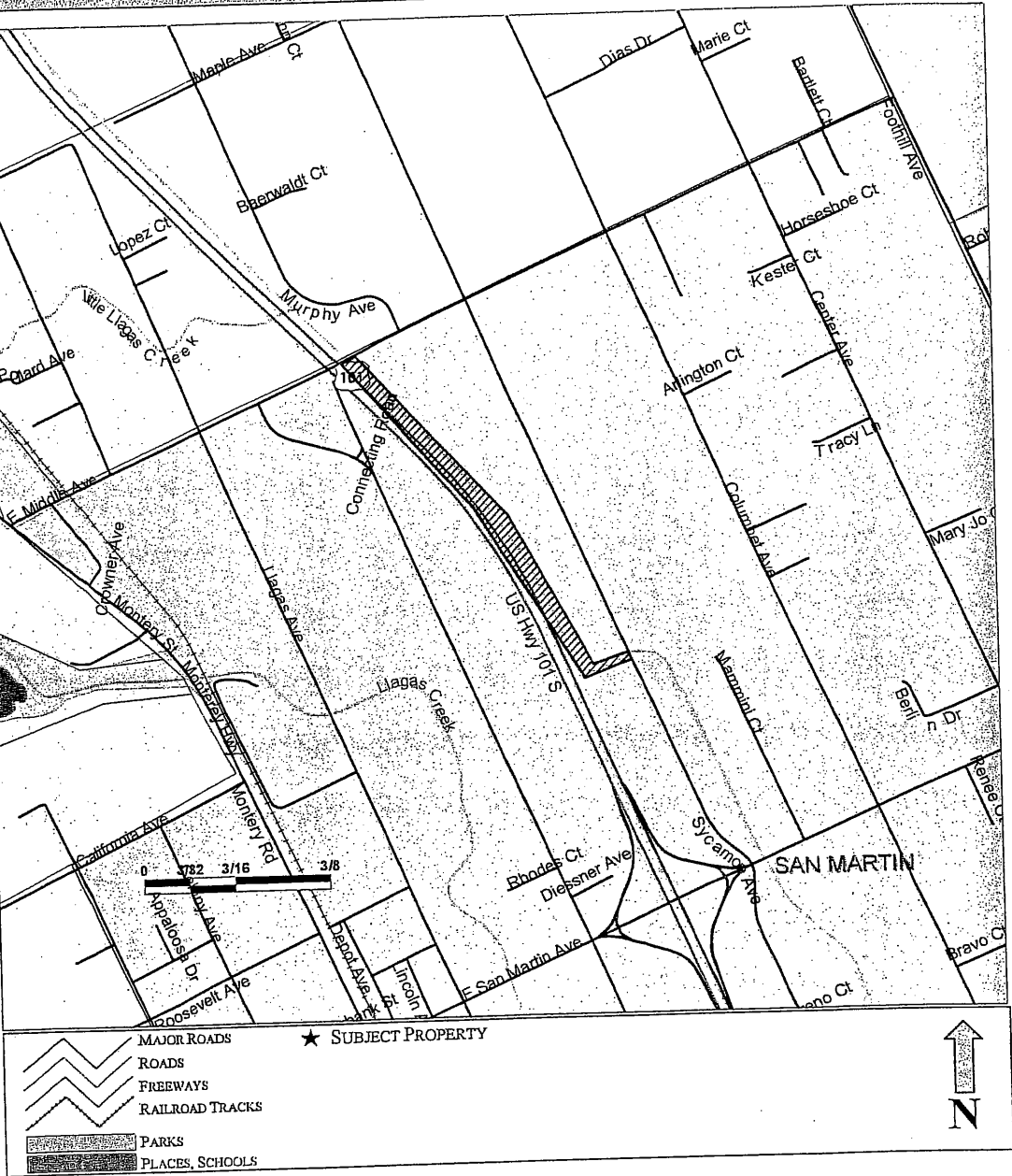
PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE. SUITE F, SAN JOSE, CA 95128
RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM
DATE OF REPORT: 19-Oct-04 ADDRESS: APN 825-16-044, Murphy Ave. PAGE #: 7

FIGURE 1A
PROPERTY VICINITY MAP

LLAGAS CREEK, REACH 14
MORGAN HILL, CALIFORNIA

NOT TO SCALE
NOVEMBER 2004

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT Site Vicinity Map



PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE. SUITE F, SAN JOSE, CA 95128		
RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM		
DATE OF REPORT: 19-Oct-04	ADDRESS: APN 825-15-035, Sycamore Ave.	PAGE #: 7

LLAGAS CREEK, REACH 14
MORGAN HILL, CALIFORNIA

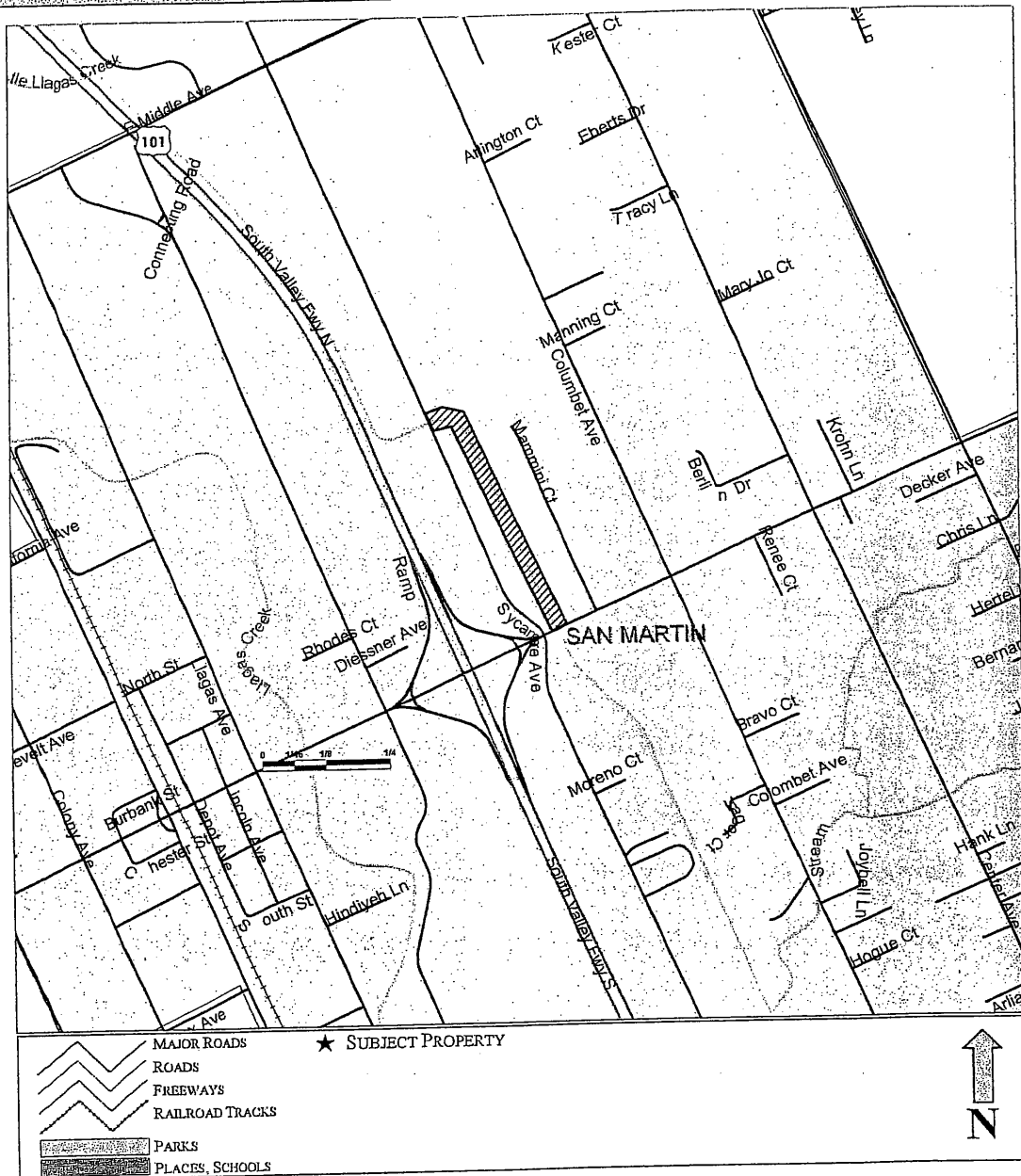
PROPERTY VICINITY MAP

NOT TO SCALE
NOVEMBER 2004

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE. SUITE F, SAN JOSE, CA 95128
 RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

DATE OF REPORT: 20-Oct-04 ADDRESS: APN 825-14-047, Sycamore Ave.

PAGE #: 7

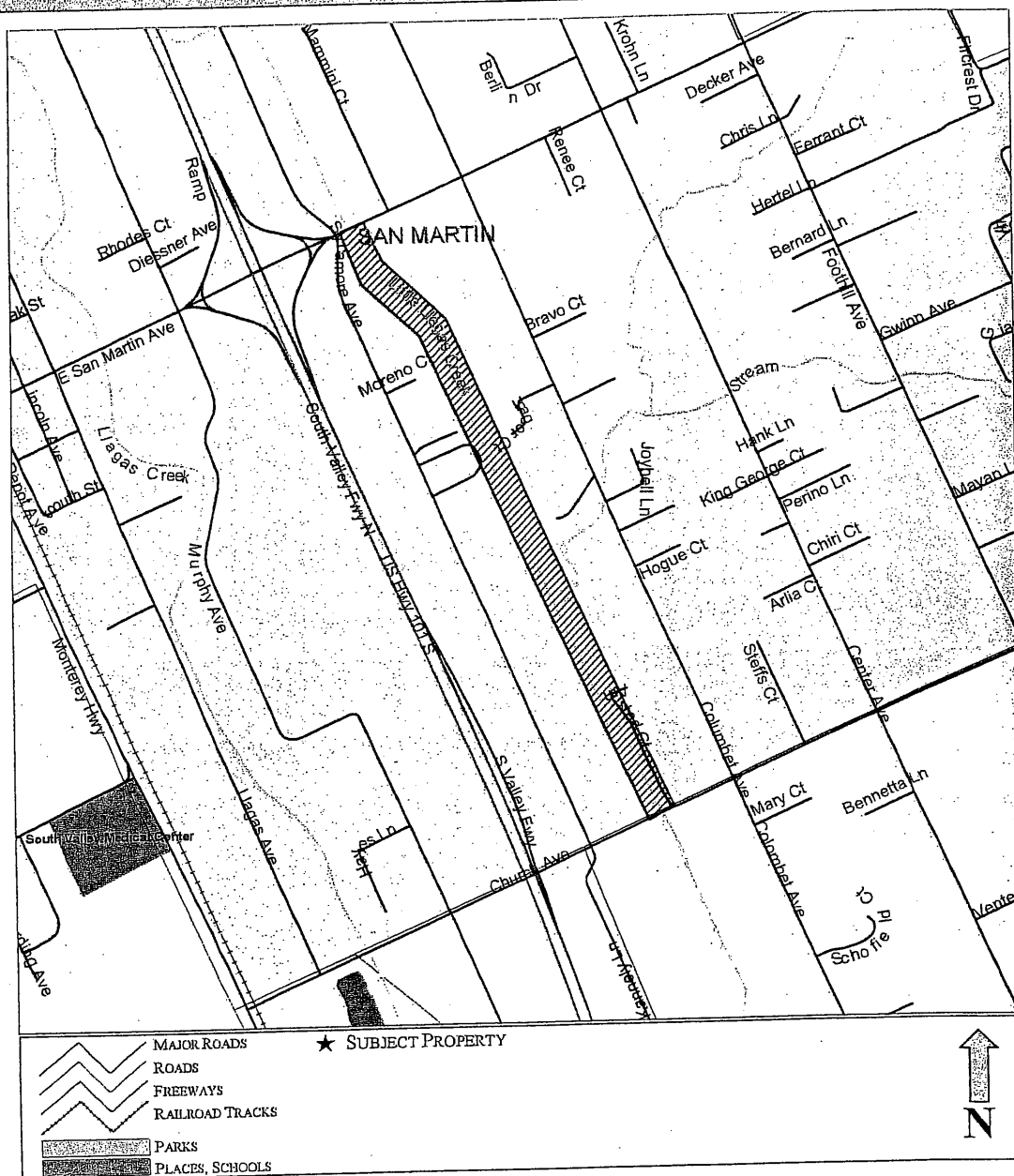
FIGURE 1C
PROPERTY VICINITY MAP
 LLAGAS CREEK, REACH 14
 MORGAN HILL, CALIFORNIA

NOT TO SCALE
 NOVEMBER 2004

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE. SUITE F, SAN JOSE, CA 95128
RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

DATE OF REPORT: 20-Oct-04

ADDRESS: APN 825-38-007, E. San Martin Ave.

PAGE #: 7

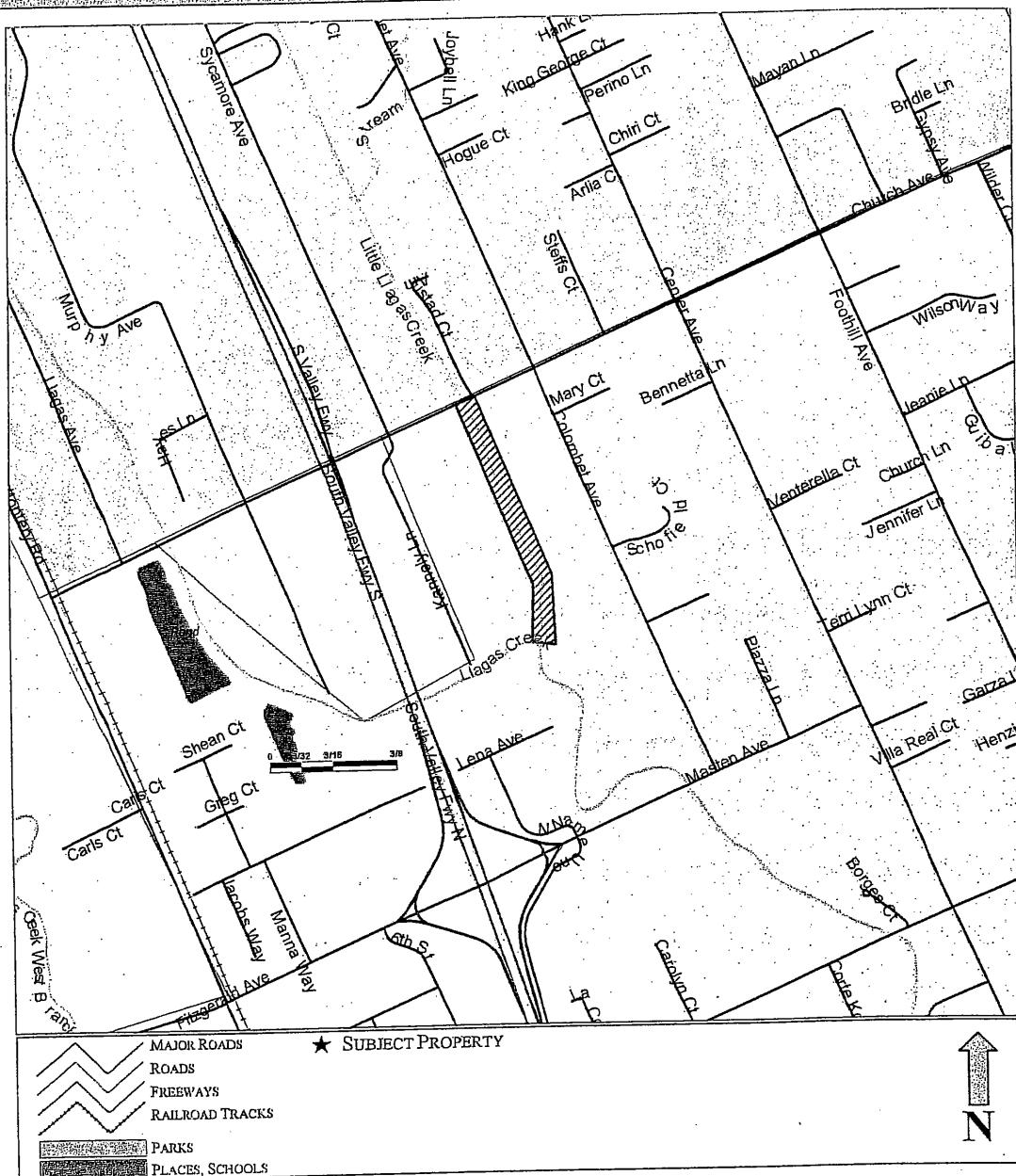
FIGURE 1D
PROPERTY VICINITY MAP
 LLAGAS CREEK, REACH 14
 MORGAN HILL, CALIFORNIA

NOT TO SCALE
 NOVEMBER 2004

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE. SUITE F, SAN JOSE, CA 95128
 RADIUSREPORTS@PIERSES.COM PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

DATE OF REPORT: 20-Oct-04 ADDRESS: APN 830-05-040, Church Ave.

PAGE #: 7

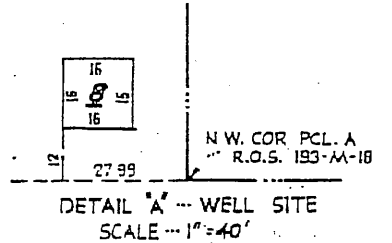
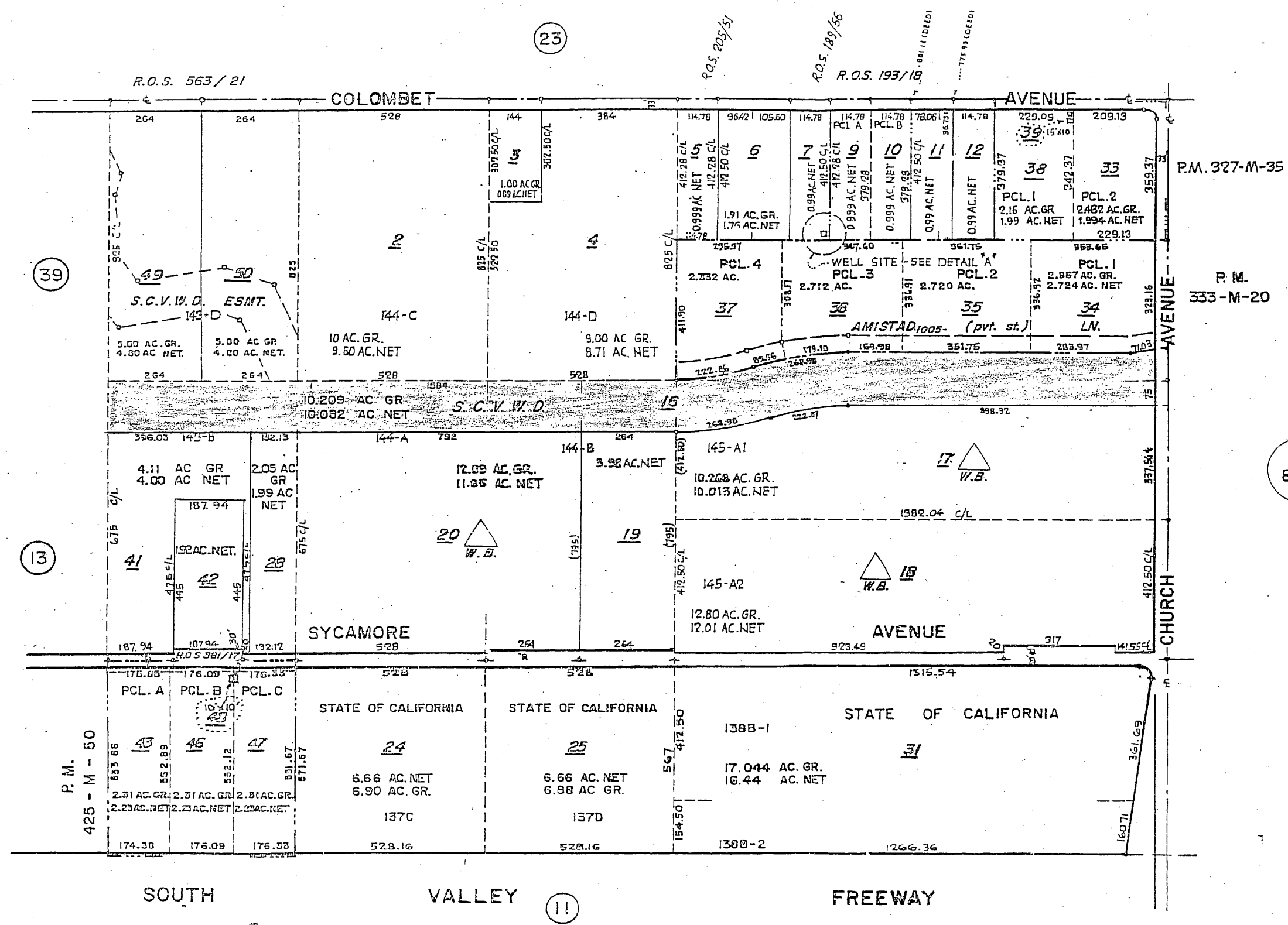
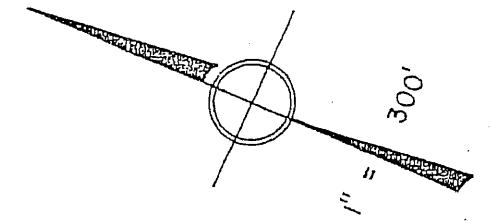
FIGURE 1E
PROPERTY VICINITY MAP

LLAGAS CREEK, REACH 14
 MORGAN HILL, CALIFORNIA

NOT TO SCALE
 NOVEMBER 2004

7.1.2 PARCEL MAPS

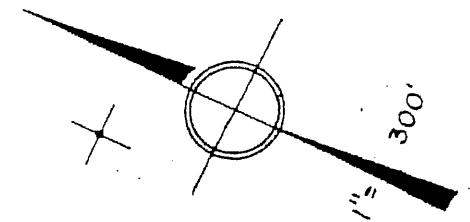
SAN MARTIN RANCH MAP N° 3 BK. "G" of MAPS, PG 69



BK 830

EFFECTIVE FOR THE ROLL YEAR
1996 - 1997
LAWRENCE E. STONE - ASSESSOR

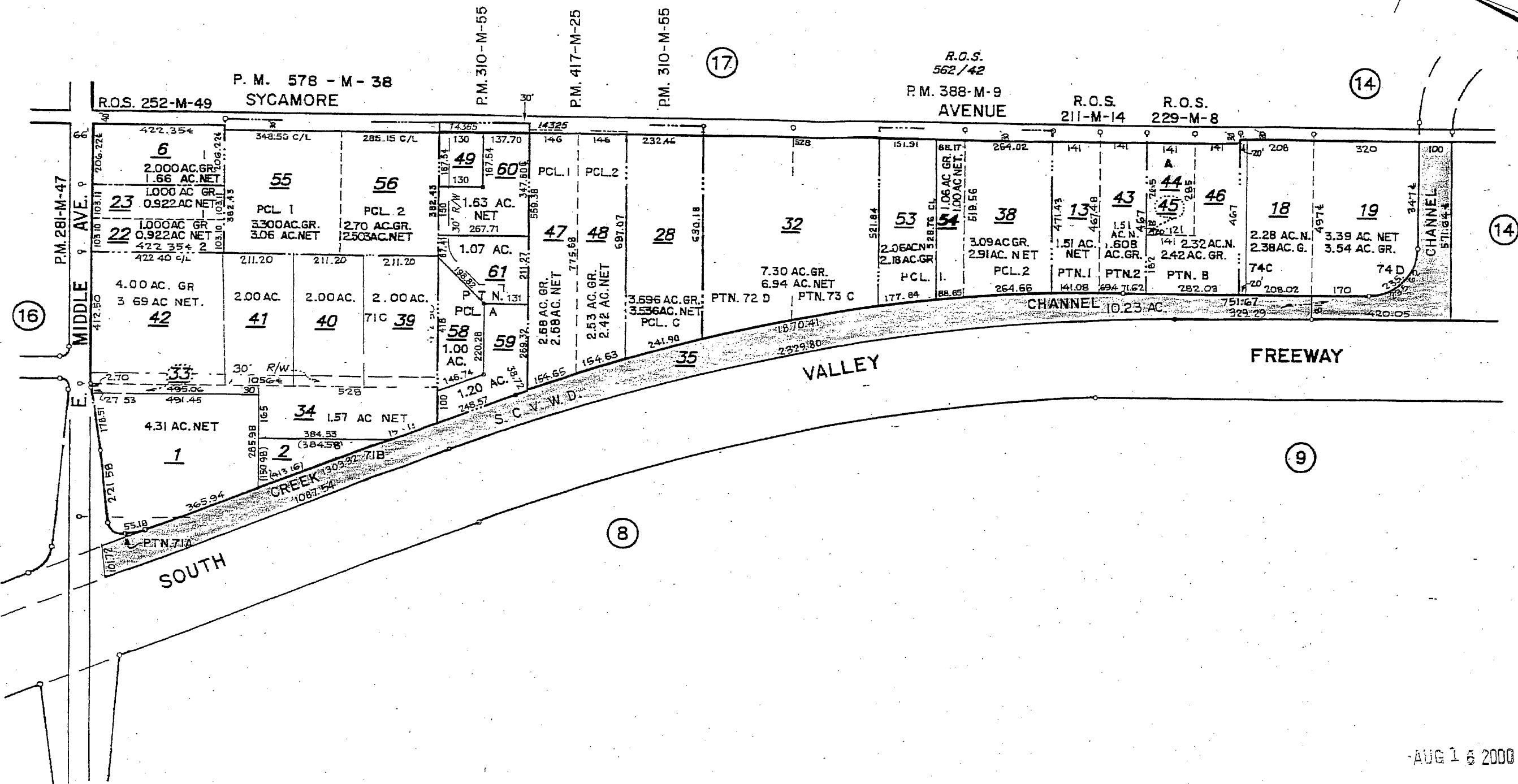
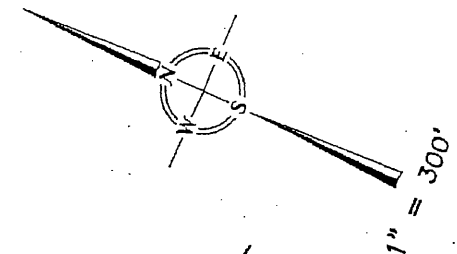
№ 3



AUG 31 1994

RECEIVED BY CONFORMANCE WITH
REQUIREMENTS OF THE F. O. I. ACT
EXEMPTIVE DATE MARCH 1, 1983
BY THE NATIONAL ARCHIVES

SAN MARTIN RANCH MAP No 3



AUG 15 2000

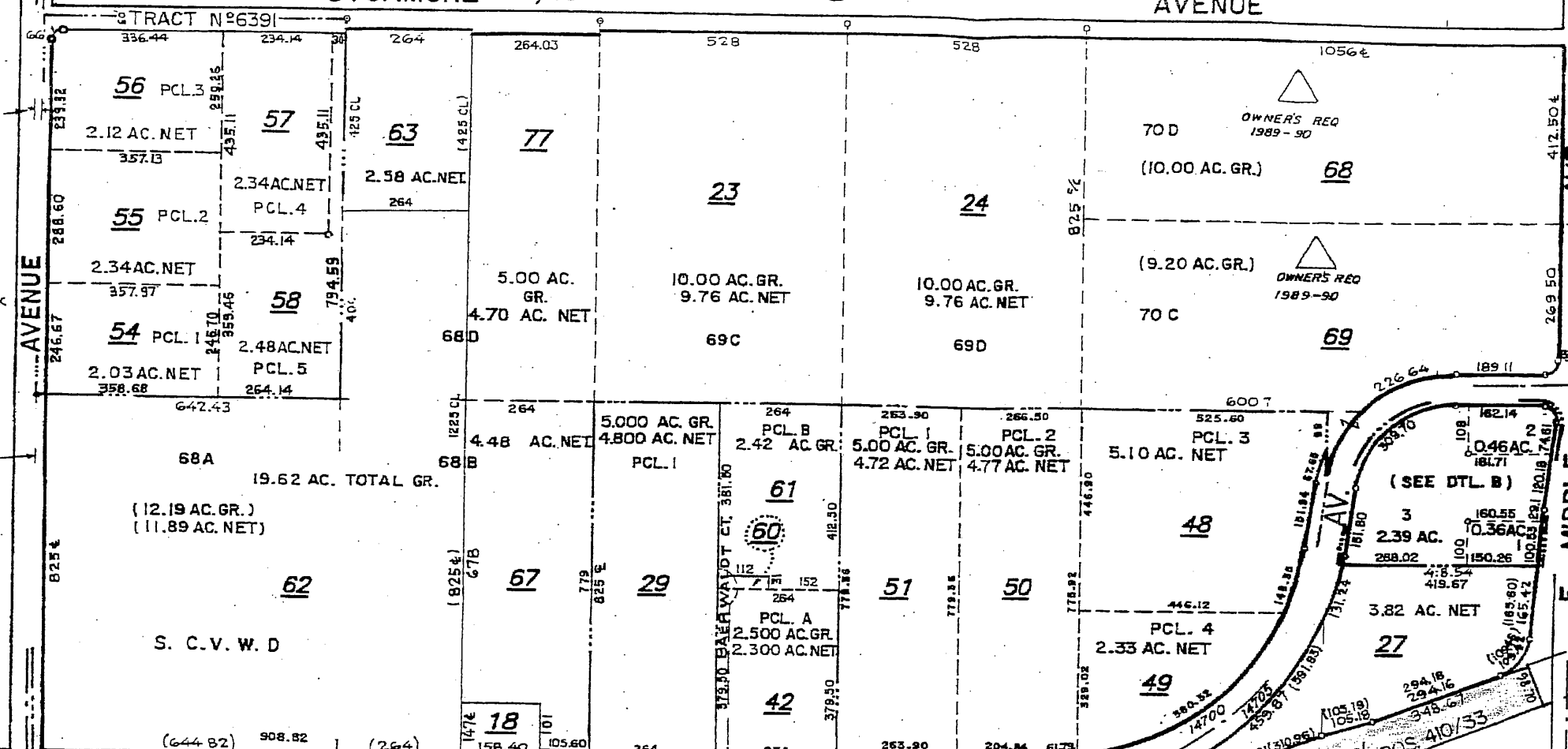
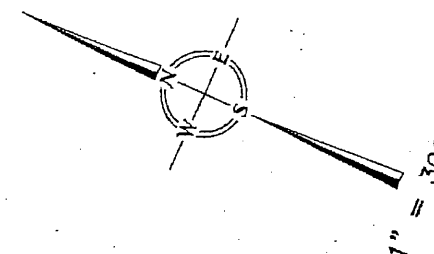
SYCAMORE 717/55

AVENUE

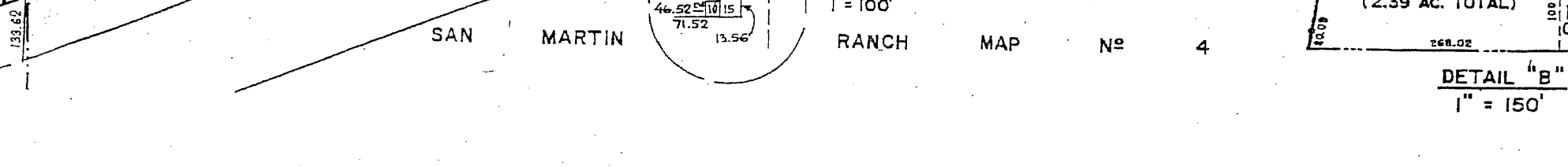
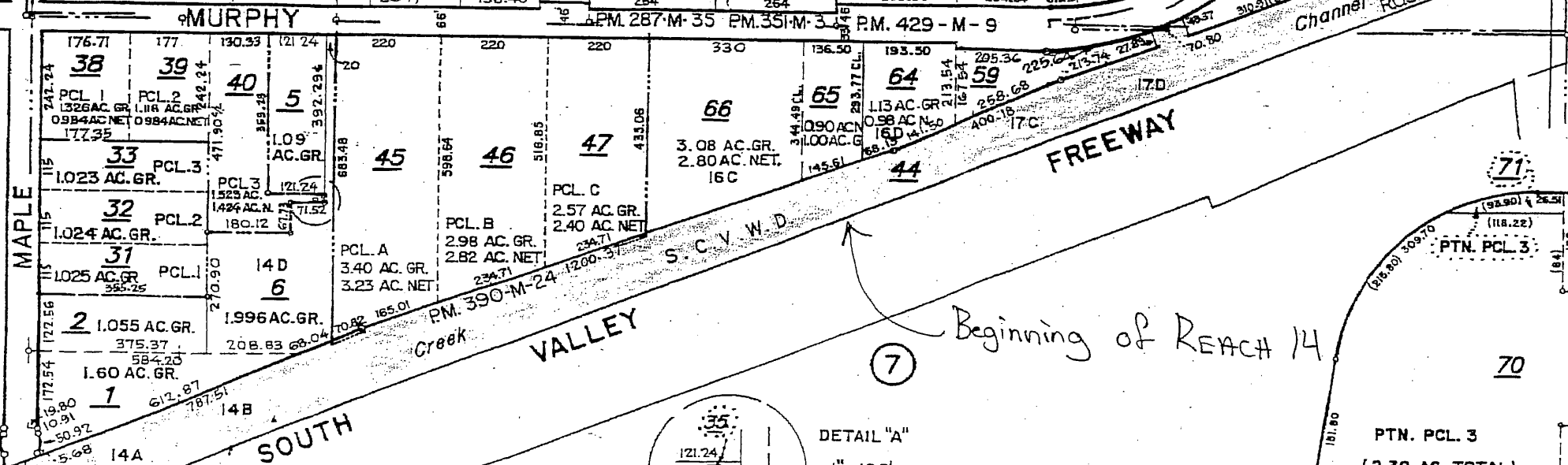
ALL DIMENSIONS AND
ACREAGE ON MAPLE
AVE ARE TO AND
ALONG THE 20 LINK
OR SALE LINE, 20
LINKS SOUTH OF
CENTERLINE.

20 LINK OR SALE
LINE

BOOK
817



P.M.
298-M-8
P.M.
289-M-45



MIDDLE
E. MIDDLE

P.M. 671-M-38

8

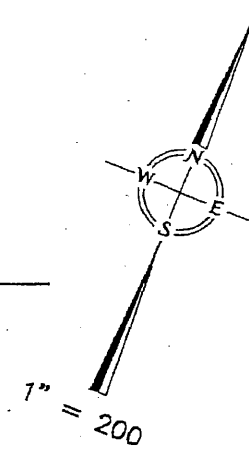
Beginning of REACH 14

DETAIL "A"
1" = 100'

DETAIL "B"
1" = 150'

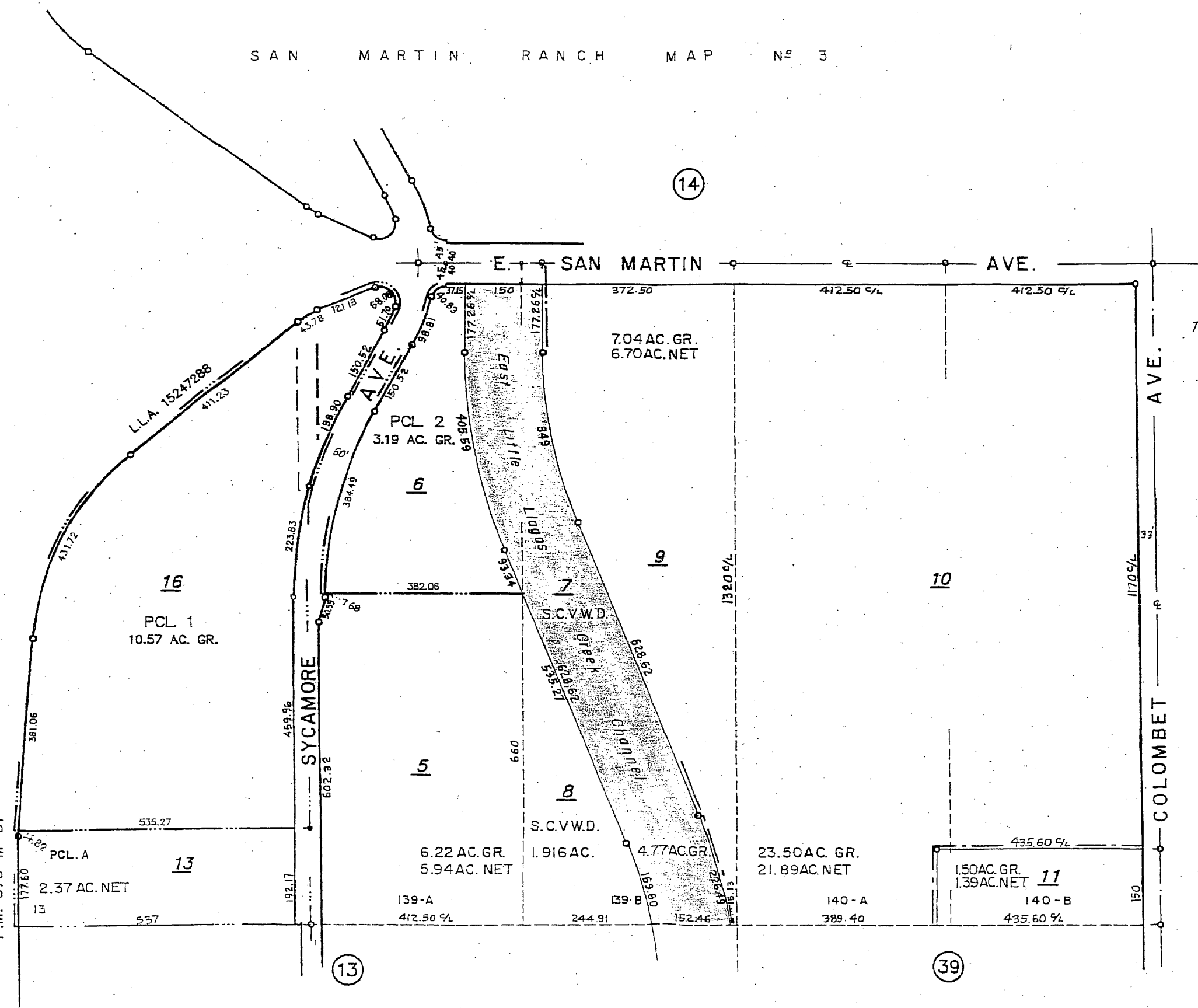
LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2000-2001

SAN MARTIN RANCH MAP N° 3



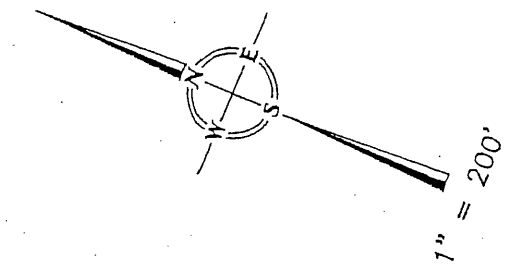
SOUTH VALLEY FREEWAY

P.M. 370-M-51

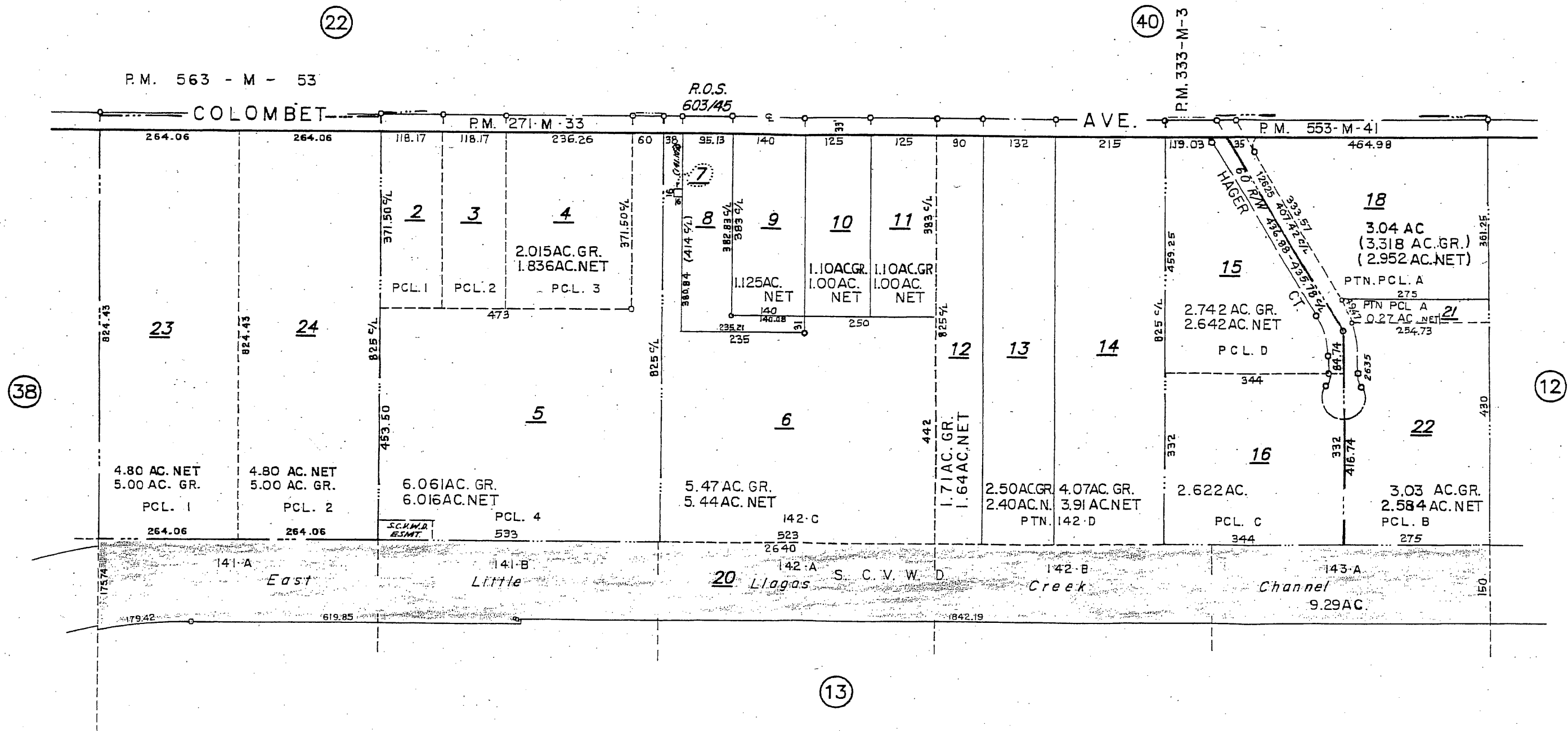


AUG 28 2001

LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2001-2002



SAN MARTIN RANCH MAP No 3

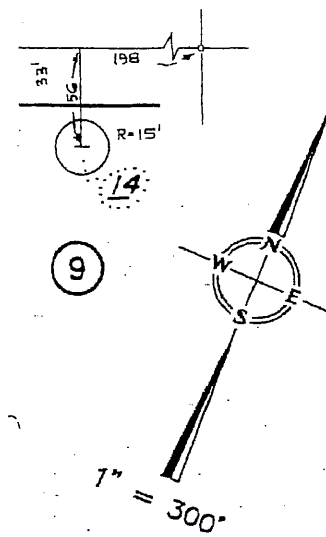
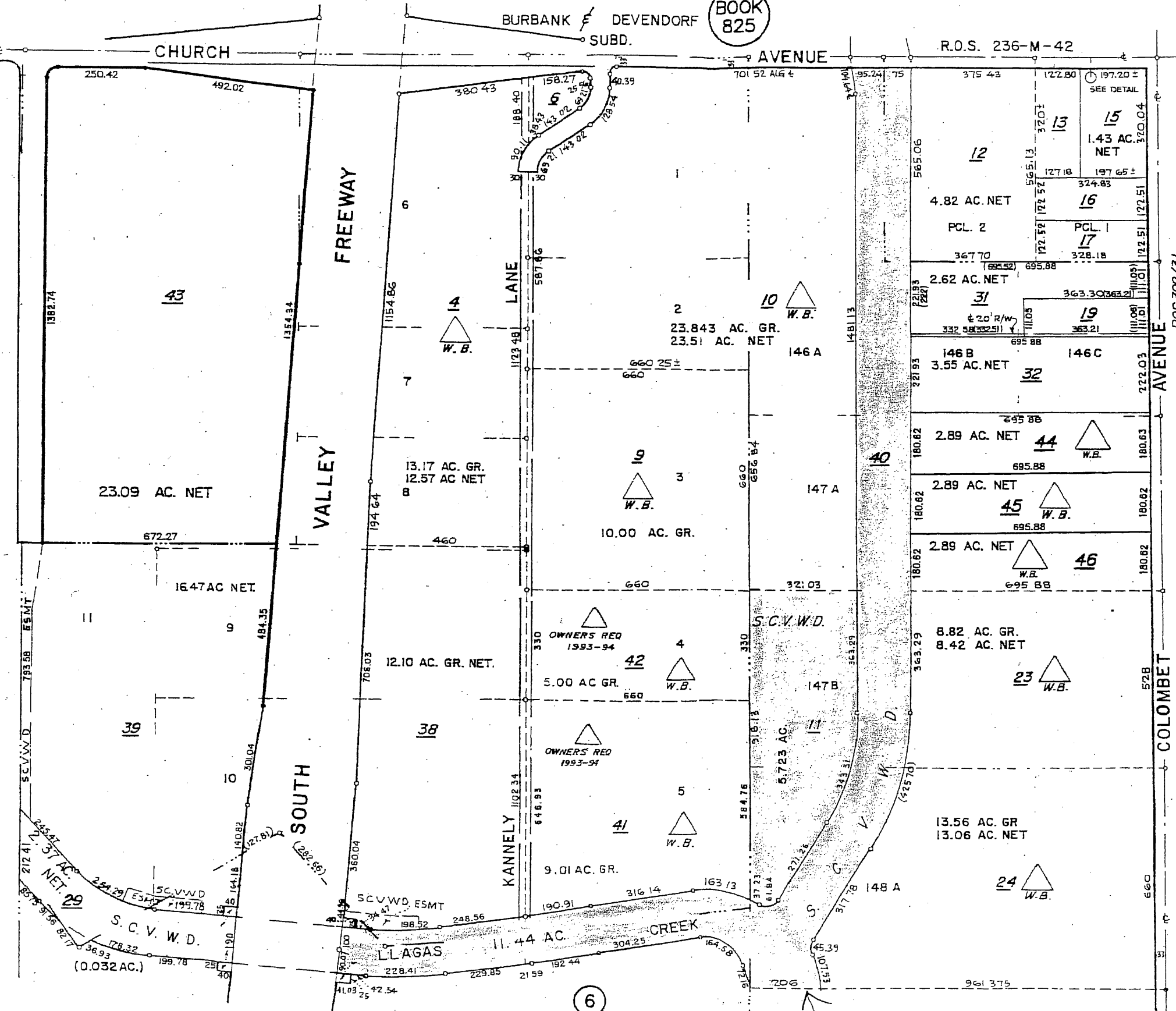


BOOK
825

BOOK
830

PAGE
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RANCHO SAN
FRANCISCO DE
LAS LLAGAS

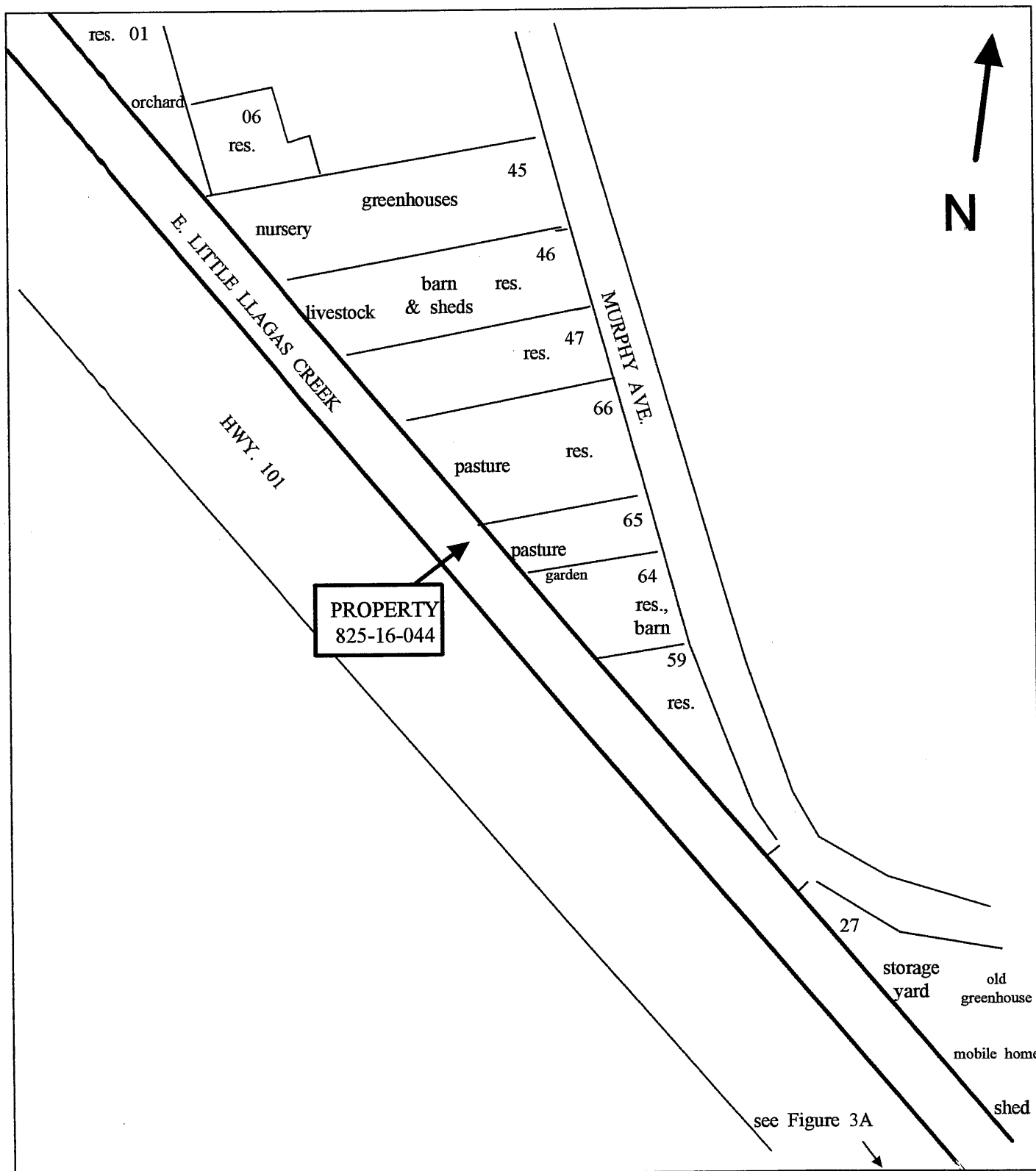


SAN MARTIN RANCH
MAP No 3

AUG 05 2002

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Effective Roll Year 2002-2003

7.1.3 SITE PLANS – FIGURES 2 THROUGH 8



APN 825-16-044, REACH 14
E. LITTLE LLAGAS CREEK

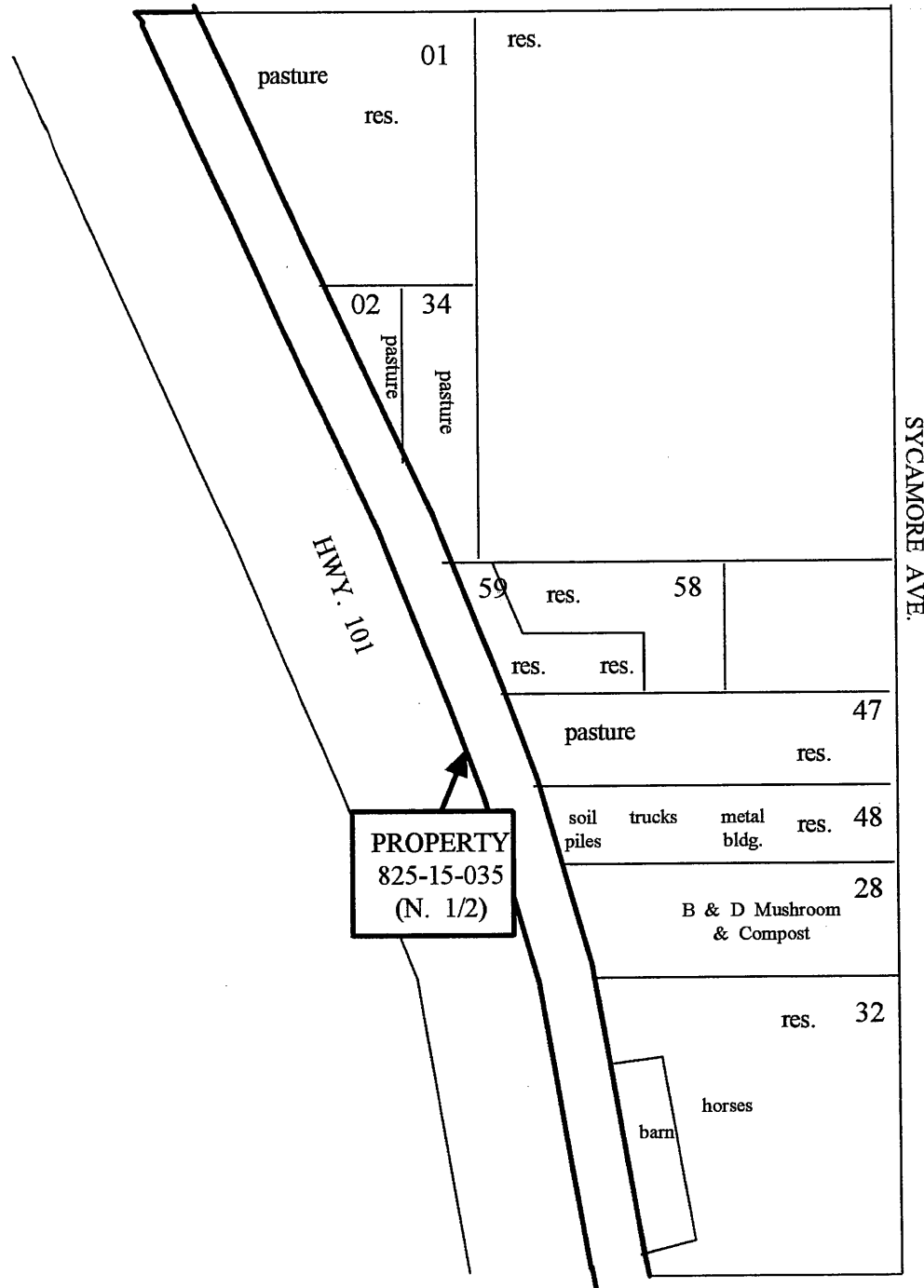
FIGURE 2
SITE MAP

NOVEMBER 2004
SCALE: 1" = 300'

PIERS ENVIRONMENTAL SERVICES, INC. 1330 BASCOM AVE. SUITE F SAN JOSE, CA 95128
PHONE: 408-559-1248 FAX: 408-559-1224 WEB: PIERSES.COM

see Figure 2

E. MIDDLE AVE.



see Figure 3B

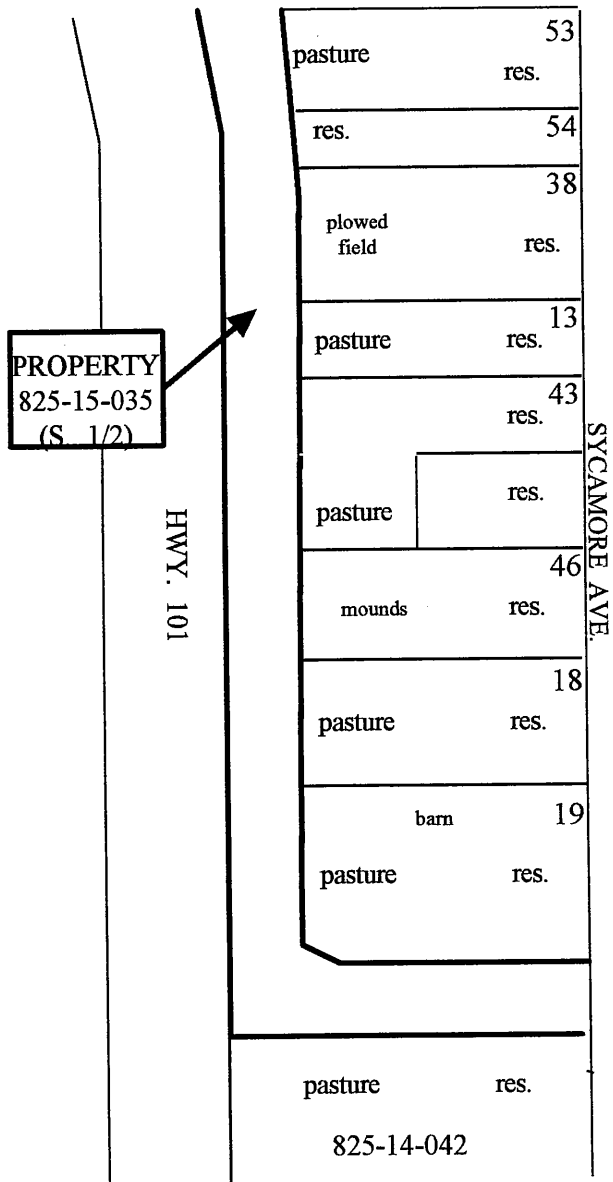
N 1/2 APN 825-15-35
REACH 14
E. LITTLE LLAGAS CREEK

FIGURE 3A
SITE MAP

NOVEMBER 2004
SCALE: 1" = 300'

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see Figure 2A



S 1/2 APN 825-15-035
REACH 14
E. LITTLE LLAGAS CREEK

FIGURE 3B
SITE MAP

NOVEMBER 2004
SCALE: 1" = 300'

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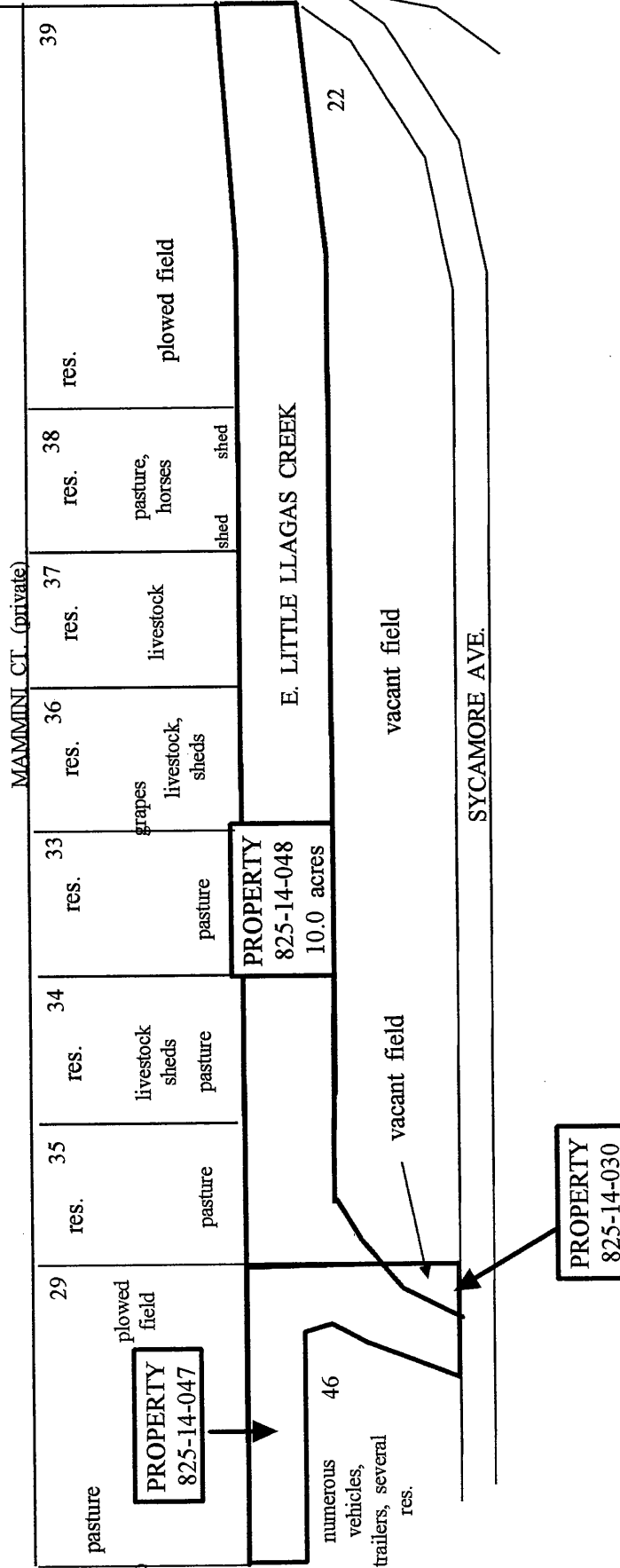
APNS 825-14-030, 047 & 048
 REACH 14, E. LITTLE
 LLAGAS CREEK

FIGURE 4
SITE MAP

NOVEMBER 2004
 SCALE: 1" = 300'

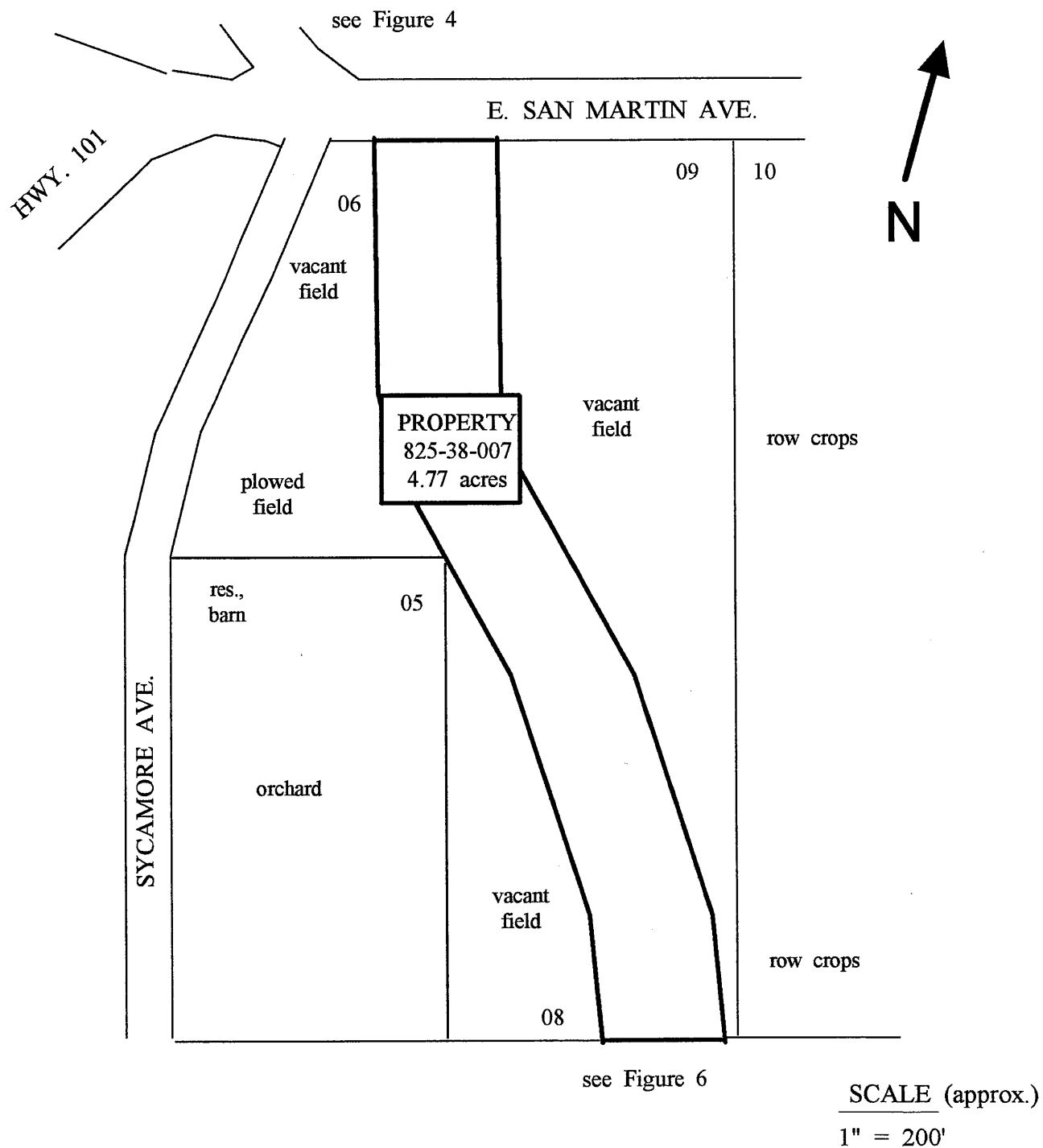


see Figure 3B



E. SAN MARTIN AVE.
 see Figure 5

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APN 825-38-007
REACH 14
E. LITTLE LLAGAS CR.

FIGURE 5
SITE MAP

NOVEMBER 2004

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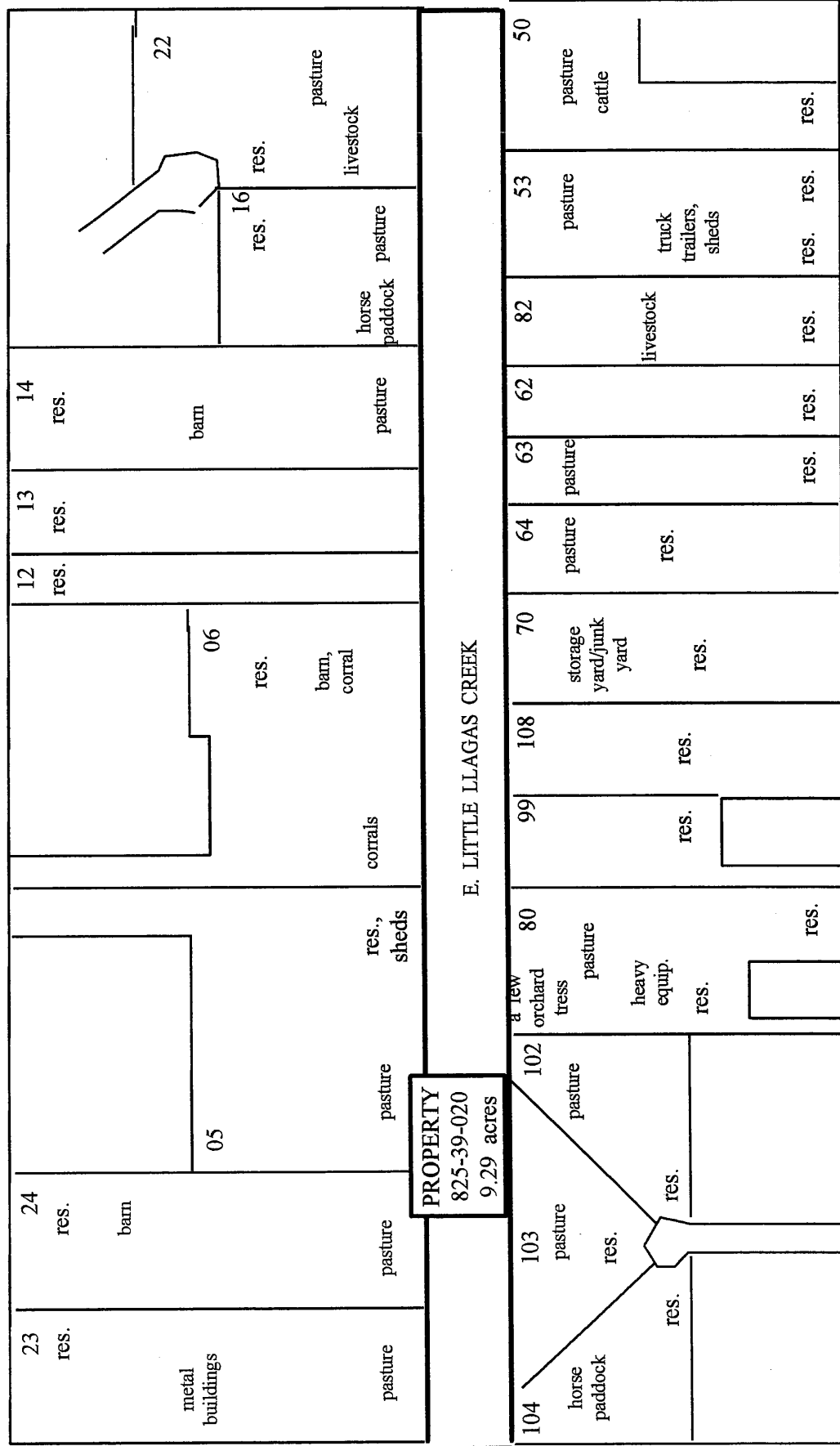


FIGURE 6
SITE MAP

APN 825-39-020, REACH 14
E. LITTLE LLAGAS CREEK

NOVEMBER 2004
SCALE: 1" = 300'

COLUMBET AVE.



see Figure 7

see Figure 5

SYCAMORE AVE.

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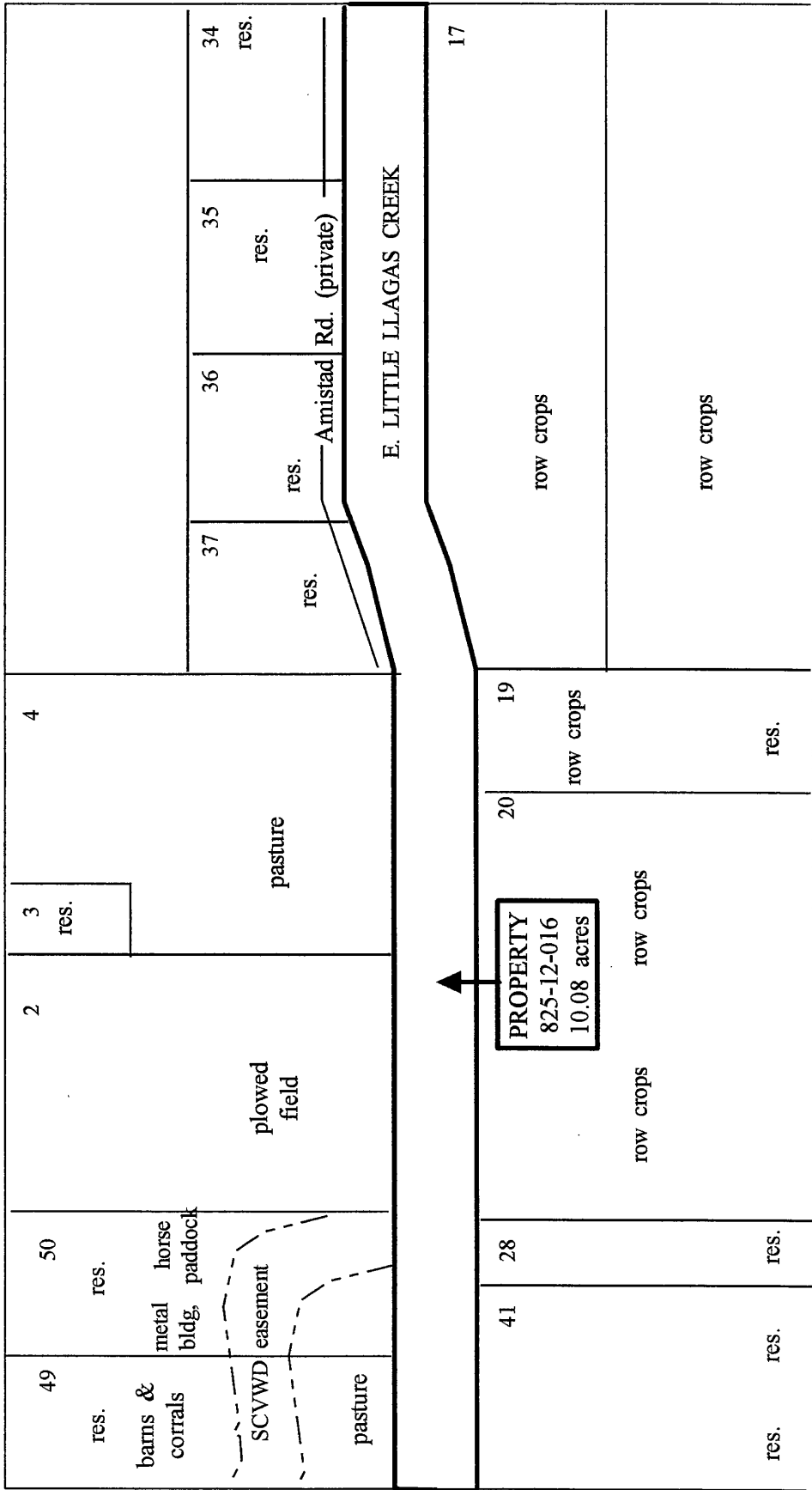
APN 825-12-016, REACH 14
E. LITTLE LLAGAS CREEK

FIGURE 7
SITE MAP

NOVEMBER 2004
SCALE: 1" = 300'



COLUMBET AVE.



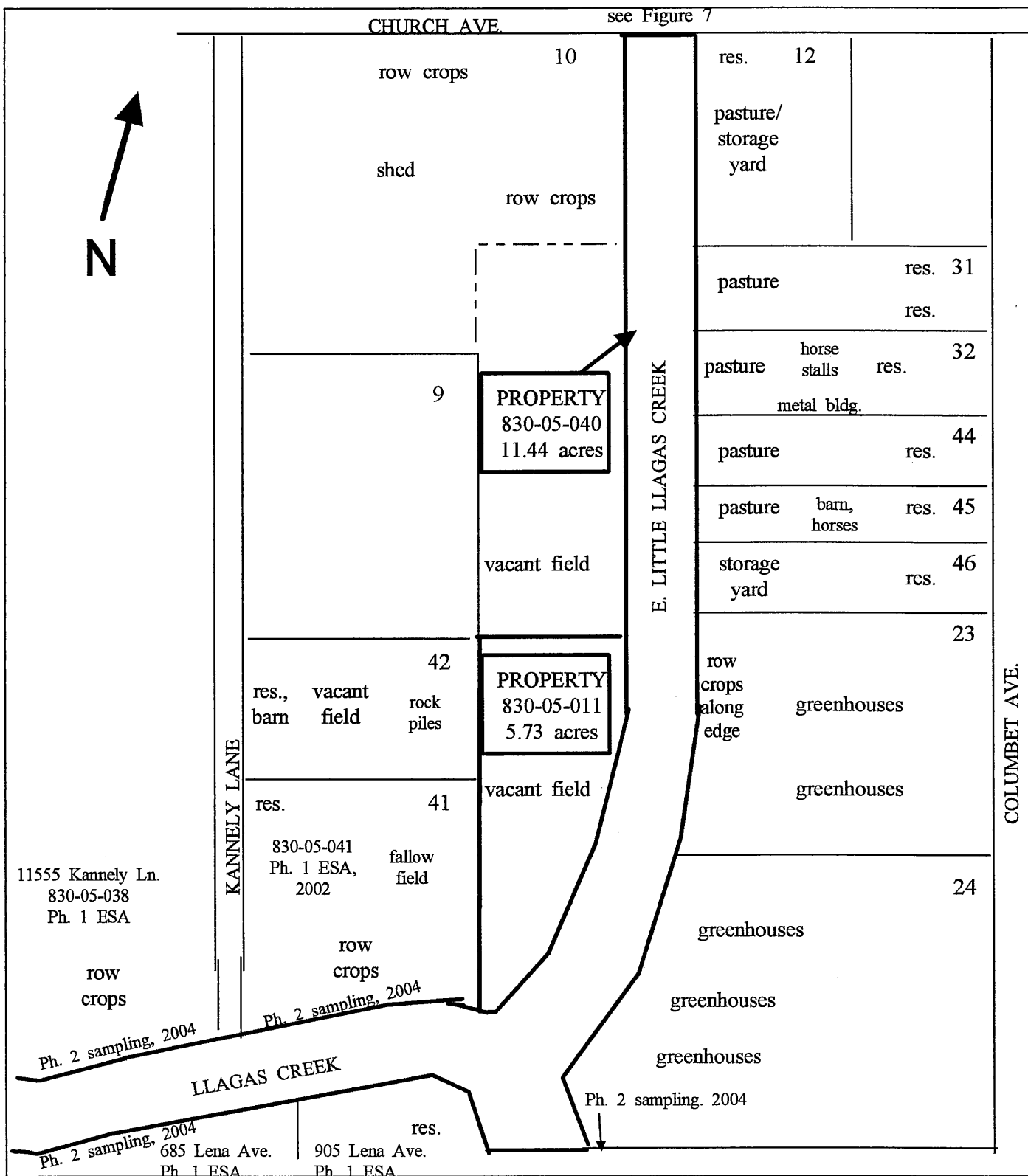
see Figure 6

see Figure 8

CHURCH AVE.

SYCAMORE AVE.

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APN 830-05-040 & 011
REACH 14
E. LITTLE LLAGAS CREEK
& LLAGAS CREEK

FIGURE 8
SITE MAP

NOVEMBER 2004
SCALE: 1" = 300'

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7.1.4 PHOTOGRAPHS

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #1. View SE from Maple Ave. showing NW portion of 825-16-044.



Photo #2. View NW towards Maple Ave., NW portion of 825-16-044.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #3. View NW from SE portion of 825-16-044, at access from Sycamore.



Photo #4. View NW at SE portion of 825-16-044, from E. Middle Avenue.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #5. View SE at NW portion of 825-15-035, from E. Middle Ave.



Photo #6. View NW from mid portion of 825-15-035.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #7. View SW from end of 825-15-035, at Sycamore Ave.



Photo #8. View NW from SE end of 825-15-035, Hwy. 101 on left.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #9. View NW showing 825-14-030 (brushy area in background).



Photo #10. View NW showing NW half of 825-14-048, from midpoint.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #11. Additional view NW showing NW half of 825-14-048, from midpoint.



Photo #12. View SE showing SE portion of 825-14-048, from midpoint.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #13. View NW from S portion of 825-14-048, near E. San Martin Ave.



Photo #14. View SE from N. portion of 825-38-007, at San Martin Ave.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #15. View NE from S end of 825-38-007.



Photo #16. View NW from S end of 825-12-016, at Church Avenue.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #17. View S from N portion of 825-39-020, area of rural residences.



Photo #18. View SE from midpoint of 825-39-020.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #19. View NW from S end of 825-12-016, at Church Avenue.



Photo 20. View NW from midpoint of 825-12-016, dry creek on left.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #21. View S from N portion of 830-05-040.



Photo #22. View S from mid portion of 830-05-040.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #23. View N from S portion of 830-05-040.



Photo #24. View W along Llagas Creek, S end of 830-05-040.

**Property Photographs: East Little Llagas Creek area, Reach 14,
Morgan Hill**



Photo #25. View W along Llagas Creek from SW portion of 830-5-040.



Photo #26. View NW from S end of 830-05-011, E. Little Llagas Creek to right.

7.2 BACK UP DOCUMENTATION

7.2.1 PIERS DATABASE SEARCH REPORT

PIERS

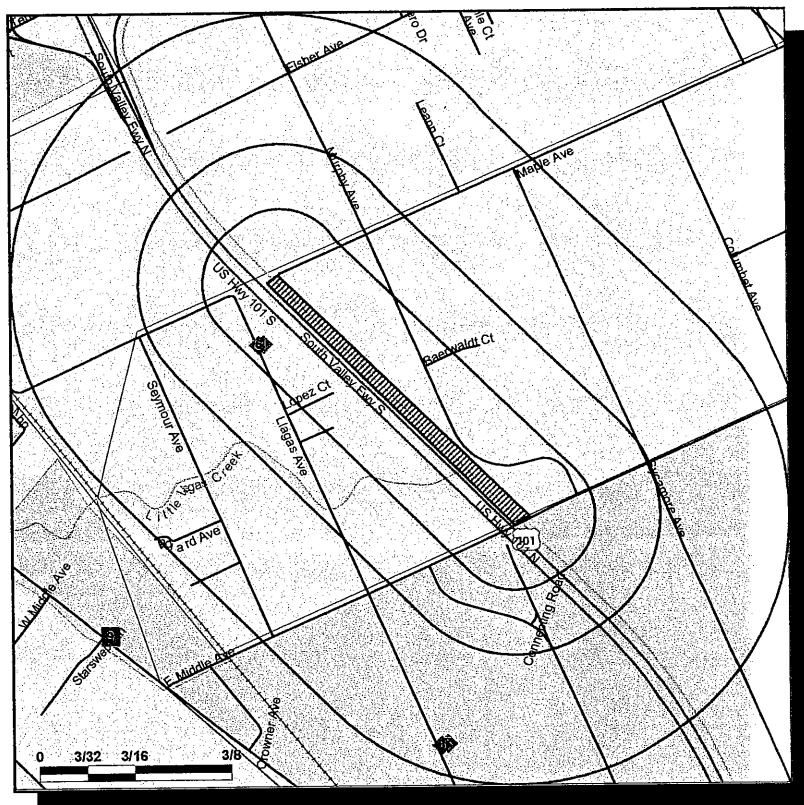
*Environmental
Services, Inc.*

1330 S. Bascom Ave, Suite F
San Jose, CA 95128

Phone: 408-559-1248

Fax: 408-559-1224

Radiusreports@pierses.com



***Identified Hazardous Materials Sites
Radius Report For:***

APN 825-16-044, Murphy Ave.

Morgan Hill CA, 95037

Project #: A2560A - Reach 14a

Powered by the Cypress STARReport™ System

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress **STAR**Report System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing an Environmental Transaction screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

If you have any questions about this report, please contact Chris Olsen via email at Chris@CypressSolutions.com or via phone at 1-831-262-8859.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS is in no way responsible for errors and/or omissions occurring in data, data conversion, site placement, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

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DATE OF REPORT: 19-Oct-04

ADDRESS: APN 825-16-044, Murphy Ave.

PAGE #: 3

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

SUBJECT PROPERTY INFORMATION:

APN 825-16-044, Murphy Ave.
Morgan Hill CA, 95037

SITE SUMMARY CHART			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	0	2
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	0	0	0	2
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	0	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	6	0	2	-
◆	SWLF	Solid Waste Landfills	0	0	0	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	0	0	-	-
●	HAZMAT	Site Specific Local Hazmat	0	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	0	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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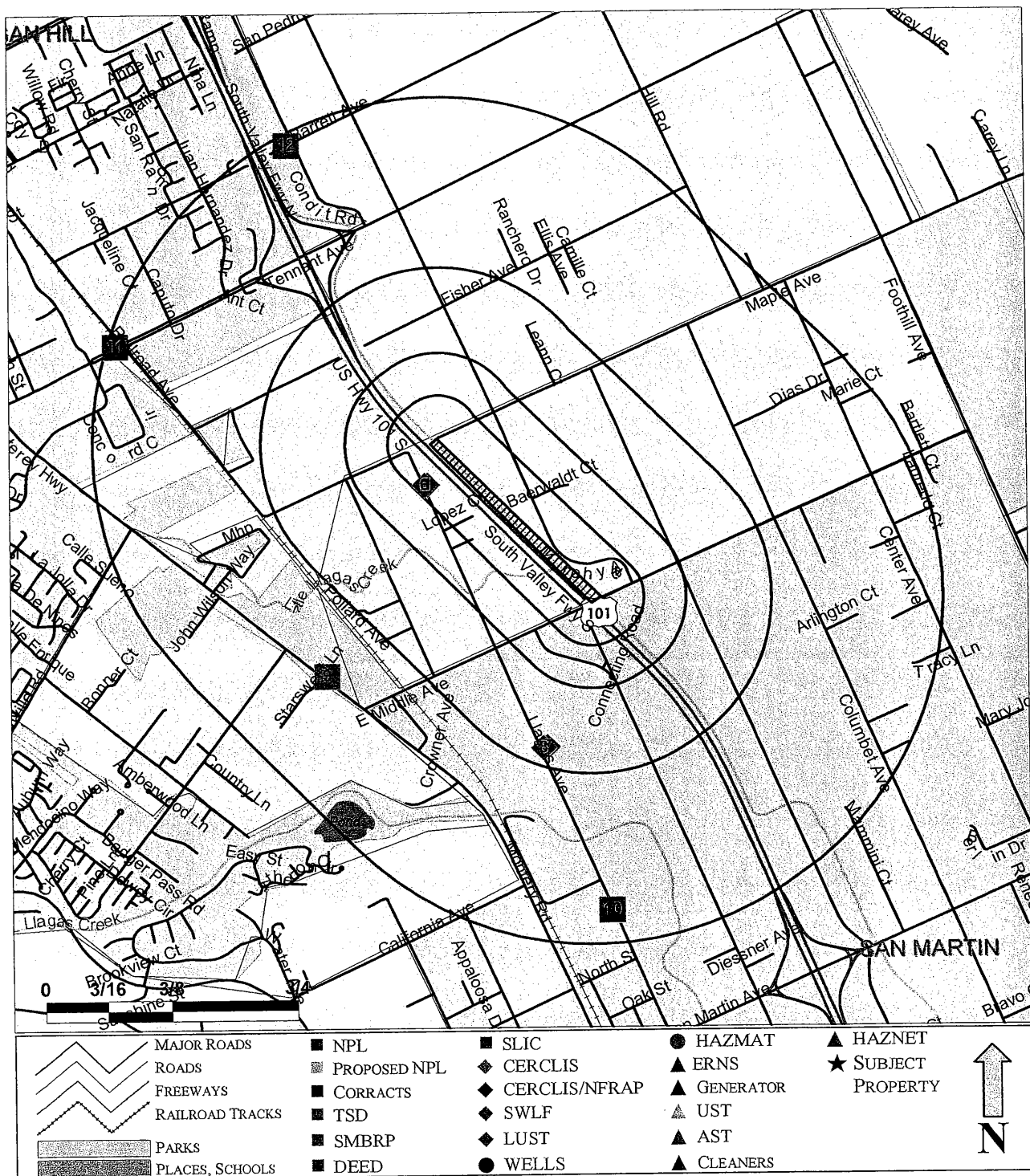
ADDRESS: APN 825-16-044, Murphy Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

One Mile Radius Map



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DATE OF REPORT: 19-Oct-04

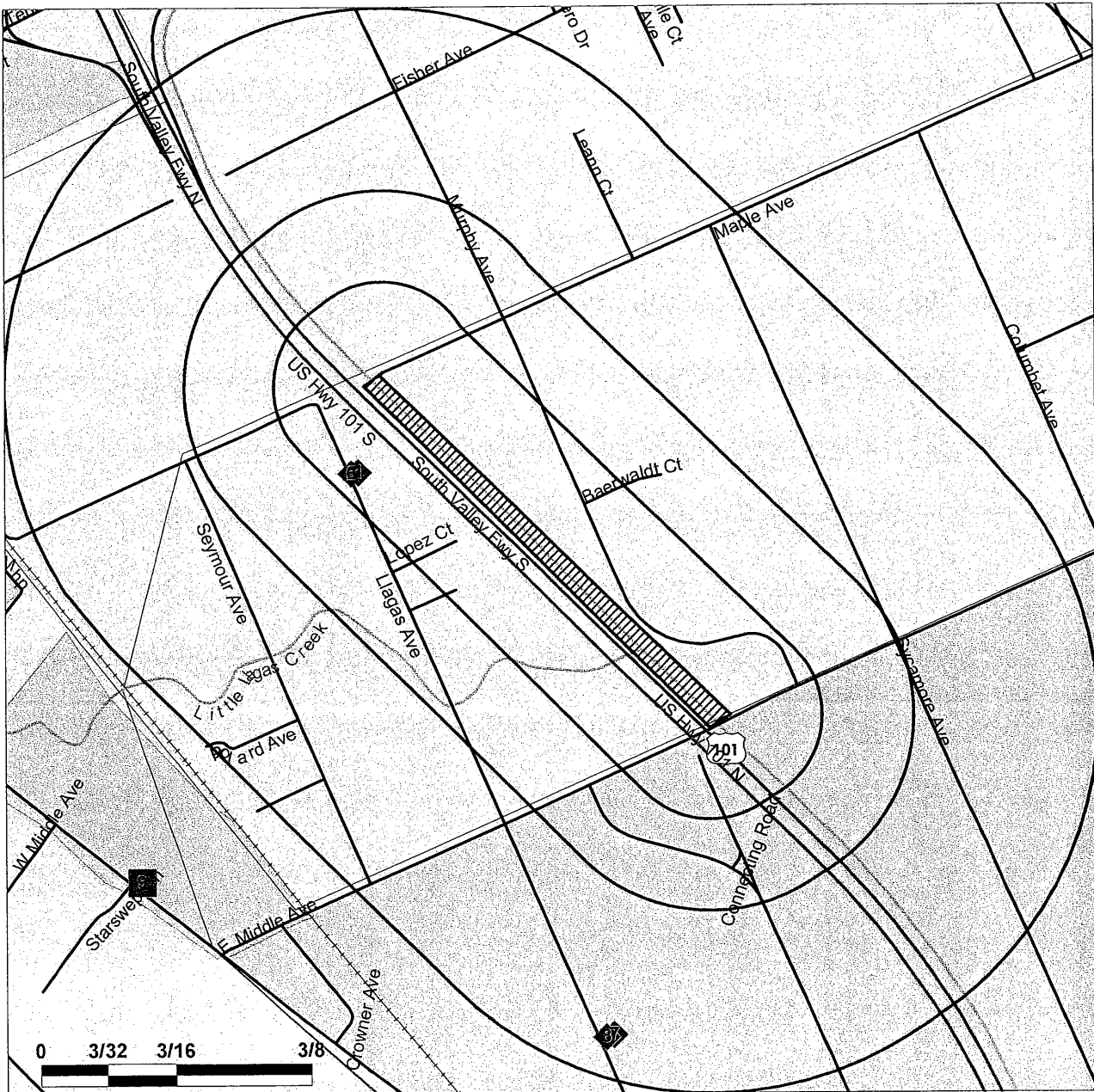
ADDRESS: APN 825-16-044, Murphy Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Quarter Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

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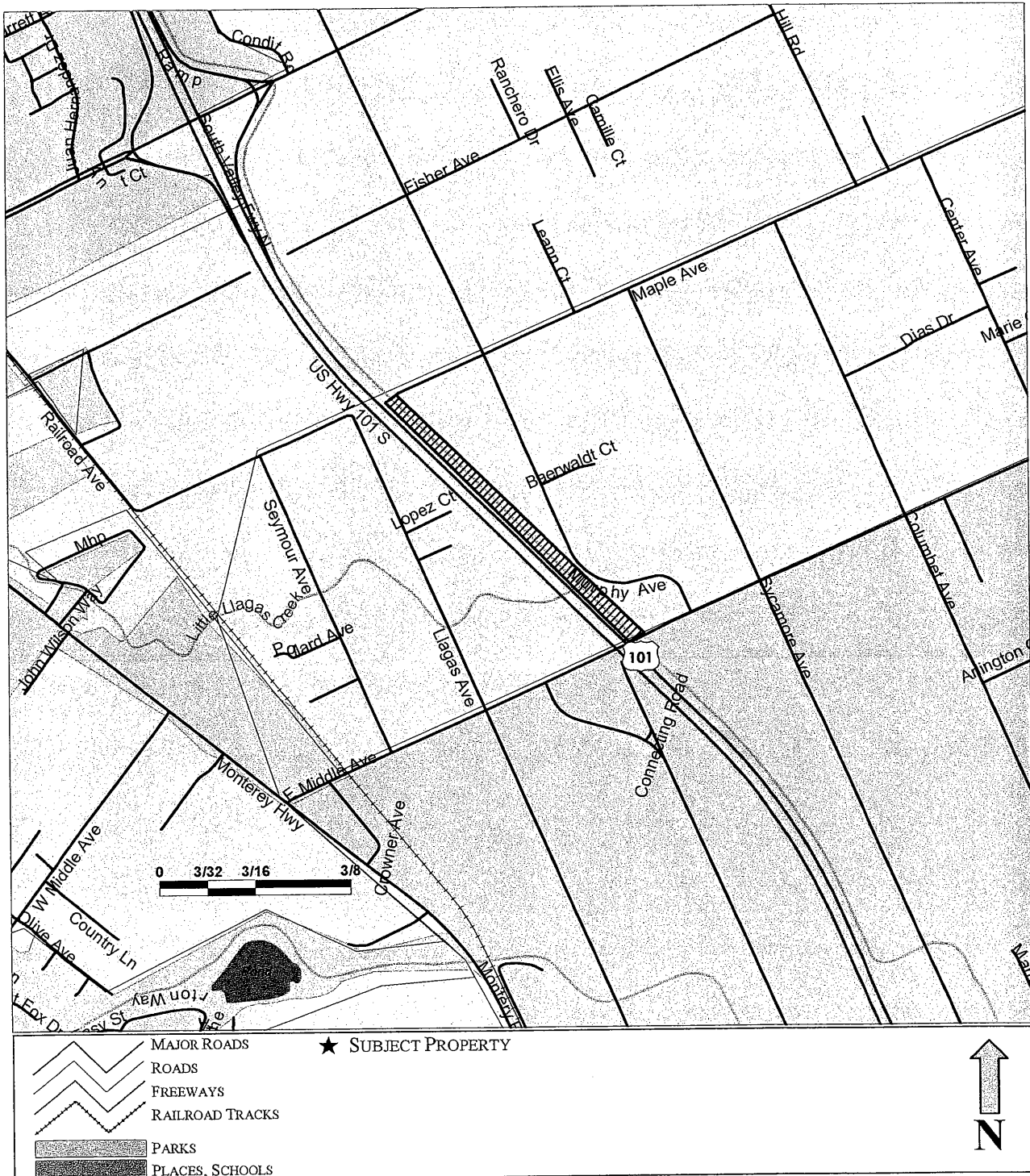
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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

SMBRP: Site Mitigation and Brownfield's Reuse Program

Database Searched to a One Mile Radius

The below-listed sites are found on the SMBRP database. The DTSC has developed a database with information about sites in California that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal environmental problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as "Cal Sites," is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are Cal Sites Properties (CS), School Property Evaluation Program Properties (SCH), Voluntary Cleanup Program Properties (VCP), Unconfirmed Properties Referred to Another Local or State Agency (REF), Unconfirmed Properties Needing Further Evaluation (RFE), and Properties where a No Further Action Determination (NFA) has been made. Each category contains information on properties based upon the type of work taking place at the site. For example, the Cal Sites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the environment, commonly known as State Superfund sites. Properties being evaluated by DTSC, as potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

Source Agency: California EPA – Department of Toxics Substances Control (DTSC)

WINSTON CHAN PROPERTY
14735 Monterey Hwy
San Martin, CA 95046

Site ID: CASMBRPD-43490061
 Distance: 3686 Feet / South West
 Agency ID: 43490061

Site No

9

List:	DTSC Brownfields Database
Branch Name:	NORTH COAST
Status:	CERT
Status Name:	CERTIFIED
LEAD:	DTSC
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL
Type Code Name:	RESPONSIBLE PARTY
National Priority List:	N
SICNAME:	ELECTRIC, GAS & SANITARY SERVICES
Groundwater:	Unknown
NUMSOURCES:	0

Site Activites

Key Value for Unique ID of AWP Activities:	1
Activity Code Name:	CERTIFICATION
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	5/30/1987
Key Value for Unique ID of AWP Activities:	2

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

Activity Code Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Code:	F&P
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	7/1/1985
Key Value for Unique ID of AWP Activities:	3
Activity Code Name:	REMOVAL ACTION
STATNAME:	CERTIFIED
YDSREMOV:	38
YDSTREAT:	0
Date Activity Completed:	1/31/1986

Alternate Addresses

All Street Addresses Associated with Site:	14735 MONTEREY ROAD AND STANSWEPT LANE
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046
All Street Addresses Associated with Site:	SAN MARTIN/MORGAN HILL
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Street Addresses Associated with Site:	14735 MONTEREY ROAD
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046
All Street Addresses Associated with Site:	14735 MONTEREY HWY
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046

Background Information

Background: The Winston Chan Property is 1-acre site located in San Martin. From 1980 to 1984 a junk dealer and collector operated a business on the site accepting a wide range of goods, including auto parts, books, old chemicals, paints, solvents and pesticides.

In November of 1984 inspections revealed poor housekeeping at the site, along with numerous containers, drums, and sacks of hazardous wastes. A Fence and Post Order was issued in July 1985. All drums and containers were removed from the site in December 1985, and three monitoring wells were installed. In January 1986, 38 cubic yards of soil and debris were removed along with an underground tank. Soil and groundwater samples

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

were taken. The only chemicals of concern detected were DDT, DDE, and DDD in soil samples at low levels (none exceeding 180 parts per billion).

Comments

General Comments:	The Department certified that remedial actions were completed.
Date Entered in Comments Field:	5/30/1987
General Comments:	This is the date the site was first listed AWP pursuant to Section 25356.
Date Entered in Comments Field:	8/1/1985

Alternate Names

All Site Names Associated with Site:	STARSWEPT LANE HOUSE
All Site Names Associated with Site:	WINSTON CHAN PROPERTY

BARRETT AVENUE ELEMENTARY
895 Barrett Avenue
Morgan Hill, CA 95037

Site ID: CASMBRPD-43010020
 Distance: 5122 Feet / North West
 Agency ID: 43010020

Site No

12

List:	DTSC Brownfields Database
Branch Name:	SCHOOL EVALUATION
File Name:	BARRETT AVENUE ELEMENTARY
Status:	CERT
Status Name:	CERTIFIED
LEAD:	DTSC
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL
Type Code Name:	PROPOSED SCHOOL SITE PROPERTY
National Priority List:	N
SICNAME:	AGRICULTURAL PRODUCTION - CROPS
NUMSOURCES:	0

Site Activities

Key Value for Unique ID of AWP Activities:	1
Activity Code Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Code:	VCA
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	1/13/2000
Key Value for Unique ID of AWP Activities:	2
Activity Code Name:	REMOVAL ACTION WORKPLAN
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

Date Activity Completed:	6/30/2000
Key Value for Unique ID of AWP Activities:	3
Activity Code Name:	REMOVAL ACTION
STATNAME:	CERTIFIED
YDSREMOV:	180
YDSTREAT:	0
Date Activity Completed:	9/7/2000
Key Value for Unique ID of AWP Activities:	4
Activity Code Name:	CERTIFICATION
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	9/7/2000
Key Value for Unique ID of AWP Activities:	5
Activity Code Name:	PHASE 1 - CALMORTGAGE AND SCHOOL SITE PROPERTIES
AWP Activity Code:	PSCHL
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	10/20/1999
Key Value for Unique ID of AWP Activities:	6
Activity Code Name:	CEQA INCLUDING NEGATIVE DECS
AWP Activity Code:	NOE
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	6/30/2000

Alternate Addresses	
All Street Addresses Associated with Site:	895 BARRETT AVENUE
All Cities Associated with Site:	MORGAN HILL
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95037

Background Information	
Background:	<p>The approximately 10 acre Site was formerly an orchard and was used since 1987 to raise flowers. There were several greenhouses covered parking, a garage and a residential trailer.</p> <p>Morgan Hill Unified School District proposed to construct an Elementary School at this location. Samples collected at the Site indicate the presence of chlorinated pesticides, including dieldrin and toxaphene. No metals or herbicides were found. In June 2000, DTSC approved a Removal Action Workplan to</p>

IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Listings for Surrounding Sites - SMBRPD Sites

excavate
and dispose off-site. This Site was certified cleaned to
residential standards September 7, 2000.

Alternate Names

All Site Names Associated with Site:

BARRETT AVENUE ELEMENTARY

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SLIC Sites

SLIC: Spills, Leaks, Investigations & Cleanups

Database Searched to a One Mile Radius

The below-listed sites are found on the State Water Resources Control Board (SWRCB) SLIC database. The SLIC program focuses on unauthorized releases of pollutants to soil, surface waters, and groundwater. Unauthorized discharges from spills and leaks, other than from fuel underground storage tanks or other regulated sites, are investigated through the Spills, Leaks, Investigations and Cleanup (SLIC) program. This program is not restricted to particular pollutants (e.g. solvents, petroleum, and metals) or by the origin of the release. The SWRCB may require investigation and/or corrective action to mitigate an unauthorized discharge that pollutes or threatens to pollute waters of the state. The statutory authority for the program is derived from the California Water Code, Division 7, Section 13304.

Source Agency: California State Water Resources Control Board

SAN MARTIN AUTO WRECKERS
14155 Llagas Ave
San Martin, CA

Site ID: CASTSLIC-SLT3S0901313
Distance: 4742 Feet / South
Agency ID: SLT3S0901313

Site No

10

List:
ASSIGNED_NAME:

Statewide SLIC list
SLICSITE

OLIN CORPORATION
425 Tennant Ave.
Morgan Hill, CA

Site ID: CASTSLIC-SL0608756247
Distance: 5153 Feet / West
Agency ID: SL0608756247

Site No

11

List:
ASSIGNED_NAME:
LEAD_AGENCY_CONTACT:
LEAD_AGENCY:
LEAD_AGENCY_CASE_NUMBER:
RESPONSIBLE_PARTY:
SUBSTANCE_RELEASED:

Statewide SLIC list
SLICSITE
DAVID ATHEY
CENTRAL COAST RWQCB (REGION 3)
S297
RICK MCCLURE
SUB013

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

LUST: Leaking Underground Storage Tanks

Database Searched to a One-Half Mile Radius

The below-listed sites are found on LUST databases. LUST records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the state of California. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

Source Agency: All California Regional Water Quality Control Boards (RWQCB), State Water Resources Control Board (SWRCB), Santa Clara Valley Water District (SCVWD), San Mateo County Environmental Health, City and County of San Francisco Local Oversight Program, Solano County Local Oversight Program, Santa Cruz County Environmental Health List, City of Oakland Office of Emergency Services.

GLASS LANDSCAPING COMPANY
15220 Llagas Ave
San Martin, CA 95076

Site ID: CAR3LUST-460
Distance: 464 Feet / West
Agency ID: 460

Site No

1

List:	Central Coast RWQCB Leaking Underground Storage Tank Sites
Status:	Case Closed
Lead Agency:	Local Agency Lead
Case Type:	Soil Only
Leak Cause:	Overfill
Leak Source:	Other
Case Closed Date:	8/20/1991
Primary Substance Leaked Code:	12035
Responsible Party:	TIM GLASS
MTBE Tested:	Not Required to be Tested
Priority:	Currently Unknown
Abatement Method:	Excavate and Treat
Water System:	CHIRI SWEET WATER COMPANY
Agency:	RWQCB Region 3
Abatement Method:	Excavate and Treat

Fischer Property
15220 Llagas Ave
Unincorporated, CA

Site ID: CAR2LUST-43-4098
Distance: 507 Feet / West
Agency ID: 43-4098

Site No

2

List:	Bay Area RWQCB Leaking Underground Storage Tank Sites
Maximum Soil:	0
Maximum Groundwater:	0
Current Benzene:	0
Status:	Case Closed
Case Closed Date:	3/4/1998
Agency:	RWQCB Region 2

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Fischer Property 15220 Llagas Ave Unincorporated, CA	Site ID: CASCVWD1-09S3E35E02 Distance: 507 Feet / West Agency ID: 09S3E35E02	Site No 3
List:	Santa Clara Valley Water District Leaking Underground Storage Tank Sites	
Date Listed:	3/4/1998	
Date Closed:	3/4/1998	
Oversight Agency:	SCVWD	
Glass Landscaping Company 15220 Llagas Ave Unincorporated, CA	Site ID: CASCVWD1-09S3E35E01 Distance: 507 Feet / West Agency ID: 09S3E35E01	Site No 4
List:	Santa Clara Valley Water District Leaking Underground Storage Tank Sites	
Date Listed:	8/10/1990	
Date Closed:	8/20/1991	
Oversight Agency:	SCVWD	
Fischer Property 15220 Llagas Ave Unincorporated, CA 95046	Site ID: CALUSTCA-T0608502361 Distance: 507 Feet / West Agency ID: T0608502361	Site No 5
List:	SWRCB Leaking Underground Storage Tank Sites	
Case Type:	Soil Only	
Status:	Case Closed	
Primary Substance Leaked Code:	8006619	
Responsible Party:	John and Janice Grifall	
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed	
Lead Agency:	Local Agency Lead	
Beneficial Use:	MUN	
DISTANCE:	0	
Agency:	SWRCB	
Glass Landscaping Company 15220 Llagas Ave Unincorporated, CA 95046	Site ID: CALUSTCA-T0608502172 Distance: 507 Feet / West Agency ID: T0608502172	Site No 6
List:	SWRCB Leaking Underground Storage Tank Sites	
Case Type:	Soil Only	
Status:	Case Closed	
Primary Substance Leaked Code:	0	

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Responsible Party: Tim Glass
MTBE Tested: Not Required to be Tested
Lead Agency: Local Agency Lead
Beneficial Use: MUN
Case Number: 460
DISTANCE: 0
Agency: SWRCB

Ted Kubota Farms, Inc.
14400 Llagas Ave
Unincorporated, CA 95046

Site ID: CAR3LUST-3404
Distance: 2313 Feet / South
Agency ID: 3404

Site No

7

List: Central Coast RWQCB Leaking Underground Storage Tank Sites
Status: Case Closed
Lead Agency: Local Agency Lead
Case Type: Soil Only
Case Closed Date: 12/12/1995
Primary Substance Leaked Code: 8006619
Responsible Party: TED KUBOTA
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Priority: Currently Low Priority
Agency: RWQCB Region 3

Ted Kubota Farms, Inc.
14400 Llagas Ave
Unincorporated, CA 95046

Site ID: CALUSTCA-T0608574710
Distance: 2348 Feet / South
Agency ID: T0608574710

Site No

8

List: SWRCB Leaking Underground Storage Tank Sites
Case Type: Soil Only
Status: Case Closed
Primary Substance Leaked Code: 8006619
Responsible Party: Ted Kubota
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Lead Agency: Local Agency Lead
Beneficial Use: MUN
Case Number: 3404
DISTANCE: 0
Agency: SWRCB

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

SAN JOSE - STORM WATER San Jose, CA List: Waste Disposal System	Site ID: CACALWDS-2 431538M10CAS029718 Agency ID: 2 431538M10CAS029718
ALVISO SLOUGH ENTRANCE TO CARGILL EVAPORATION POND San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-638387 Agency ID: 638387
HWY 152 / SOUTHBOUND/ APPROACHING HWY 10 Gilroy, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643289 Agency ID: 643289
ON PERIMETER OF COLEMAN AND RYLAND STREET San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643606 Agency ID: 643606
Q-99 / SOUTH COUNTY AIRPORT Murphy Avenue San Martin, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-644871 Agency ID: 644871
SOUTH BOUND I-280 ON 7TH ST San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-646803 Agency ID: 646803
CONNINGHAM DR AND NASSAU DR , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-650828 Agency ID: 650828
VTA LIGHT RAIL SYSTEM / INTERSECTION OF WOZARD AND SAN CARLOS San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-702512 Agency ID: 702512
US 101 / SOUTH OF STORY RD , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704679 Agency ID: 704679

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

HWY 101 AT STORY ROAD San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704682 Agency ID: 704682
COAST SUBDIVISION, MILEPOST 54 San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-705292 Agency ID: 705292
SUBDIVISION: COAST (U.P.) / MILEPOST: 54.0 San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-705299 Agency ID: 705299
Ibm Bldg 025San Jose, CA List: 1988 Emergency Response Notification System	Site ID: CAERNS88-6927 Agency ID: 6927
Montgomery/madison StGilroy, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-311374 Agency ID: 311374
5556 Avalian AveSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-312389 Agency ID: 312389
9 Miles East Of San JoseSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-343096 Agency ID: 343096
40 Yards North Of The DierdenSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-565756 Agency ID: 565756
MARIAN JOHNSON 59 Sutum St SSan Jose, CA List: Bay Area RWQCB Leaking Underground Storage Tank Sites	Site ID: CAR2LUST-43S0447 Agency ID: 43S0447

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IDENTIFIED HAZARDOUS MATERIALS SITES

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Un-Locatable Sites

PACIFIC BELL Starr CanyonMorgan Hill, CA 95037 List: RCRA Generators	Site ID: CARCRA00-CAT080019375 Agency ID: CAT080019375
Road Scale Facility 9800 Us 101Gilroy, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-2846 Agency ID: 02-2846
Edenvale Pump Station 102 Silver Creek VallSan Jose, CA List: San Jose Hazardous Material Facilities	Site ID: CASAJOSE-1960 Agency ID: 1960
International Paper 1601 Lasumas PlSan Jose, CA List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites	Site ID: CASCVWD1-07S1E04C06 Agency ID: 07S1E04C06
Sr 152 At Dinosaur Point, Mile Post 35.0, CA List: California Response Information Management System	Site ID: CARIMSCA-01-2988 Agency ID: 01-2988
Eb 237 At Lawrence Expressway Post Mile 4.6, CA List: California Response Information Management System	Site ID: CARIMSCA-1993-26474 Agency ID: 1993-26474
East Bound Hwy 152 At Pachaco Pass, CA List: California Response Information Management System	Site ID: CARIMSCA-97-2661 Agency ID: 97-2661
VAN WATERS & ROGERS, SAN JOSE San Jose, CA List: Statewide SLIC list	Site ID: CASTSLIC-SL721371225 Agency ID: SL721371225
WRIGHT MINE, RANCHO CANADA DE ORO San Jose, CA List: Statewide SLIC list	Site ID: CASTSLIC-SLT3S2681361 Agency ID: SLT3S2681361

IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Un-Locatable Sites

TENNANT WELL TESTING Morgan Hill, CA List: State Water Information Management System	Site ID: CASWIMCA-3 430306045 Agency ID: 3 430306045
MT. PLEASANT WATER USERS ASSOCIATION Faye JohnsonSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19490 Agency ID: 19490
SANTA CLARA VALLEY WATER DISTRICT Marc KlemencicSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19522 Agency ID: 19522
TRAILER TEL RV PARK Robert ScottSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19559 Agency ID: 19559
WEST SAN MARTIN WATER WORKS, INC. Bob UkestadSan Martin, CA List: Water Wells	Site ID: CAWWELLS-19569 Agency ID: 19569

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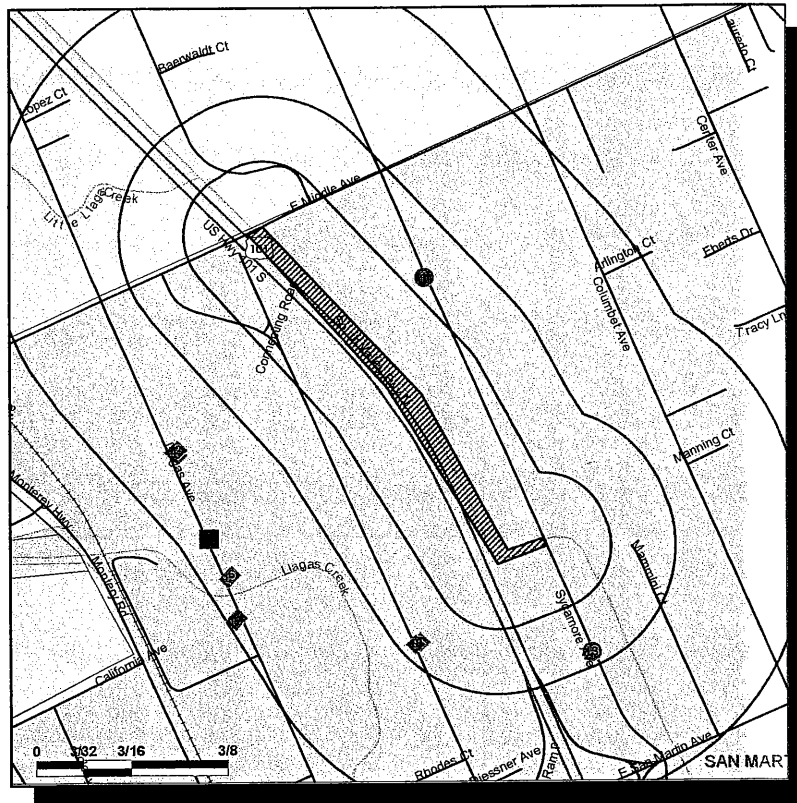
Notes:

[illegible]

--- End of Report ---

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*Environmental
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Phone: 408-559-1248
Fax: 408-559-1224
Radiusreports@pierses.com



***Identified Hazardous Materials Sites
Radius Report For:***

***APN 825-15-035, Sycamore Ave.
Morgan Hill CA, 95037
Project #: A2560A - Reach 14b***

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress **STAR**Report System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing an Environmental Transaction screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

If you have any questions about this report, please contact Chris Olsen via email at Chris@CypressSolutions.com or via phone at 1-831-262-8859.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS is in no way responsible for errors and/or omissions occurring in data, data conversion, site placement, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

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IDENTIFIED HAZARDOUS MATERIALS SITES

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SUBJECT PROPERTY INFORMATION:

APN 825-15-035, Sycamore Ave.
Morgan Hill CA, 95037

SITE SUMMARY CHART			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	0	1
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	0	0	1	0
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	0	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	0	3	5	-
◆	SWLF	Solid Waste Landfills	0	0	2	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	0	2	-	-
●	HAZMAT	Site Specific Local Hazmat	0	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	0	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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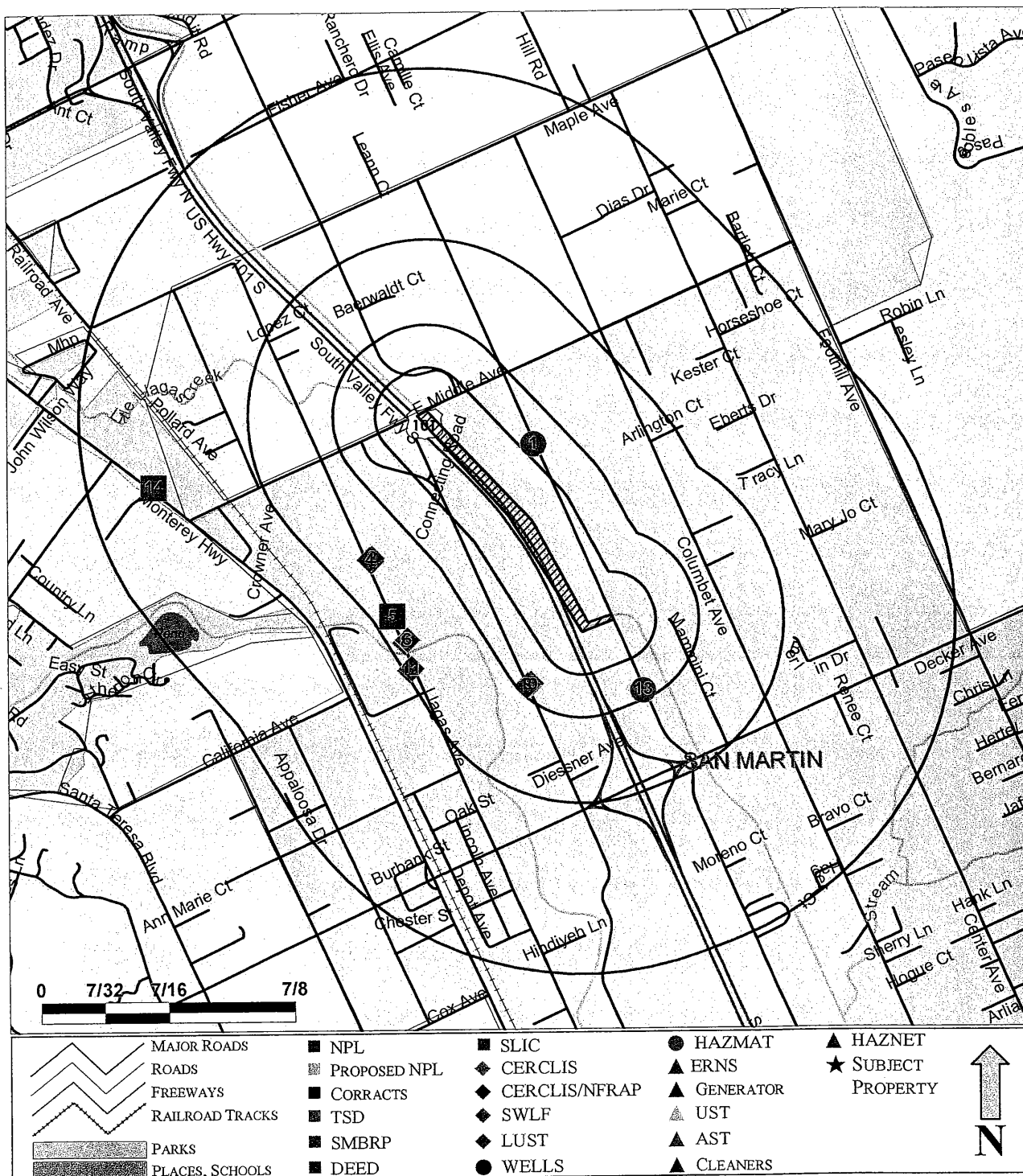
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IDENTIFIED HAZARDOUS MATERIALS SITES

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One Mile Radius Map



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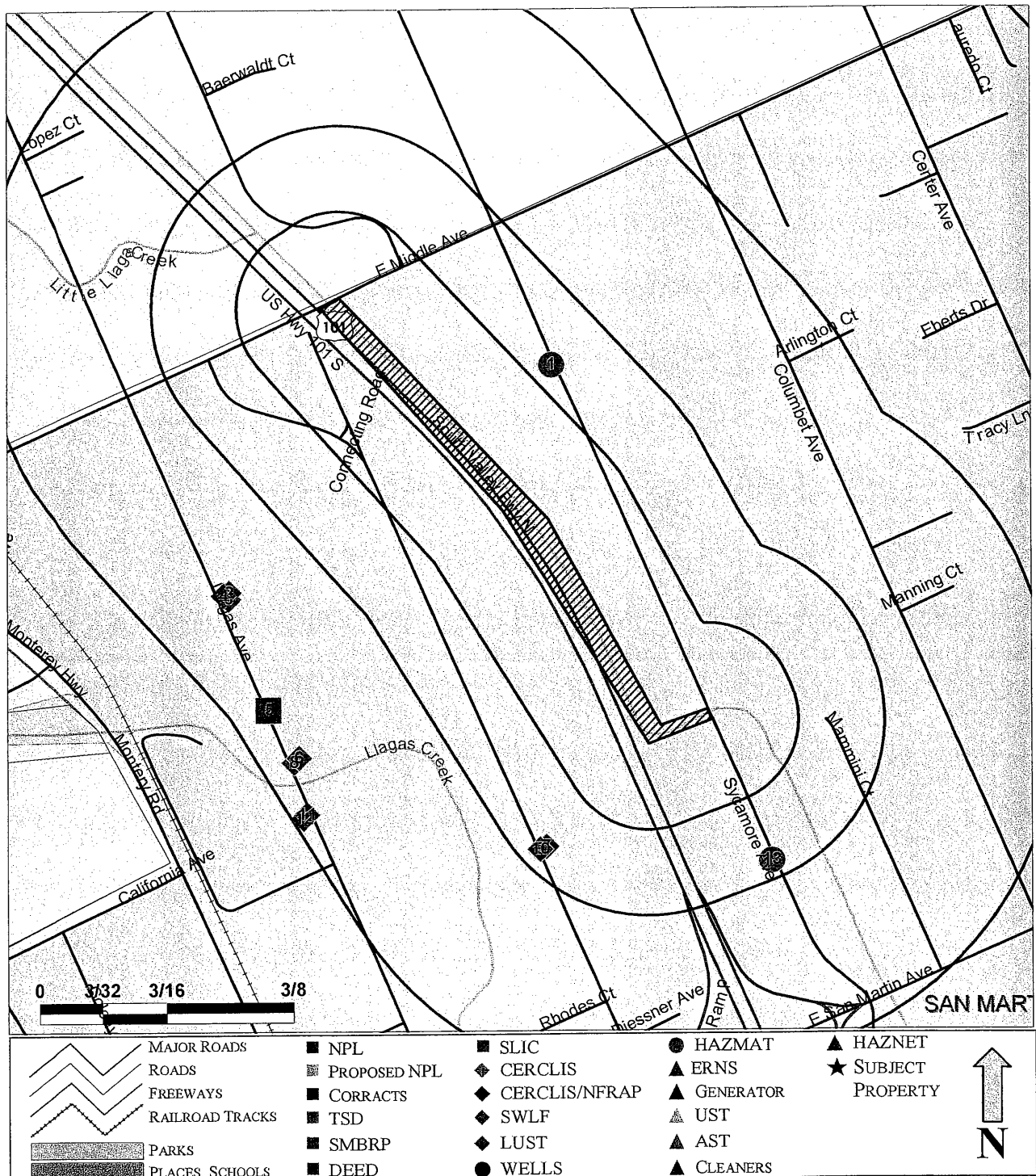
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IDENTIFIED HAZARDOUS MATERIALS SITES

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Quarter Mile Radius Map



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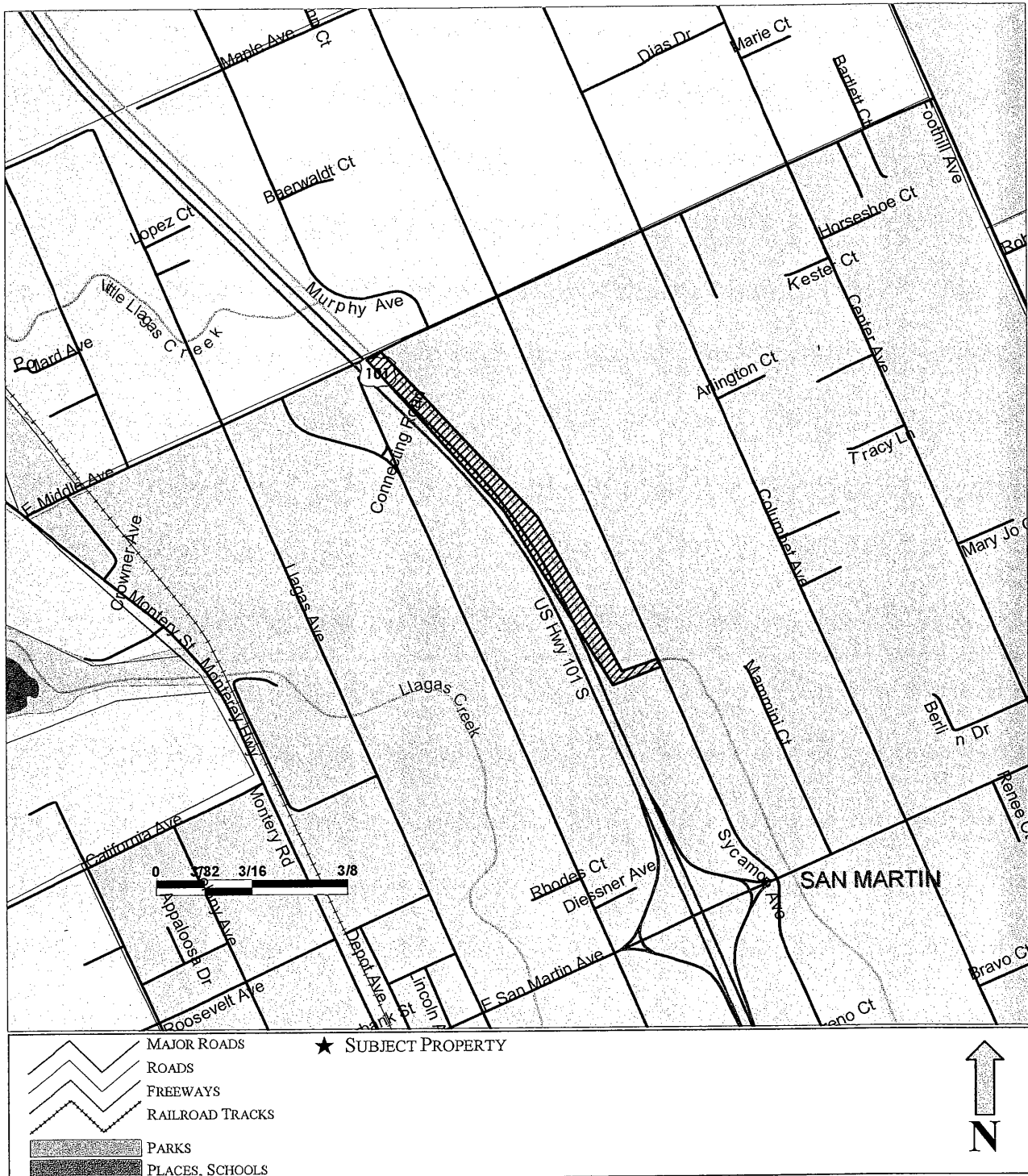
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IDENTIFIED HAZARDOUS MATERIALS SITES

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Site Vicinity Map



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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SMBRPD Sites

SMBRP: Site Mitigation and Brownfield's Reuse Program

Database Searched to a One Mile Radius

The below-listed sites are found on the SMBRP database. The DTSC has developed a database with information about sites in California that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal environmental problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as "Cal Sites," is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The categories are Cal Sites Properties (CS), School Property Evaluation Program Properties (SCH), Voluntary Cleanup Program Properties (VCP), Unconfirmed Properties Referred to Another Local or State Agency (REF), Unconfirmed Properties Needing Further Evaluation (RFE), and Properties where a No Further Action Determination (NFA) has been made. Each category contains information on properties based upon the type of work taking place at the site. For example, the Cal Sites database is now one of the six categories within SMPBRD and contains only confirmed sites considered as posing the greatest threat to the public and/or the environment, commonly known as State Superfund sites. Properties being evaluated by DTSC, as potential public school sites will be found within the School Property Evaluation Program, and those properties undergoing voluntary investigation and/or cleanup are in the Voluntary Cleanup Program.

Source Agency: California EPA – Department of Toxics Substances Control (DTSC)

WINSTON CHAN PROPERTY
14735 Monterey Hwy
San Martin, CA 95046

Site ID: CASMBRPD-43490061
Distance: 4273 Feet / West
Agency ID: 43490061

Site No

14

List:	DTSC Brownfields Database
Branch Name:	NORTH COAST
Status:	CERT
Status Name:	CERTIFIED
LEAD:	DTSC
Lead Name:	DEPT OF TOXIC SUBSTANCES CONTROL
Type Code Name:	RESPONSIBLE PARTY
National Priority List:	N
SICNAME:	ELECTRIC, GAS & SANITARY SERVICES
Groundwater:	Unknown
NUMSOURCES:	0

Site Activites

Key Value for Unique ID of AWP Activities:	1
Activity Code Name:	CERTIFICATION
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	5/30/1987
Key Value for Unique ID of AWP Activities:	2

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IDENTIFIED HAZARDOUS MATERIALS SITES

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Listings for Surrounding Sites - SMBRPD Sites

Activity Code Name:	I/SE, IORSE, FFA, FFSRA, VCA, EA
AWP Activity Code:	F&P
STATNAME:	CERTIFIED
YDSREMOV:	0
YDSTREAT:	0
Date Activity Completed:	7/1/1985
Key Value for Unique ID of AWP Activities:	3
Activity Code Name:	REMOVAL ACTION
STATNAME:	CERTIFIED
YDSREMOV:	38
YDSTREAT:	0
Date Activity Completed:	1/31/1986

Alternate Addresses

All Street Addresses Associated with Site:	14735 MONTEREY ROAD AND STANSWEPT LANE
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046
All Street Addresses Associated with Site:	SAN MARTIN/MORGAN HILL
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Street Addresses Associated with Site:	14735 MONTEREY ROAD
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046
All Street Addresses Associated with Site:	14735 MONTEREY HWY
All Cities Associated with Site:	SAN MARTIN
All States Associated with Site:	CA
All Zip Codes Associated with Site:	95046

Background Information

Background: The Winston Chan Property is 1-acre site located in San Martin. From 1980 to 1984 a junk dealer and collector operated a business on the site accepting a wide range of goods, including auto parts, books, old chemicals, paints, solvents and pesticides.

In November of 1984 inspections revealed poor housekeeping at the site, along with numerous containers, drums, and sacks of hazardous wastes. A Fence and Post Order was issued in July 1985. All drums and containers were removed from the site in December 1985, and three monitoring wells were installed. In January 1986, 38 cubic yards of soil and debris were removed along with an underground tank. Soil and groundwater samples

IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Listings for Surrounding Sites - SMBRPD Sites

were taken. The only chemicals of concern detected were DDT, DDE, and DDD in soil samples at low levels (none exceeding 180 parts per billion).

Comments

General Comments:	The Department certified that remedial actions were completed.
Date Entered in Comments Field:	5/30/1987
General Comments:	This is the date the site was first listed AWP pursuant to Section 25356.
Date Entered in Comments Field:	8/1/1985

Alternate Names

All Site Names Associated with Site:	STARSWEPT LANE HOUSE
All Site Names Associated with Site:	WINSTON CHAN PROPERTY

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SWLF Sites

SWIS - Solid Waste Information System

Database Searched to a One-Half Mile Radius

The below-listed sites are found on the SWIS database. The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Source: California Integrated Waste Management Board, Los Angeles County Landfill List, City of Los Angeles Landfill List

San Martin Closed Landfill Site
14070 Llagas Road
San Martin, CA

Site ID: CASTSWIS-43-CR-0005
Distance: 2339 Feet / South West
Agency ID: 43-CR-0005

Site No

6

List: State Solid Waste Information System

Site Owner Information

Owner: South Valley Refuse Disposal Company
Land Owner Phone: 4086834142
Land Owner Address: P.O. Box 515
Land Owner Address: 7110 Alexander Street
Land Owner City: Gilroy
Land Owner State: CA
Land Owner Zip: 95021

Owner: Sunset Properties
Land Owner Address: 160 Pacific Avenue No. 2000
Land Owner City: San Francisco
Land Owner State: CA
Land Owner Zip: 94111

Site Unit Information

Category: Disposal
Unit Number: 1
Activity: Solid Waste Disposal Site
Regulatory Status: Pre-regulations
Operational Status: Closed
Inspection Frequency: None
Throughput: 0
Capacity: 0
Acreage: 0
Disposal Acreage: 0
Remaining Capacity: 0
Last Tire Inspection Count: 0
Original Tire Count: 0

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RADIUS REPORT

Listings for Surrounding Sites - SWLF Sites

San Martin Transfer and recycling
14070 Llagas Avenue
San Martin, CA

Site ID: CASTSWIS-43-AA-0003
Distance: 2390 Feet / South West
Agency ID: 43-AA-0003

Site No

8

List:	State Solid Waste Information System
Surrounding Area Land Use:	Industrial, Commercial
Operator:	South Valley Refuse Disposal Company
Operator/Business Owner Phone:	4086834142
Operator/Business Owner Address:	P.O. Box 515
Operator/Business Owner Address:	7110 Alexander Street
Operator/Business Owner City:	Gilroy
Operator/Business Owner State:	CA
Operator/Business Owner Zip:	95021
Permit Date:	4/12/2002
Permit Status:	Permitted

Site Owner Information

Owner:	Sunset Properties
Land Owner Address:	160 Pacific Avenue No. 2000
Land Owner City:	San Francisco
Land Owner State:	CA
Land Owner Zip:	94111

Site Unit Information

Category:	Transfer/Processing
Unit Number:	1
Activity:	Medium Volume Transfer/Proc. Fac.
Regulatory Status:	Permitted
Operational Status:	Active
Inspection Frequency:	Monthly
Permitted Waste Types Accepted:	Construction/demolition, Green Materials, Industrial, Mixed municipal
Throughput:	100
Throughput Units:	Tons/day
Capacity:	100
Capacity Units:	Tons/day
Acreage:	7.3

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SLIC Sites

SLIC: Spills, Leaks, Investigations & Cleanups

Database Searched to a One Mile Radius

The below-listed sites are found on the State Water Resources Control Board (SWRCB) SLIC database. The SLIC program focuses on unauthorized releases of pollutants to soil, surface waters, and groundwater. Unauthorized discharges from spills and leaks, other than from fuel underground storage tanks or other regulated sites, are investigated through the Spills, Leaks, Investigations and Cleanup (SLIC) program. This program is not restricted to particular pollutants (e.g. solvents, petroleum, and metals) or by the origin of the release. The SWRCB may require investigation and/or corrective action to mitigate an unauthorized discharge that pollutes or threatens to pollute waters of the state. The statutory authority for the program is derived from the California Water Code, Division 7, Section 13304.

Source Agency: California State Water Resources Control Board

SAN MARTIN AUTO WRECKERS
14155 Llagas Ave
San Martin, CA

Site ID: CASTSLIC-SLT3S0901313
 Distance: 2368 Feet / South West
 Agency ID: SLT3S0901313

Site No

5

List:

ASSIGNED_NAME:

Statewide SLIC list

SLICSITE

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

LUST: Leaking Underground Storage Tanks

Database Searched to a One-Half Mile Radius

The below-listed sites are found on LUST databases. LUST records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the state of California. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

Source Agency: All California Regional Water Quality Control Boards (RWQCB), State Water Resources Control Board (SWRCB), Santa Clara Valley Water District (SCVWD), San Mateo County Environmental Health, City and County of San Francisco Local Oversight Program, Solano County Local Oversight Program, Santa Cruz County Environmental Health List, City of Oakland Office of Emergency Services.

Gladys Jackson Maintence Yard
13600 Murphy Ave
Unincorporated, CA

Site ID: CAR3LUST-3387
Distance: 1109 Feet / South
Agency ID: 3387

Site No

7

List: Central Coast RWQCB Leaking Underground Storage Tank Sites
Status: Case Closed
Lead Agency: Local Agency Lead
Case Type: Aquifer used for drinking water supply has been contaminated
Case Closed Date: 4/3/2001
Historic Max MTBE Conc in GW Date: 3/15/1996
Historic Max MTBE Concentration in GW: 2.5
Primary Substance Leaked Code: 12034
Responsible Party: RAY HYBARGER
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Agency: RWQCB Region 3

Gladys Jackson Maintence Yard
13600 Murphy Ave
Unincorporated, CA

Site ID: CASCVWD1-10S3E01M01
Distance: 1158 Feet / South
Agency ID: 10S3E01M01

Site No

9

List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites
Date Listed: 9/11/1998
Date Closed: 4/3/2001
Oversight Agency: SCVWD

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Gladys Jackson Maintenance Yard 13600 Murphy Ave Unincorporated, CA 95118	Site ID: CALUSTCA-T0608592759 Distance: 1158 Feet / South Agency ID: T0608592759	Site No 10
List: Case Type: Historic Max MTBE Concentration in GW: Historic Max MTBE Concentration in Soil: Status: Primary Substance Leaked Code: Responsible Party: MTBE Tested: Lead Agency: Beneficial Use: Case Number: DISTANCE: Agency:	SWRCB Leaking Underground Storage Tank Sites Aquifer used for drinking water supply has been contaminated 2.5 1 Case Closed 12034 Ray Hybarger MTBE Detected. Site tested for MTBE & MTBE detected Local Agency Lead MUN 3387 0 SWRCB	
"Ted Kubota Farms, Inc." 14400 Llagas Ave Unincorporated, CA	Site ID: CASCVWD1-10S3E02C01 Distance: 1993 Feet / West Agency ID: 10S3E02C01	Site No 2
List: Date Listed: Date Closed: Oversight Agency:	Santa Clara Valley Water District Leaking Underground Storage Tank Sites 4/12/1990 12/12/1995 SCVWD	
Ted Kubota Farms, Inc. 14400 Llagas Ave Unincorporated, CA 95046	Site ID: CAR3LUST-3404 Distance: 2028 Feet / West Agency ID: 3404	Site No 3
List: Status: Lead Agency: Case Type: Case Closed Date: Primary Substance Leaked Code: Responsible Party: MTBE Tested: Priority: Agency:	Central Coast RWQCB Leaking Underground Storage Tank Sites Case Closed Local Agency Lead Soil Only 12/12/1995 8006619 TED KUBOTA Site NOT Tested for MTBE. Includes Unknown and Not Analyzed Currently Low Priority RWQCB Region 3	

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Ted Kubota Farms, Inc.
14400 Llagas Ave
Unincorporated, CA 95046

Site ID: CALUSTCA-T0608574710
Distance: 2040 Feet / West
Agency ID: T0608574710

Site No

4

List: SWRCB Leaking Underground Storage Tank Sites
Case Type: Soil Only
Status: Case Closed
Primary Substance Leaked Code: 8006619
Responsible Party: Ted Kubota
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Lead Agency: Local Agency Lead
Beneficial Use: MUN
Case Number: 3404
DISTANCE: 0
Agency: SWRCB

AIR & AUTO SALVAGE SERVICE
13895-a Llagas Ave
San Martin, CA 95046

Site ID: CALUSTCA-T0608502166
Distance: 2518 Feet / South West
Agency ID: T0608502166

Site No

11

List: SWRCB Leaking Underground Storage Tank Sites
Case Type: Soil Only
Leak Cause: UNK
Leak Source: UNK
Status: Case Closed
Primary Substance Leaked Code: 8006619
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Lead Agency: Local Agency Lead
Summary: TANK WAS CLOSED 1-21-88. SOIL SAMPLES TAKEN PRIOR TO CLOSURE INDICATED THC CONTAMINATION LEVELS IN THE SOIL OF 210 PPB & 150 PPB. TANK HAS BEEN EMPTY FOR AT LEAST 10 YRS ACCORDING TO KNOWL. SOURCES.
Priority: Currently Unknown
Case Number: 453
Abatement Method: No Action Required
DISTANCE: 0
Agency: SWRCB
Abatement Method: No Action Required

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Listings for Surrounding Sites - LUST Sites

AIR & AUTO SALVAGE SERVICE
13895-a Llagas Ave
San Martin, CA 95046

Site ID: CAR3LUST-453
Distance: 2556 Feet / South West
Agency ID: 453

Site No

12

List:	Central Coast RWQCB Leaking Underground Storage Tank Sites
Status:	Case Closed
Lead Agency:	Local Agency Lead
Case Type:	Soil Only
Leak Cause:	UNK
Leak Source:	UNK
Case Closed Date:	1/22/1988
Primary Substance Leaked Code:	8006619
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Priority:	Currently Unknown
Abatement Method:	No Action Required
Water System:	GWINN SCHOOL
Agency:	RWQCB Region 3
Abatement Method:	No Action Required

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - Wells Sites

WELLS: Water Wells

Database Searched to a One-Quarter Mile Radius

The below-listed sites are found on the WELLS database. Public Water Wells that have been recorded into the State Water Resources Control Board Geotracker System show up on this database. Due to security reasons, limited information on public wells is available.

Source Agency: State Water Resources Control Board

MILLERS 3 BAR M
14205 Sycamore Ave.
San Martin, CA

Site ID: CAWWELLS-19475
Distance: 840 Feet / North
Agency ID: 19475

Site No

1

List:
Agency:

Water Wells
SWRCB

CAMPING WORLD
13575 Sycamore Ave
San Martin, CA

Site ID: CAWWELLS-19397
Distance: 1166 Feet / South East
Agency ID: 19397

Site No

13

List:
Agency:

Water Wells
SWRCB

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

SAN JOSE - STORM WATER San Jose, CA List: Waste Disposal System	Site ID: CACALWDS-2 431538M10CAS029718 Agency ID: 2 431538M10CAS029718
ALVISO SLOUGH ENTRANCE TO CARGILL EVAPORATION POND San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-638387 Agency ID: 638387
HWY 152 / SOUTHBOUND/ APPROACHING HWY 101 Gilroy, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643289 Agency ID: 643289
ON PERIMETER OF COLEMAN AND RYLAND STREET San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643606 Agency ID: 643606
Q-99 / SOUTH COUNTY AIRPORT Murphy Avenue San Martin, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-644871 Agency ID: 644871
SOUTH BOUND I-280 ON 7TH ST San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-646803 Agency ID: 646803
CONNINGHAM DR AND NASSAU DR , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-650828 Agency ID: 650828
VTA LIGHT RAIL SYSTEM / INTERSECTION OF WOZARD AND SAN CARLOS San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-702512 Agency ID: 702512
US 101 / SOUTH OF STORY RD , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704679 Agency ID: 704679

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

HWY 101 AT STORY ROAD San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704682 Agency ID: 704682
COAST SUBDIVISION, MILEPOST 54 San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-705292 Agency ID: 705292
SUBDIVISION: COAST (U.P.) / MILEPOST: 54.0 San Jose, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-705299 Agency ID: 705299
Ibm Bldg 025San Jose, CA List: 1988 Emergency Response Notification System	Site ID: CAERNS88-6927 Agency ID: 6927
Environmental Safety Facility, Bldg C, 6400 Oak Rd, CA List: 1989 Emergency Response Notification System	Site ID: CAERNS89-16850 Agency ID: 16850
Montgomery/madison StGilroy, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-311374 Agency ID: 311374
5556 Avalian AveSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-312389 Agency ID: 312389
9 Miles East Of San JoseSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-343096 Agency ID: 343096
40 Yards North Of The DierdenSan Jose, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-565756 Agency ID: 565756

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Un-Locatable Sites

MARIAN JOHNSON 59 Sutum St SSan Jose, CA List: Bay Area RWQCB Leaking Underground Storage Tank Sites	Site ID: CAR2LUST-43S0447 Agency ID: 43S0447
PACIFIC BELL Starr CanyonMorgan Hill, CA 95037 List: RCRA Generators	Site ID: CARCRA00-CAT080019375 Agency ID: CAT080019375
Road Scale Facility 9800 Us 101Gilroy, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-2846 Agency ID: 02-2846
Road Llagass Ave East San MartinSan Martin, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-6381 Agency ID: 02-6381
Sr 152 At Dinosaur Point, Mile Post 35.0, CA List: California Response Information Management System	Site ID: CARIMSCA-01-2988 Agency ID: 01-2988
Eb 237 At Lawrencr Expressway Post Mile 4.6, CA List: California Response Information Management System	Site ID: CARIMSCA-1993-26474 Agency ID: 1993-26474
East Bound Hwy 152 At Pachaco Pass, CA List: California Response Information Management System	Site ID: CARIMSCA-97-2661 Agency ID: 97-2661
Edenvale Pump Station 102 Silver Creek VallSan Jose, CA List: San Jose Hazardous Material Facilities	Site ID: CASAJOSE-1960 Agency ID: 1960
International Paper 1601 Lasumas PlSan Jose, CA List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites	Site ID: CASCVWD1-07S1E04C06 Agency ID: 07S1E04C06

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

VAN WATERS & ROGERS, SAN JOSE San Jose, CA List: Statewide SLIC list	Site ID: CASTSLIC-SL721371225 Agency ID: SL721371225
WRIGHT MINE, RANCHO CANADA DE ORO San Jose, CA List: Statewide SLIC list	Site ID: CASTSLIC-SLT3S2681361 Agency ID: SLT3S2681361
TENNANT WELL TESTING Morgan Hill, CA List: State Water Information Management System	Site ID: CASWIMCA-3 430306045 Agency ID: 3 430306045
MT. PLEASANT WATER USERS ASSOCIATION Faye JohnsonSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19490 Agency ID: 19490
SANTA CLARA VALLEY WATER DISTRICT Marc KlemencicSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19522 Agency ID: 19522
TRAILER TEL RV PARK Robert ScottSan Jose, CA List: Water Wells	Site ID: CAWWELLS-19559 Agency ID: 19559
WEST SAN MARTIN WATER WORKS, INC. Bob UkestadSan Martin, CA List: Water Wells	Site ID: CAWWELLS-19569 Agency ID: 19569

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IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

Notes:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no text or other markings on the paper.

--- End of Report ---

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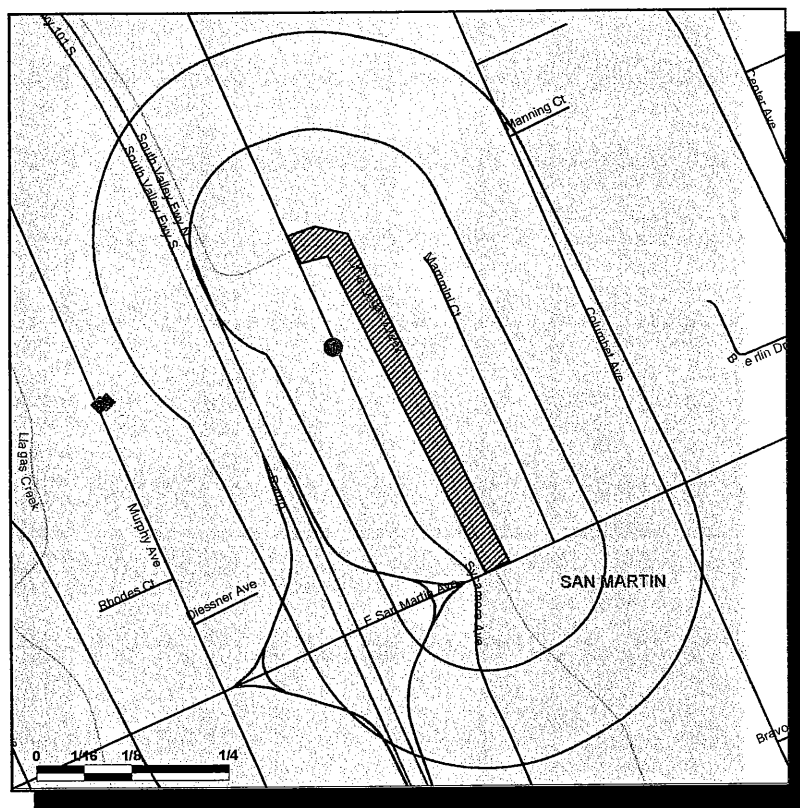
***Environmental
Services, Inc.***

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San Jose, CA 95128

Phone: 408-559-1248

Fax: 408-559-1224

Radiusreports@pierses.com



***Identified Hazardous Materials Sites
Radius Report For:***

APN 825-14-047, Sycamore Ave.

Morgan Hill CA, 95037

Project #: A2560A - Reach 14c

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress **STAR**Report System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing an Environmental Transaction screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

If you have any questions about this report, please contact Chris Olsen via email at Chris@CypressSolutions.com or via phone at 1-831-262-8859.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS is in no way responsible for errors and/or omissions occurring in data, data conversion, site placement, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

SUBJECT PROPERTY INFORMATION:

APN 825-14-047, Sycamore Ave.
Morgan Hill CA, 95037

SITE SUMMARY CHART			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	0	0
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	0	0	0	1
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	0	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	0	0	3	-
◆	SWLF	Solid Waste Landfills	0	0	0	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	1	0	-	-
●	HAZMAT	Site Specific Local Hazmat	0	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	0	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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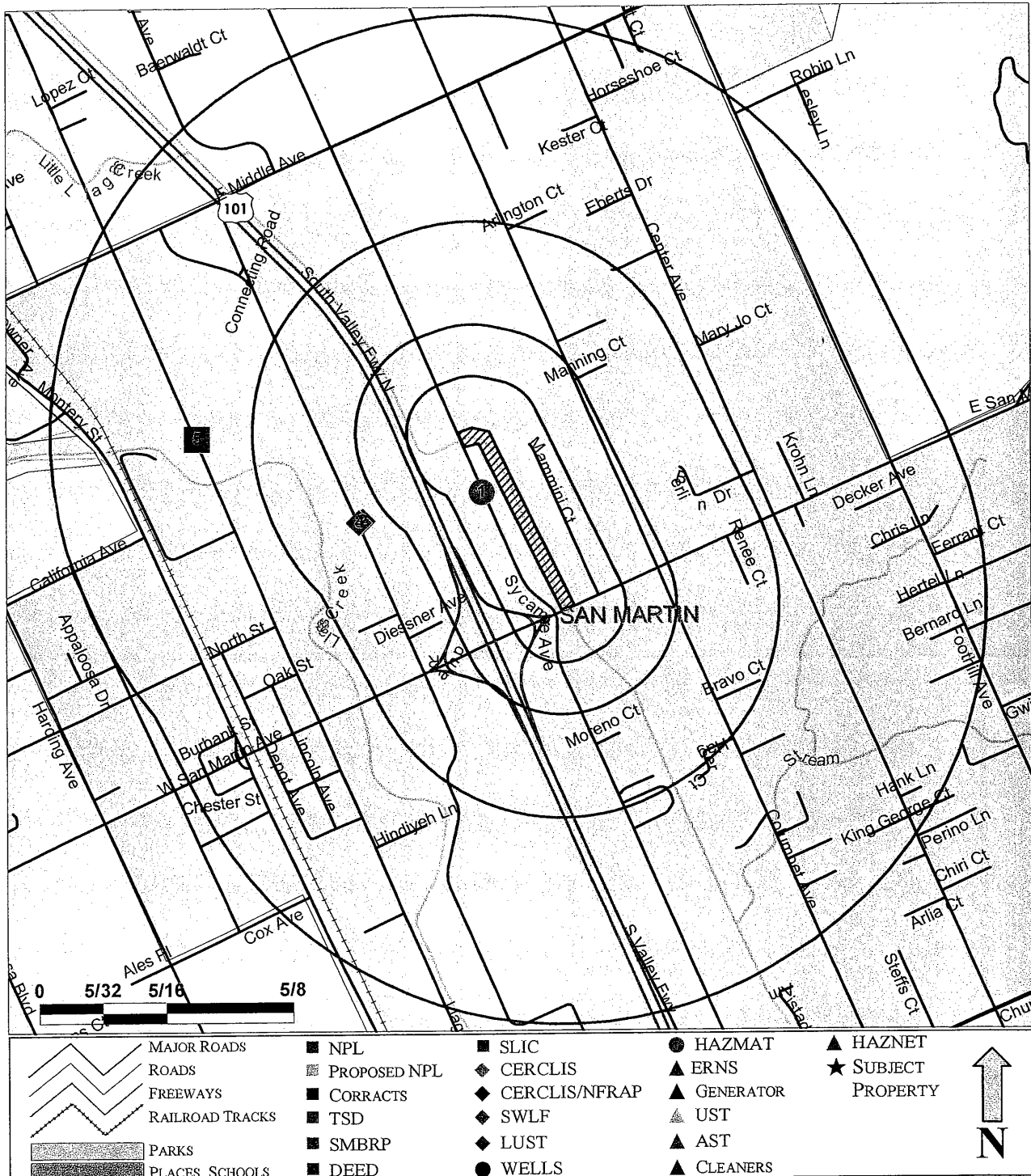
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One Mile Radius Map



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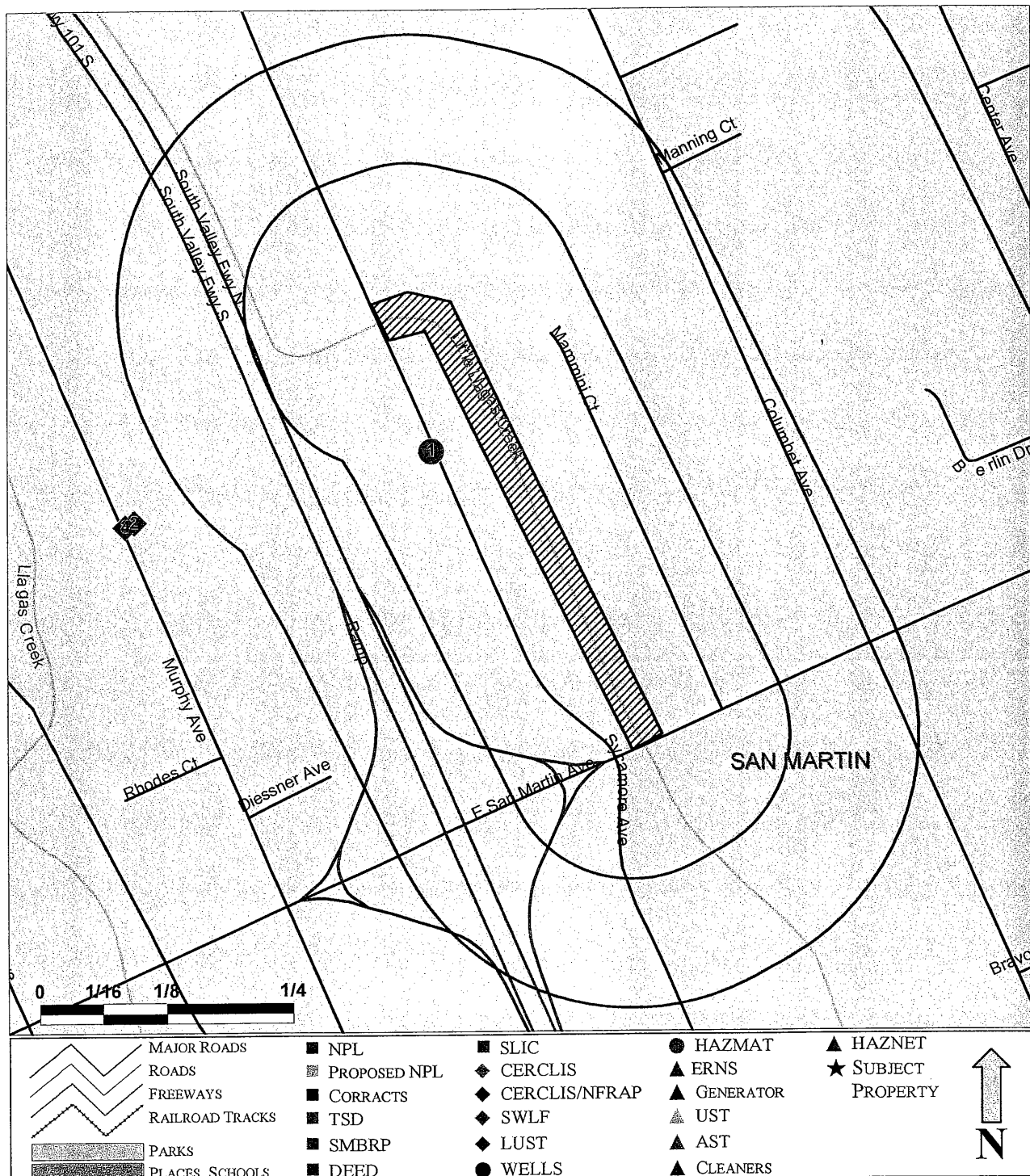
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Quarter Mile Radius Map



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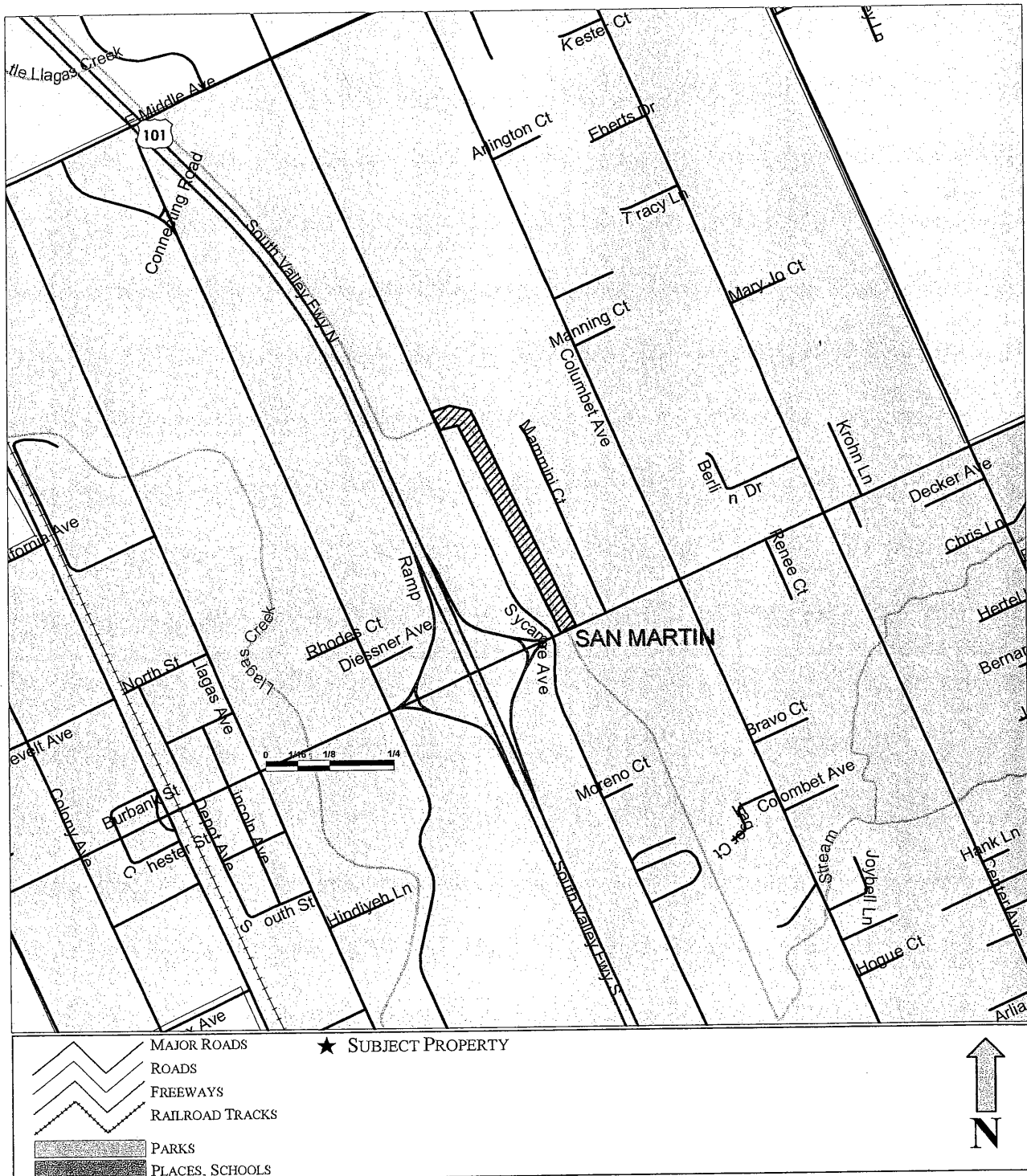
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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



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DATE OF REPORT: 20-Oct-04

ADDRESS: APN 825-14-047, Sycamore Ave.

PAGE #: 7

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SLIC Sites

SLIC: Spills, Leaks, Investigations & Cleanups

Database Searched to a One Mile Radius

The below-listed sites are found on the State Water Resources Control Board (SWRCB) SLIC database. The SLIC program focuses on unauthorized releases of pollutants to soil, surface waters, and groundwater. Unauthorized discharges from spills and leaks, other than from fuel underground storage tanks or other regulated sites, are investigated through the Spills, Leaks, Investigations and Cleanup (SLIC) program. This program is not restricted to particular pollutants (e.g. solvents, petroleum, and metals) or by the origin of the release. The SWRCB may require investigation and/or corrective action to mitigate an unauthorized discharge that pollutes or threatens to pollute waters of the state. The statutory authority for the program is derived from the California Water Code, Division 7, Section 13304.

Source Agency: California State Water Resources Control Board

SAN MARTIN AUTO WRECKERS
14155 Llagas Ave
San Martin, CA

Site ID: CASTSLIC-SLT3S0901313
Distance: 3375 Feet / West
Agency ID: SLT3S0901313

Site No

5

List:

ASSIGNED_NAME:

Statewide SLIC list

SLICSITE

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

LUST: Leaking Underground Storage Tanks

Database Searched to a One-Half Mile Radius

The below-listed sites are found on LUST databases. LUST records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the state of California. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

Source Agency: All California Regional Water Quality Control Boards (RWQCB), State Water Resources Control Board (SWRCB), Santa Clara Valley Water District (SCVWD), San Mateo County Environmental Health, City and County of San Francisco Local Oversight Program, Solano County Local Oversight Program, Santa Cruz County Environmental Health List, City of Oakland Office of Emergency Services.

Gladys Jackson Maintence Yard
13600 Murphy Ave
Unincorporated, CA

Site ID: CAR3LUST-3387
Distance: 1614 Feet / West
Agency ID: 3387

Site No

2

List:	Central Coast RWQCB Leaking Underground Storage Tank Sites
Status:	Case Closed
Lead Agency:	Local Agency Lead
Case Type:	Aquifer used for drinking water supply has been contaminated
Case Closed Date:	4/3/2001
Historic Max MTBE Conc in GW Date:	3/15/1996
Historic Max MTBE Concentration in GW:	2.5
Primary Substance Leaked Code:	12034
Responsible Party:	RAY HYBARGER
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
Agency:	RWQCB Region 3

Gladys Jackson Maintence Yard
13600 Murphy Ave
Unincorporated, CA

Site ID: CASCVWD1-10S3E01M01
Distance: 1665 Feet / West
Agency ID: 10S3E01M01

Site No

3

List:	Santa Clara Valley Water District Leaking Underground Storage Tank Sites
Date Listed:	9/11/1998
Date Closed:	4/3/2001
Oversight Agency:	SCVWD

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Gladys Jackson Maintenance Yard
13600 Murphy Ave
Unincorporated, CA 95118

Site ID: CALUSTCA-T0608592759
Distance: 1665 Feet / West
Agency ID: T0608592759

Site No

4

List:	SWRCB Leaking Underground Storage Tank Sites
Case Type:	Aquifer used for drinking water supply has been contaminated
Historic Max MTBE Concentration in GW:	2.5
Historic Max MTBE Concentration in Soil:	1
Status:	Case Closed
Primary Substance Leaked Code:	12034
Responsible Party:	Ray Hybarger
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
Lead Agency:	Local Agency Lead
Beneficial Use:	MUN
Case Number:	3387
DISTANCE:	0
Agency:	SWRCB

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IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Listings for Surrounding Sites - Wells Sites

WELLS: Water Wells

Database Searched to a One-Quarter Mile Radius

The below-listed sites are found on the WELLS database. Public Water Wells that have been recorded into the State Water Resources Control Board Geotracker System show up on this database. Due to security reasons, limited information on public wells is available.

Source Agency: State Water Resources Control Board

CAMPING WORLD
13575 Sycamore Ave
San Martin, CA

Site ID: CAWWELLS-19397
Distance: 240 Feet / North West
Agency ID: 19397

Site No

1

List:
Agency:

Water Wells
SWRCB

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

WEST VALLEY FIRE STATION 19800 cox Av, CA List: State Underground Storage Tank List	Site ID: CACALUST-614 Agency ID: 614
ZANKER RD RESOURCE MGT Apn 841 37 026 & 841 37 027 Gilroy, CA 95020 List: Waste Disposal System	Site ID: CACALWDS-3 43I013449CAS000001 Agency ID: 3 43I013449CAS000001
HWY 152 / SOUTHBOUND/ APPROACHING HWY 10 Gilroy, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643289 Agency ID: 643289
Q-99 / SOUTH COUNTY AIRPORT Murphy Avenue San Martin, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-644871 Agency ID: 644871
CONNINGHAM DR AND NASSAU DR , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-650828 Agency ID: 650828
US 101 / SOUTH OF STORY RD , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704679 Agency ID: 704679
Environmental Safety Facility, Bldg C, 6400 Oak Rd, CA List: 1989 Emergency Response Notification System	Site ID: CAERNS89-16850 Agency ID: 16850
Montgomery/madison St Gilroy, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-311374 Agency ID: 311374
PACIFIC BELL Starr Canyon Morgan Hill, CA 95037 List: RCRA Generators	Site ID: CARCRA00-CAT080019375 Agency ID: CAT080019375

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Un-Locatable Sites

Road Scale Facility 9800 Us 101 Gilroy, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-2846 Agency ID: 02-2846
Road Llagass Ave East San Martin San Martin, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-6381 Agency ID: 02-6381
Sr 152 At Dinosaur Point, Mile Post 35.0, CA List: California Response Information Management System	Site ID: CARIMSCA-01-2988 Agency ID: 01-2988
Eb 237 At Lawrence Expressway Post Mile 4.6, CA List: California Response Information Management System	Site ID: CARIMSCA-1993-26474 Agency ID: 1993-26474
East Bound Hwy 152 At Pacheco Pass, CA List: California Response Information Management System	Site ID: CARIMSCA-97-2661 Agency ID: 97-2661
TENNANT WELL TESTING Morgan Hill, CA List: State Water Information Management System	Site ID: CASWIMCA-3 430306045 Agency ID: 3 430306045
WESTSIDE TRANSPORT Highway 152 Gilroy, CA 95020 List: State Water Information Management System	Site ID: CASWIMCA-3 432040001 Agency ID: 3 432040001
ZANKER RD RESOURCE MGT Apn 841 37 026 & 841 37 027 Gilroy, CA 95020 List: State Water Information Management System	Site ID: CASWIMCA-3 431013449 Agency ID: 3 431013449
HENRY W COE ST PK Kaiswer-retna Rd Gilroy, CA 95020 List: State Water Information Management System	Site ID: CASWIMCA-3 440210034 Agency ID: 3 440210034

IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Un-Locatable Sites

WEST SAN MARTIN WATER WORKS, INC.
Bob Ukestad San Martin, CA
List: Water Wells

Site ID: CAWWELLS-19569
Agency ID: 19569

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IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

Notes:

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

--- End of Report ---

PIERS

*Environmental
Services, Inc.*

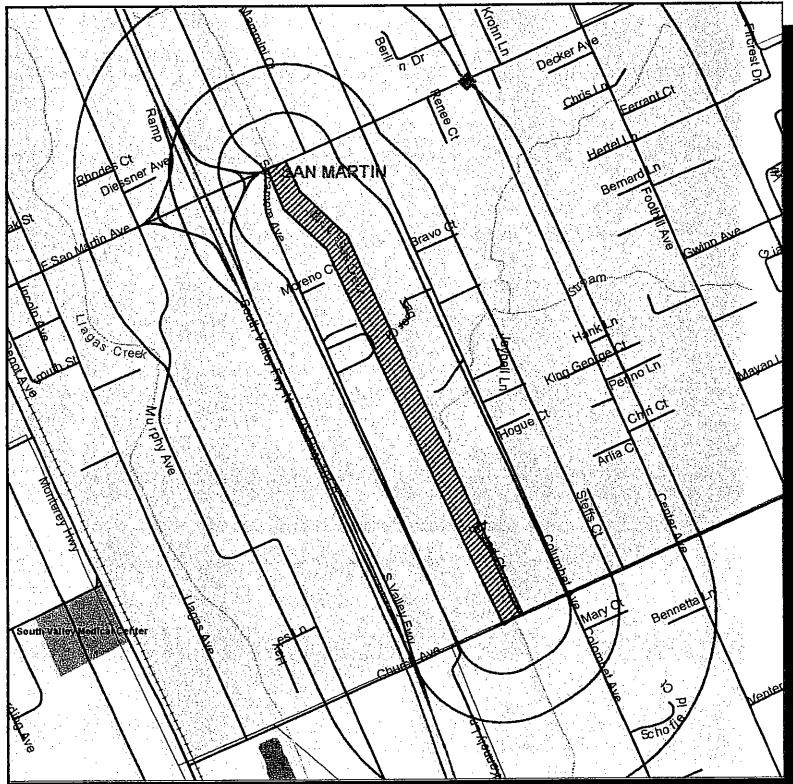
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San Jose, CA 95128

Phone: 408-559-1248

Fax: 408-559-1224

Radiusreports@pierses.com



Identified Hazardous Materials Sites

Radius Report For:

APN 825-38-007, E. San Martin Ave.

Morgan Hill CA, 95037

Project #: A2560A - Reach 14d

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress **STAR**Report System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing an Environmental Transaction screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

If you have any questions about this report, please contact Chris Olsen via email at Chris@CypressSolutions.com or via phone at 1-831-262-8859.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS is in no way responsible for errors and/or omissions occurring in data, data conversion, site placement, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

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DATE OF REPORT: 20-Oct-04

ADDRESS: APN 825-38-007, E. San Martin Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

SUBJECT PROPERTY INFORMATION:

APN 825-38-007, E. San Martin Ave.
Morgan Hill CA, 95037

SITE SUMMARY CHART			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	0	0
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	0	0	0	1
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	0	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	0	0	0	-
◆	SWLF	Solid Waste Landfills	0	0	0	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	0	0	-	-
●	HAZMAT	Site Specific Local Hazmat	0	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	0	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

One Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

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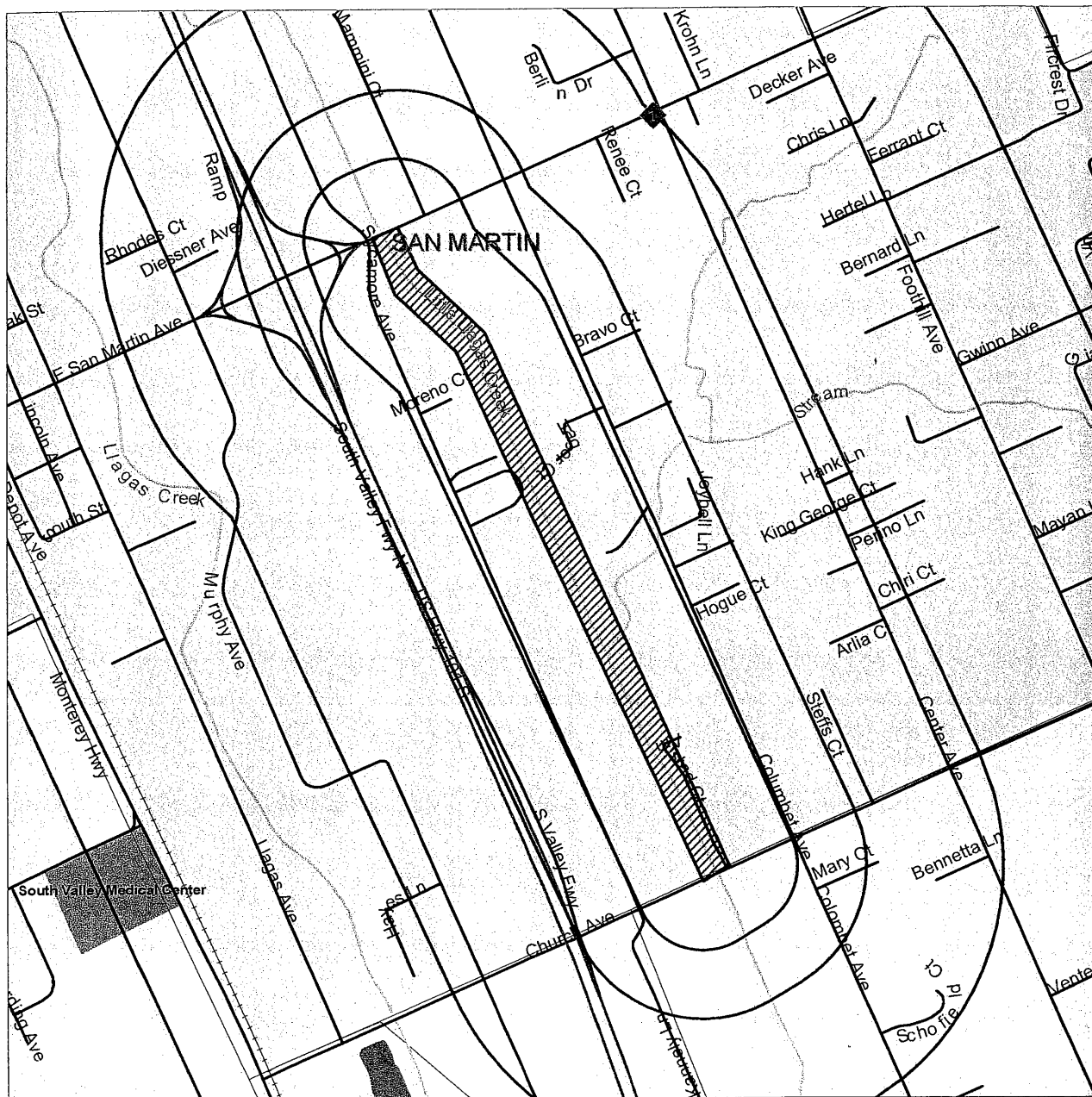
ADDRESS: APN 825-38-007, E. San Martin Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Quarter Mile Radius Map



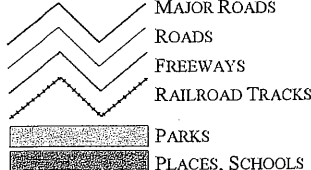
	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map




 MAJOR ROADS
 ROADS
 FREEWAYS
 RAILROAD TRACKS
 PARKS
 PLACES, SCHOOLS

★ SUBJECT PROPERTY

N

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - SLIC Sites

SLIC: Spills, Leaks, Investigations & Cleanups

Database Searched to a One Mile Radius

The below-listed sites are found on the State Water Resources Control Board (SWRCB) SLIC database. The SLIC program focuses on unauthorized releases of pollutants to soil, surface waters, and groundwater. Unauthorized discharges from spills and leaks, other than from fuel underground storage tanks or other regulated sites, are investigated through the Spills, Leaks, Investigations and Cleanup (SLIC) program. This program is not restricted to particular pollutants (e.g. solvents, petroleum, and metals) or by the origin of the release. The SWRCB may require investigation and/or corrective action to mitigate an unauthorized discharge that pollutes or threatens to pollute waters of the state. The statutory authority for the program is derived from the California Water Code, Division 7, Section 13304.

Source Agency: California State Water Resources Control Board

SAN MARTIN AUTO WRECKERS
14155 Llagas Ave
San Martin, CA

Site ID: CASTSLIC-SLT3S0901313
Distance: 5184 Feet / North West
Agency ID: SLT3S0901313

Site No

2

List:

ASSIGNED_NAME:

Statewide SLIC list

SLICSITE

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

LUST: Leaking Underground Storage Tanks

Database Searched to a One-Half Mile Radius

The below-listed sites are found on LUST databases. LUST records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the state of California. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

Source Agency: All California Regional Water Quality Control Boards (RWQCB), State Water Resources Control Board (SWRCB), Santa Clara Valley Water District (SCVWD), San Mateo County Environmental Health, City and County of San Francisco Local Oversight Program, Solano County Local Oversight Program, Santa Cruz County Environmental Health List, City of Oakland Office of Emergency Services.

BENNY LOCSIN RESIDENCE
1340 San Martin Ave E
San Martin, CA 95046

Site ID: CALUSTCA-T0608500047
Distance: 2648 Feet / North
Agency ID: T0608500047

Site No

1

List:	SWRCB Leaking Underground Storage Tank Sites
Case Type:	Undefined
Leak Cause:	UNK
Leak Source:	UNK
Status:	No Action
Primary Substance Leaked Code:	8006619
MTBE Tested:	Site NOT Tested for MTBE. Includes Unknown and Not Analyzed
Lead Agency:	Local Agency Lead
Summary:	
Case Number:	2922
Abatement Method:	Unknown
DISTANCE:	0
Agency:	SWRCB
Abatement Method:	Unknown

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Case Closed Date: 8/20/1991
 Primary Substance Leaked Code: 12035
 Responsible Party: NEWT LYMAN
 MTBE Tested: Not Required to be Tested
 Priority: Currently Unknown
 Abatement Method: No Action Required
 Water System: LENA AVENUE
 Agency: RWQCB Region 3
 Abatement Method: No Action Required

Caltrans Gilroy Maint. Station
11155 Uno St
Unincorporated, CA 95020

Site ID: CALUSTCA-T0608500070
 Distance: 1554 Feet / South
 Agency ID: T0608500070

Site No

4

List: SWRCB Leaking Underground Storage Tank Sites
 Case Type: Soil Only
 Status: Case Closed
 Primary Substance Leaked Code: 0
 Responsible Party: Sheila Yazdy
 MTBE Tested: Not Required to be Tested
 Lead Agency: Local Agency Lead
 Beneficial Use: MUN
 Case Number: 331
 DISTANCE: 0
 Agency: SWRCB

Caltrans Gilroy Maint. Station
11155 Uno St
Unincorporated, CA

Site ID: CASCVWD1-10S3E13J01
 Distance: 1583 Feet / South
 Agency ID: 10S3E13J01

Site No

5

List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites
 Date Listed: 8/10/1990
 Date Closed: 8/20/1991
 Oversight Agency: SCVWD

Gilroy Maintenance Yard
11155 Noname Uno
Gilroy, CA 95020

Site ID: CALUSTCA-T0608590757
 Distance: 1594 Feet / South
 Agency ID: T0608590757

Site No

6

List: SWRCB Leaking Underground Storage Tank Sites
 Case Type: Soil Only
 Enforcement Type: Unknown Code (SEL)
 Historic Max MTBE Concentration in GW: 1
 Status: Case Closed

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

LUST: Leaking Underground Storage Tanks

Database Searched to a One-Half Mile Radius

The below-listed sites are found on LUST databases. LUST records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the state of California. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

Source Agency: All California Regional Water Quality Control Boards (RWQCB), State Water Resources Control Board (SWRCB), Santa Clara Valley Water District (SCVWD), San Mateo County Environmental Health, City and County of San Francisco Local Oversight Program, Solano County Local Oversight Program, Santa Cruz County Environmental Health List, City of Oakland Office of Emergency Services.

Gilroy Maintenance Yard
11155 Nono Uno
Gilroy, CA

Site ID: CASCVWD1-10S3E13J02
Distance: 1501 Feet / South
Agency ID: 10S3E13J02

Site No

1

List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites
Date Listed: 8/3/1998
Date Closed: 1/29/2002
Oversight Agency: SCVWD

GILROY MAINTENANCE YARD
11155 Nono Uno
Gilroy, CA

Site ID: CAR2LUST-43-3023
Distance: 1510 Feet / South
Agency ID: 43-3023

Site No

2

List: Bay Area RWQCB Leaking Underground Storage Tank Sites
Maximum Soil: 0
Maximum Groundwater: 0
Current Benzene: 0
Status: Case Closed
Case Closed Date: 1/29/2002
Agency: RWQCB Region 2

CAL TRANS-GILROY MAINT. STA.
11155 Uno St
Gilroy, CA 95020

Site ID: CAR3LUST-331
Distance: 1544 Feet / South
Agency ID: 331

Site No

3

List: Central Coast RWQCB Leaking Underground Storage Tank Sites
Status: Case Closed
Lead Agency: Local Agency Lead
Case Type: Soil Only
Leak Cause: UNK
Leak Source: UNK

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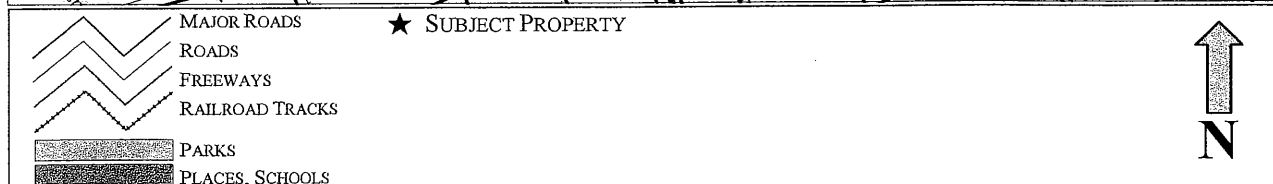
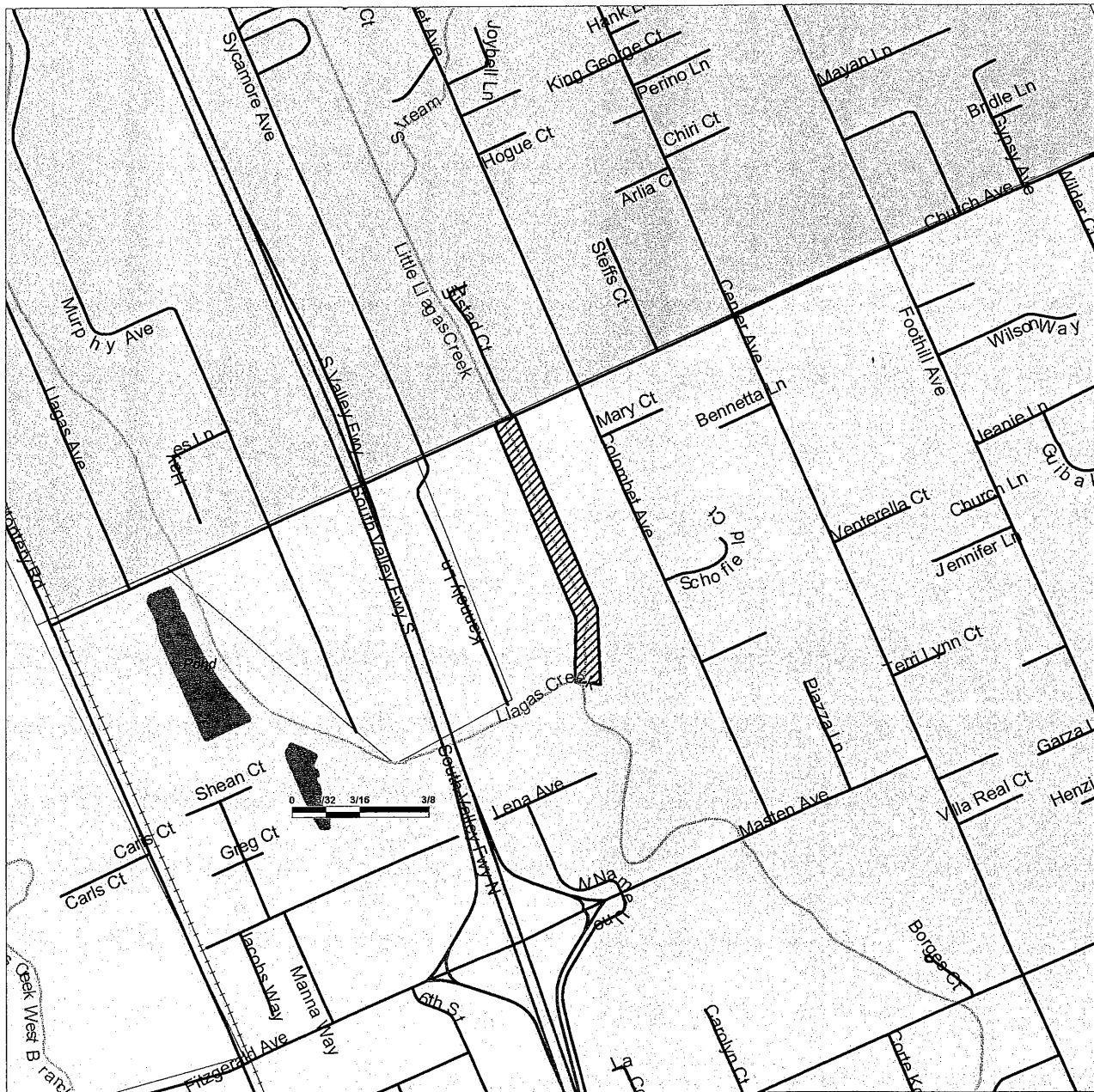
ADDRESS: APN 830-05-040, Church Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Site Vicinity Map



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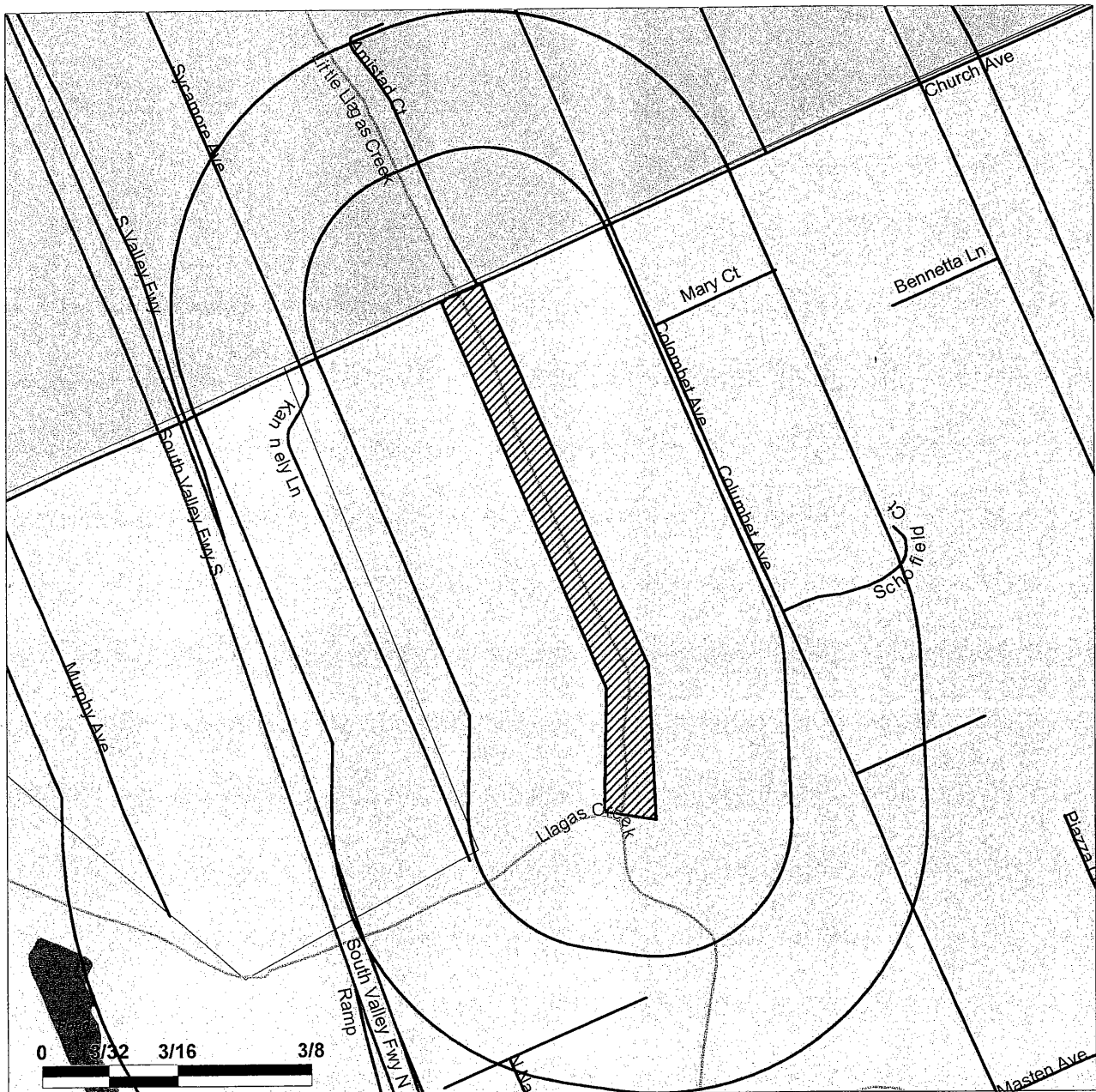
ADDRESS: APN 830-05-040, Church Ave.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Quarter Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

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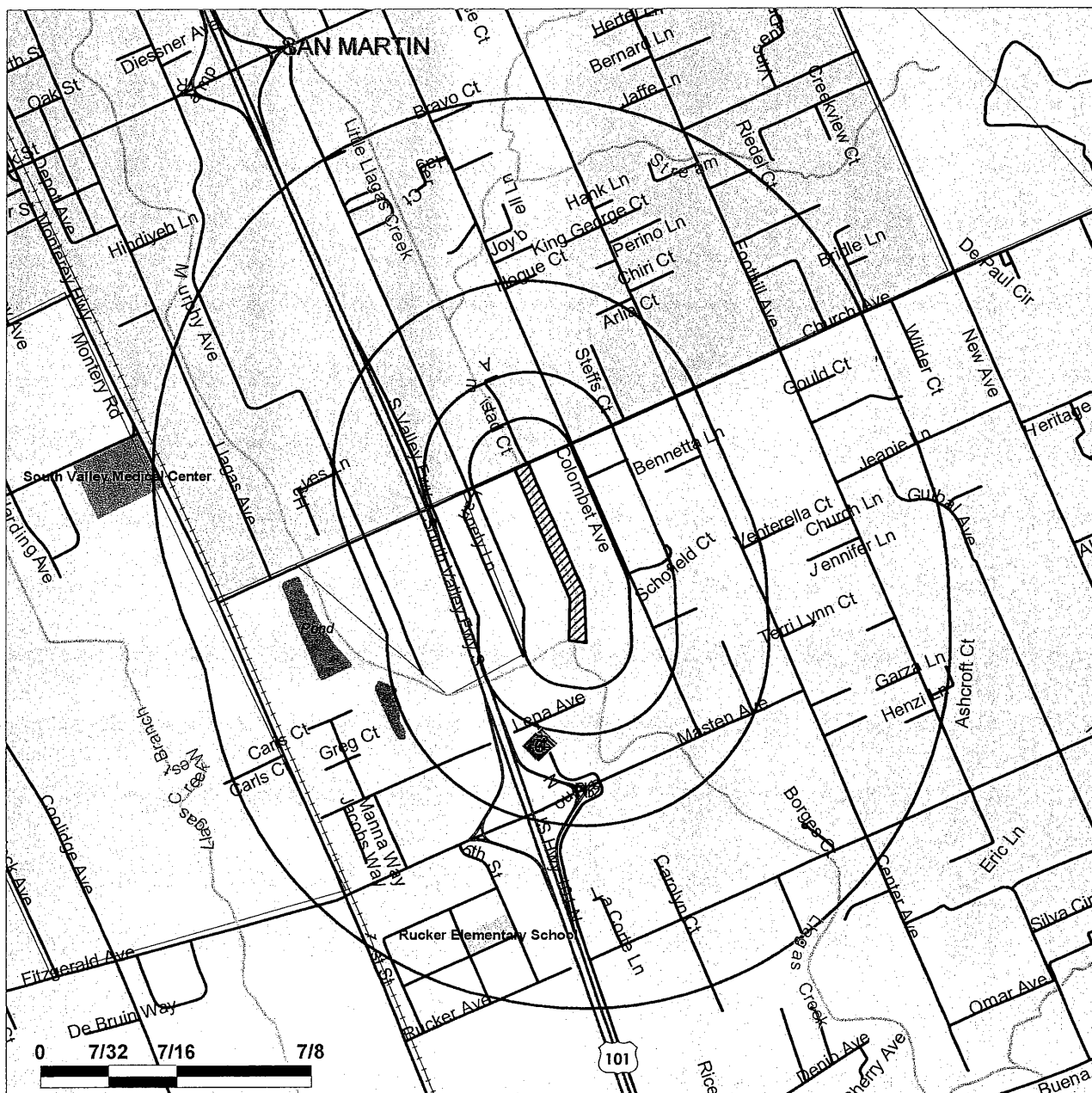
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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

One Mile Radius Map



	MAJOR ROADS		NPL		SLIC		HAZMAT		HAZNET
	ROADS		PROPOSED NPL		CERCLIS		ERNS		SUBJECT PROPERTY
	FREEWAYS		CORRACTS		CERCLIS/NFRAP		GENERATOR		
	RAILROAD TRACKS		TSD		SWLF		UST		
	PARKS		SMBRP		LUST		AST		
	PLACES, SCHOOLS		DEED		WELLS		CLEANERS		

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

SUBJECT PROPERTY INFORMATION:

APN 830-05-040, Church Ave.
Morgan Hill CA, 95037

SITE SUMMARY CHART			UP TO 1/8 MILE	1/8 MILE TO 1/4 MILE	1/4 MILE TO 1/2 MILE	1/2 MILE TO 1 MILE
DATABASES SEARCHED TO ONE MILE						
■	NPL	National Priority List	0	0	0	0
■	PROP NPL	Proposed NPL	0	0	0	0
■	CORRACTS	Corrective Actions	0	0	0	0
■	TSD	Treatment, Storage and Disposal Sites	0	0	0	0
■	SMBRP	Site Mitigation and Brownfield's Reuse	0	0	0	0
■	SLIC	Spills, Leaks, Investigations, Cleanup Sites	0	0	0	0
■	DEED	Deed Restrictions	0	0	0	0
DATABASES SEARCHED TO ONE-HALF MILE						
◆	CERCLIS	Superfund Sites	0	0	0	-
◆	CERCLIS/ NFRAP	No Further Remedial Action Planned	0	0	0	-
◆	LUST	Leaking Underground Storage Tanks	0	0	6	-
◆	SWLF	Solid Waste Landfills	0	0	0	-
DATABASES SEARCHED TO ONE-QUARTER MILE						
●	WELLS	Water Wells	0	0	-	-
●	HAZMAT	Site Specific Local Hazmat	0	0	-	-
DATABASES SEARCHED TO ONE-EIGHTH MILE						
▲	ERNS	Emergency Response Notification System	0	-	-	-
▲	GENERATOR	Large/Small Hazmat Generators	0	-	-	-
▲	UST	Underground Storage Tanks	0	-	-	-
▲	AST	Above Ground Storage Tanks	0	-	-	-
▲	CLEANERS	Dry Cleaner Sites	0	-	-	-
▲	HAZNET	Hazardous Materials Transporters	0	-	-	-

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

ABOUT THIS REPORT:

The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress **STAR**Report System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527-00 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing an Environmental Transaction screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

If you have any questions about this report, please contact Chris Olsen via email at Chris@CypressSolutions.com or via phone at 1-831-262-8859.

DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS is in no way responsible for errors and/or omissions occurring in data, data conversion, site placement, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

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IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

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LUST: Leaking Underground Storage Tanks	8
Un-Locatable Sites	11
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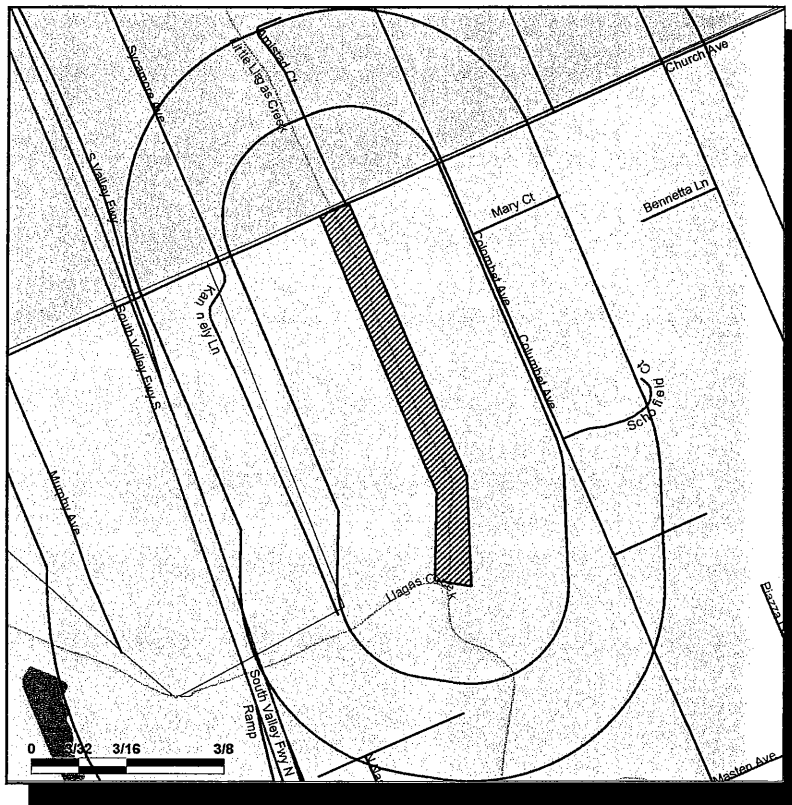
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Services, Inc.*

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San Jose, CA 95128

Phone: 408-559-1248

Fax: 408-559-1224

Radiusreports@pierses.com



***Identified Hazardous Materials Sites
Radius Report For:***

APN 830-05-040, Church Ave.

Morgan Hill CA, 95037

Project #: A2560A - Reach 14e

Powered by the Cypress STARReport™ System

IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

Notes:

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--- End of Report ---

IDENTIFIED HAZARDOUS MATERIALS SITES
RADIUS REPORT
Un-Locatable Sites

HENRY W COE ST PK
Kaiswer-retna Rd Gilroy, CA 95020
List: State Water Information Management System

Site ID: CASWIMCA-3 440210034
Agency ID: 3 440210034

WEST SAN MARTIN WATER WORKS, INC.
Bob Ukestad San Martin, CA
List: Water Wells

Site ID: CAWWELLS-19569
Agency ID: 19569

IDENTIFIED HAZARDOUS MATERIALS SITES

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Un-Locatable Sites

Road Scale Facility 9800 Us 101 Gilroy, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-2846 Agency ID: 02-2846
Road Llagass Ave East San Martin San Martin, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-6381 Agency ID: 02-6381
Sr 152 At Dinosaur Point, Mile Post 35.0, CA List: California Response Information Management System	Site ID: CARIMSCA-01-2988 Agency ID: 01-2988
Eb 237 At Lawrence Expressway Post Mile 4.6, CA List: California Response Information Management System	Site ID: CARIMSCA-1993-26474 Agency ID: 1993-26474
East Bound Hwy 152 At Pacheco Pass, CA List: California Response Information Management System	Site ID: CARIMSCA-97-2661 Agency ID: 97-2661
Church Street-Llagas Creek Church St Gilroy, CA List: Santa Clara Valley Water District Leaking Underground Storage Tank Sites	Site ID: CASCVWD1-10S4E31D01 Agency ID: 10S4E31D01
TENNANT WELL TESTING Morgan Hill, CA List: State Water Information Management System	Site ID: CASWIMCA-3 430306045 Agency ID: 3 430306045
WESTSIDE TRANSPORT Highway 152 Gilroy, CA 95020 List: State Water Information Management System	Site ID: CASWIMCA-3 432040001 Agency ID: 3 432040001
ZANKER RD RESOURCE MGT Apn 841 37 026 & 841 37 027 Gilroy, CA 95020 List: State Water Information Management System	Site ID: CASWIMCA-3 431013449 Agency ID: 3 431013449

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IDENTIFIED HAZARDOUS MATERIALS SITES

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Un-Locatable Sites

WEST VALLEY FIRE STATION 19800 cox Av, CA List: State Underground Storage Tank List	Site ID: CACALUST-614 Agency ID: 614
ZANKER RD RESOURCE MGT Apn 841 37 026 & 841 37 027 Gilroy, CA 95020 List: Waste Disposal System	Site ID: CACALWDS-3 43I013449CAS000001 Agency ID: 3 43I013449CAS000001
HWY 152 / SOUTHBOUND/ APPROACHING HWY 101 Gilroy, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-643289 Agency ID: 643289
Q-99 / SOUTH COUNTY AIRPORT Murphy Avenue San Martin, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-644871 Agency ID: 644871
CONNINGHAM DR AND NASSAU DR , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-650828 Agency ID: 650828
US 101 / SOUTH OF STORY RD , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704679 Agency ID: 704679
Environmental Safety Facility, Bldg C, 6400 Oak Rd, CA List: 1989 Emergency Response Notification System	Site ID: CAERNS89-16850 Agency ID: 16850
Montgomery/madison St Gilroy, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-311374 Agency ID: 311374
PACIFIC BELL Starr Canyon Morgan Hill, CA 95037 List: RCRA Generators	Site ID: CARCRA00-CAT080019375 Agency ID: CAT080019375

IDENTIFIED HAZARDOUS MATERIALS SITES

RADIUS REPORT

Listings for Surrounding Sites - LUST Sites

Primary Substance Leaked Code:	8006619
Responsible Party:	Sheila Yazdy
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected
Lead Agency:	Local Agency Lead
Beneficial Use:	MUN
DISTANCE:	0
Agency:	SWRCB

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ZANKER RD RESOURCE MGT Apn 841 37 026 & 841 37 027 Gilroy, CA 95020 List: Waste Disposal System	Site ID: CACALWDS-3 43I013449CAS000001 Agency ID: 3 43I013449CAS000001
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Q-99 / SOUTH COUNTY AIRPORT Murphy Avenue San Martin, CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-644871 Agency ID: 644871
CONNINGHAM DR AND NASSAU DR , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-650828 Agency ID: 650828
US 101 / SOUTH OF STORY RD , CA List: 2003 Emergency Response Notification System	Site ID: CAERNS03-704679 Agency ID: 704679
Montgomery/madison St Gilroy, CA List: 1990-2001 Emergency Response Notification System	Site ID: CAERNSCA-311374 Agency ID: 311374
PACIFIC BELL Starr Canyon Morgan Hill, CA 95037 List: RCRA Generators	Site ID: CARCRA00-CAT080019375 Agency ID: CAT080019375
Road Scale Facility 9800 Us 101 Gilroy, CA List: 2002 California Response Information Management System	Site ID: CARIMS02-02-2846 Agency ID: 02-2846
Sr 152 At Dinosaur Point, Mile Post 35.0, CA List: California Response Information Management System	Site ID: CARIMSCA-01-2988 Agency ID: 01-2988

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WEST SAN MARTIN WATER WORKS, INC. Bob Ukestad San Martin, CA List: Water Wells	Site ID: CAWWELLS-19569 Agency ID: 19569

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IDENTIFIED HAZARDOUS MATERIALS SITES RADIUS REPORT

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7.3 SECOND PARTY QUALIFICATIONS

7.4 BIBLIOGRAPHY

Haine's City Directories – San Jose City and Suburban: 1975 through 2003.

PIERS, 2004. Report of Limited Phase II Site Investigation, Selected Parcels along Upper Llagas Creek Flood Protection Project, Reaches 4 and 5, Gilroy, CA, dated July 2004.

PIERS, 2003. Phase I Environmental Site Assessment, Selected Parcels Along Upper Llagas Creek, Reaches 4, 5, 6, and 7B, Morgan Hill, Santa Clara County, CA, dated December 2003.

PIERS, 2002. Phase I Environmental Site Assessment, Selected Parcels Along Upper Llagas Creek, Reaches 5 and 6, Gilroy and San Martin, Santa Clara County, CA, dated November 2002.

Rice, D.W., R. Grose, J. Michaelson, S. Clister, B. Doohar, D. MacQueem, S. Cullen, W. Katsenberg, L. Everett, and M. Marino (1995), California Leaking Underground Fuel Tank (LUFT) Historical Case Analyses, Lawrence Livermore National Laboratory, Livermore, California (UCRL-AR-121962).

U. S. Geological Survey 7.5 Minute Topographic Quadrangle, Gilroy.

U. S. Geological Survey 7.5 Minute Topographic Quadrangle, Mt. Madonna.

U. S. Geological Survey, 1979. Flatland Deposits – Their Geology and Engineering and Their Importance to Comprehensive Planning (U. S. G. S. Professional Paper 943, Helly et al).

Reports and documents for sites that were reviewed in the vicinity of the subject parcels are referenced directly in the text of this report.

7.5 CERTIFICATION PAGE

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**Environmental
Services, Inc.**

1330 S. Bascom Ave., Suite F
San Jose, CA 95128

Tel (408) 559-1248 Fax (408) 559-1224

February 7, 2005

Santa Clara Valley Water District
Environmental Compliance Unit
5750 Almaden Expressway
San Jose, CA 95118-3686
Attn: Mr. Uday Mandlekar

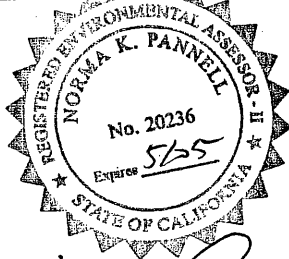
RE: Certification for Phase I Environmental Site Assessment
Selected Parcels Along East Little Llagas Creek, Reach 14
Morgan Hill, San Martin, and Gilroy, Santa Clara County, CA

Dear Mr. Mandlekar:

PIERS Environmental Services, Inc. certifies that the enclosed report represents our best professional effort at completing the scope of services requested and that the Santa Clara Valley Water District may rely upon the contents of this report.

Sincerely,

PIERS Environmental Services, Inc.



Kay Pannell, Chief Operations Officer
PIERS Environmental Services, Inc.
REA-II #20236, REP # 5800

