

PHASE I ENVIRONMENTAL SITE ASSESSMENT

At

**Former St. Mark's Episcopal Church Property
1957 Pruneridge Avenue
Santa Clara, California 95050**

For

SCS DEVELOPMENT, INC.

by

GeoSolve, Inc.

**Project No. 2022-15
May 9, 2022**

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Mr. Corey Kusich
SCS Development, Inc.
404 Saratoga Avenue, Suite 100
Santa Clara, California 95050

Subject: Former St. Mark's Episcopal Church Property
1957 Pruneridge Avenue
APN 303-03-025
Santa Clara, California
PHASE I ENVIRONMENTAL SITE ASSESSMENT

Dear Mr. Kusich:

At your request, *GeoSolve, Inc.* has conducted a Phase I Environmental Site Assessment for the above referenced site. The following is a copy of the report, which presents the results of our assessment according to ASTM E1527-2013 standard.

Should you have any questions relating to the contents of this report or require any additional information, please contact our office at your convenience.

Sincerely,
GeoSolve, Inc.



Robert D. Campbell, M.S., P.G., C.E.G., Q.S.D.
Principal Engineering Geologist

Copies: 1 to SCS Development, Inc.

TABLE OF CONTENTS

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 INTRODUCTION1

1.1 Objective 1

1.2 Users Responsibilities 1

1.3 Scope... 3

2.0 SITE LOCATION AND DESCRIPTION4

2.1 Location 4

2.2 Topography and drainage 4

2.3 Geology/Hydrogeology..... 5

2.4 Site Visit 5

3.0 REGIONAL AND SITE HISTORY REVIEW6

3.1 Regional and Local History 7

3.2 EDR Aerial Photographic Site Features 10

3.3 EDR Historical Topographic Map Site Features 10

3.4 EDR Sanborn Map Site Features 10

3.5 EDR Lien and AUL Search Review 10

3.6 EDR City Directories Image Report Review 11

3.7 Review of City and County Records 11

3.8 Review of Previous Environmental Reports 12

3.9 Interview with Property Owner 12

4.0 REVIEW OF PUBLIC RECORDS OF REGULATORY AGENCIES12

4.1 Primary Contamination Sources 12

4.2 Secondary Contamination Source Sites 14

5.0 DATA GAPS18

6.0 SUMMARY OF FINDINGS18

7.0 SITE-SPECIFIC RECOMMENDATIONS.....19

8.0 GENERAL RECOMMENDATIONS20

9.0 LIMITATIONS20

10.0 INFORMATION SOURCES20

11.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS22

ATTACHMENTS

- Site Vicinity Map, Figure 1
- Site Plan, Figure 2
- Site Photographs 1A through 4B
- EDR Historical Reports
- City of Santa Clara File Reviews
- Owner Interview Forms

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 INTRODUCTION

1.1 Objective

The purpose of conducting this Phase I Environmental Site Assessment (ESA) is to evaluate the property for contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 U.S.C. §9601 and petroleum products, also known as Recognized Environmental Concerns (RECs). As such, this Phase I ESA is intended to permit a user to satisfy one of the requirements to qualify for the innocent landowner, continuous landowner, or bona fide prospective purchaser limitations on CERCLA liability or known as “landowner liability protections” through conducting All Appropriate Inquiries (AAI) into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B). *GeoSolve, Inc.* has conducted detailed assessment of the past use of the property, historical research, site visit, file reviews and/or file searches and interviews with the site managers/property owners as summarized in this Phase I ESA, which complies with ASTM E1527-2013 for real for secondary potential contaminated sites within a 1-mile radius of the property.

The entire property consists of one parcel totaling approximately 2.29-acres located at 1957 Pruneridge Avenue in Santa Clara, California with an Assessor’s Parcel Number (APN) 303-03-025, and occupies approximately 2.29-acres.

This Phase I Environmental Site Assessment was prepared for the use of our client, SCS Development, Inc., who can rely on this report for evaluating the environmental conditions of the property and SCS Development, Inc. can rely on this report until November 9, 2022.

1.2 User’s Responsibilities

The purpose of this section is to describe tasks to be performed by the User. The “All Appropriate Inquiries” Final Rule (40 CFR Part 312) requires that these tasks be performed by or on behalf of a party seeking to qualify for an LLP to CERCLA liability. These tasks were completed by or on behalf of EPA Brownfield Assessment and Characterization grantees.

Review Title and Judicial Records for Environmental Liens and Activity and Use Limitations (AULs): To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and AULs that are filed or E1527-2013. Environmental liens and AULs are

legally distinct instruments and have very different purposes and both can commonly be found within recorded land title records (e.g., County Recorder/ Registry of Deeds). The types of title reports that may disclose environmental liens and AULs include Preliminary Title Reports, Title Commitments, Condition of Title, and Title Abstracts. Chain of title reports will not normally disclose environmental liens or AULs. Environmental liens and AULs that are imposed by judicial authorities may be recorded or filed in judicial records only. In jurisdictions where environmental liens or AULs are only recorded or filed in judicial records, the judicial records must be searched for environmental liens and AULs. Any environmental liens and AULs known to SCS Development (User) should be reported to *GeoSolve, Inc.* Unless added by a change in the scope of work to be performed by *GeoSolve, Inc.*, this practice does not impose on the environmental professional the responsibility to undertake a review of recorded land title records and judicial records for environmental liens and AULs. The User should either (1) engage a title company, real estate attorney, or title professional to undertake a review of reasonably ascertainable recorded land title records and lien records for environmental liens and AULs currently recorded against or relating to the property, or (2) negotiate such an engagement of a title company, real estate attorney, or title professional as an addition to the scope of work of the environmental professional. The search for environmental liens and AULs in this section is in addition to the environmental professional's search of institutional control and engineering control registries for the property.

Reasonably Ascertainable Title and Judicial Records for Environmental Liens and Activity and Use Limitations: Environmental liens and AULs that are recorded or filed in any place other than recorded land title records are not considered to be reasonably ascertainable unless applicable federal, tribal, state, or local statutes, or regulations specify a place other than recorded land title records for recording or filing of environmental liens and AULs.

Specialized Knowledge or Experience of the Users: Users must consider their specialized knowledge to identify conditions indicative of releases or threatened releases. If the User has any specialized knowledge or experience that is material to recognized environmental conditions in connection with the property, the User should communicate any information based on such specialized knowledge or experience to the environmental professional. The User should do so before the environmental professional conducts the site reconnaissance.

Actual Knowledge of the User: If the User has actual knowledge of any environmental lien or AULs encumbering the property or in connection with the property, the User should communicate such information to the environmental professional. The User should do so before the environmental professional conducts the site reconnaissance.

Reason for Significantly Lower Purchase Price: In a transaction involving the purchase of a parcel of commercial real estate, the User shall consider the relationship of the purchase price of the

property to the fair market value of the property if the property was not affected by hazardous substances or petroleum products. The User should try to identify an explanation for a lower price which does not reasonably reflect fair market value if the property was not contaminated, and make a written record of such explanation. Among the factors to consider will be the information that becomes known to the User pursuant to the Phase I Environmental Site Assessment. This practice does not require that a real estate appraisal be obtained in order to ascertain fair market value of the property. The User should inform the environmental professional if the User believes that the purchase price of the property is lower than the fair market value due to contamination, and the User is not required to disclose the purchase price to the environmental professional.

Commonly Known or Reasonably Ascertainable Information: Commonly known or reasonably ascertainable information within the local community about the property must be considered by the User. If the User is aware of any commonly known or reasonably ascertainable information within the local community about the property that is material to recognized environmental conditions in connection with the property, the User should communicate such information to the environmental professional. The User should do so before the environmental professional conducts the site reconnaissance. The User must gather such information to the extent necessary to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products.

Degree of Obviousness: The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the property and the ability to detect releases or threatened releases by appropriate investigation including the information collected during this Phase I Environmental Site Assessment.

User shall make known to the environmental professional the reason the User wants to have the Phase I Environmental Site Assessment performed or, if the User does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report.

1.3 Scope

GeoSolve, Inc. was authorized by Corey Kusich of SCS Development on April 30, 2022 to perform the following:

- a) Perform a field reconnaissance of the subject property for significant surficial signs of hazardous waste release, storage of hazardous materials, and surficial indications for the presence of USTs, and water wells;

- b) Off-site research into past land use of the property involving, as applicable, telephone and personal interviews with government personnel and the review of historical documents;
- c) A review of available aerial photographs for obvious surficial features indicative of past land use with attention to indicators of hazardous materials or waste use, disposal, or storage;
- d) An interview with the current property owner(s);
- e) A review of fuel leak and chemical release lists and files for soil and groundwater contamination cases within a 1-mile radius from the subject property as made available through the appropriate Federal and State and local regulatory agencies, if available;
- f) Documentation of the site with photographs; and
- g) Preparation of this report.

2.0 SITE DESCRIPTION

2.1 Site Location

The subject property is situated within the South Bay portion of the greater San Francisco Bay region within Santa Clara County. The site is located at 1957 Pruneridge Avenue in Santa Clara, California and consists of one parcel totaling approximately 2.29 acres with APN 303-03-025. The property is occupied by the former St. Mark's Episcopal Church. The property is bound by Crestview Dental offices to the west, residences to the north, commercial strip mall to the east, and Pruneridge Avenue to the south. The location of the site is shown on Figure 1, Site Vicinity Map and Figure 2, Site Plan.

2.2 Local Topography

The topography at the subject site is approximately 120 feet above mean sea level (msl), which gently slopes northeast towards San Francisco Bay, approximately 4.5 miles away. Drainage at the subject site is toward the northeast, along local topography.

2.3 Geology/Hydrogeology

The materials underlying the site are mapped as Late Pleistocene alluvium (Qpa) by Helley and Lajoie (1979), which consists of weakly consolidated, slightly weathered, poorly sorted, irregular interbedded clay, silt, sand, and gravel. Grades progressively from coarse-grained stream deposits at the heads of alluvial fans into fine-grained alluvial fan deposits. The Late Pleistocene alluvium was derived from flowing water in stream channels, on stream terraces, and on alluvial fans and is approximately 150 feet thick. The Late Pleistocene alluvium is approximately 35,000 to 70,000 years old and is underlain by alternating layer of older alluvial deposits to approximately 1 to 2 kilometers (km). The older alluvial deposits are underlain by Cenozoic marine bedrock units (<https://pubs.usgs.gov/pp/0943/report.pdf>).

The active trace of the San Andreas Fault is situated approximately 8.5-miles southwest of the subject site, and is considered active according to the Alquist-Priolo Earthquake Fault Zones Act (AP-Zone) of 1994, and is listed as a strike-slip fault with right-lateral motion (<https://maps.conservation.ca.gov/cgs/EQZApp/app>). Furthermore, the subject site is situated with a mapped zone for liquefaction during a moderate to violent earthquake event.

Based on the site closure by the California Regional Water Quality Control Board – Region 2 (RWQCB) of the Mobil Station situated on the southwestern corner of North Winchester Boulevard and Pruneridge Avenue in Santa Clara (https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/7932436883/CLOS_L_1998-04-20.pdf), depth to groundwater was listed between 22.05 feet to 25.55 feet below ground surface (bgs) and flows toward the northeast along topography.

2.4 Site Visit

A *GeoSolve, Inc.* field geologist visited the site on Wednesday, April 27, 2022 and made the following observations:

- The subject site was occupied by one parcel located at 1957 Pruneridge Avenue in Santa Clara, California, and was occupied by the vacant St. Mark's Episcopal Church. The property contained a worship hall, offices, playground, classrooms, and priests parish areas. Landscaping and parking were observed around the property. Digital photos of the site are shown on Photos 1A through 4B.

- No groundwater wells or USTs were observed on the subject property. No staining was observed around the property, and no noxious odors, distressed vegetation, and/or garage were noted on the property. Based on the age of the buildings, asbestos-containing materials (ACMs) and/or lead-based paint (LBP) may be on and within the buildings at the site. Water and sewer services were provided by the City of Santa Clara.
- No storage of hazardous substances or hazardous wastes were observed on the property. No evidence of polychlorinated biphenyls (PCBs) was observed on the subject property. The United States Geological Survey (USGS) considers Alameda County a low exposure potential area for radon.

3.0 SITE HISTORY REVIEW

GeoSolve, Inc. examined sixteen (16) aerial photographs and eleven (11) historical topographic maps, five (5) Sanborn Maps, and City Directories from 1970. All historical information was provided by Environmental Data Resources, Inc. (EDR). Sanborn maps were not available for the subject property. Data for the photographs and topographic maps are tabulated below:

AERIAL PHOTOGRAPHS EXAMINED		
<u>Flight Date</u>	<u>Approximate Scale</u>	<u>Identification Number</u>
1939	1:6000	USDA – 6962466.11
1948	1:6000	USDA – 6962466.11
1950	1:6000	USDA – 6962466.11
1956	1:6000	USDA – 6962466.11
1963	1:6000	EDR – 6962466.11
1968	1:6000	USGS – 6962466.11
1974	1:6000	USGS – 6962466.11
1982	1:6000	USDA – 6962466.11
1993	1:6000	USGS/DOQQ – 6962466.11
1998	1:6000	USDA – 6962466.11
2005	1:6000	USDA/NAIP – 6962466.11
2006	1:6000	USDA/NAIP – 4870902.12
2009	1:6000	USDA/NAIP – 4870902.12
2010	1:6000	USDA/NAIP – 4870902.12
2012	1:6000	USDA/NAIP – 4870902.12
2016	1:6000	USDA/NAIP – 4870902.12

HISTORICAL TOPOGRAPHIC MAPS		
<u>Date</u>	<u>Scale</u>	<u>USGS Topographic Map</u>
1889	1:62500	15-Minute San Jose Quadrangle
1897	1:62500	15-Minute San Jose Quadrangle
1899	1:50000	15-Minute San Jose Quadrangle
1953	1:24000	7.5-Minute San Jose West Quadrangle
1961	1:24000	7.5-Minute San Jose West Quadrangle
1968	1:24000	7.5-Minute San Jose West Quadrangle
1973	1:24000	7.5-Minute San Jose West Quadrangle
1980	1:24000	7.5-Minute San Jose West Quadrangle
2012	1:24000	7.5-Minute San Jose West Quadrangle
2015	1:24000	7.5-Minute San Jose West Quadrangle
2018	1:24000	7.5-Minute San Jose West Quadrangle

3.1 Regional and Local History

3.11 Regional History

The language family which anthropologists call the Costanoan occupied the region from Monterey up to the San Francisco Bay Area. Costanoan is derived from the Spanish word meaning "coast people." Another general term that is used to designate speakers of the Coastanoan language is Ohlone, which is the most common term used for the San Jose and San Francisco de Asis Indians (<http://www.missionscalifornia.com/content/native-americans-san-jose.html>).

In 1769, Jose Francisco Ortega, scouting for the Portola-Serra party, became the first European to visit the fertile valley that later became known as the Santa Clara Valley. The area was inhabited by Indians who were named Los Costanos (the coast people) by the Spanish, and later were called the Ohlone. Spain began colonizing California by establishing a string of 21 churches, called missions, that eventually stretched 600 miles along the California Coast from San Diego to Sonoma. The Franciscan padres (priests) selected the fertile valley discovered by Ortega to establish the eighth mission, Mission Santa Clara, named for Saint Clare. The mission was founded January 12, 1777.

In 1821, the Mexicans achieved independence from Spain, but the change of rulers created no changes in the way the missions operated. The Ohlone were still brought to the mission for compulsory baptism and conversion to Christianity. Records show that by December, 1828, there had been 8,279 baptisms, 2,376 marriages, and 6,408 deaths at Mission Santa Clara.

In 1836, control of Mission Santa Clara was taken from the padres and turned over to civil commissioners who were supposed to oversee the "return of the land to the native population." This did not happen and squatters took over the church buildings and land. Disorder and decay set in and by 1839, there were only 300 Indians remaining in the vicinity of Mission Santa Clara. About this time, the Mexican governor began issuing land grants to various favored people. The land was used for vast ranchos (ranches); large numbers of cattle were raised and roamed at will over the land. Hides and tallow from the livestock eventually comprised the first commercial export product and industry in the area.

By the 1840's, the American frontier had expanded to California and new settlers began arriving in the area. The raising of the American flag over Monterey in July of 1846 was a symbol of the fact that the lands of California had passed from the hands of Mexico to the United States. California became a state in 1850.

In the 1850's the hamlet of Santa Clara began to take shape as a recognizable small town. The town site was surveyed by William Campbell into lots one hundred yards square, and one lot was given to each citizen with the understanding that he was to build a house on it within three months or lose the property. A schoolhouse and a church were built, several hotels erected, mercantile businesses established, and 23 houses were imported from Boston to be set up in the town.

In 1851, Santa Clara College was established on the old mission site and became a prominent feature of the developing town. Santa Clara incorporated as a town on July 5, 1852, and became a state-chartered city in 1862. By this time the city encompassed an area two miles long and one and a half miles wide. Outside city limits, small family farms and orchards developed and thrived in testimony of the area's fertile soil and mild climate.

As the town grew, it was supported by a variety of manufacturing, seed, and fruit industries. One of the earliest manufacturing businesses in Santa Clara was Wampach Tannery, established in 1849. In 1866, the business was taken over by Jacob Eberhard. Eberhard Tannery provided employment for the area for many years until torn down in 1953. Its fine leather products were sent to the Eastern U.S. states as well as Europe.

Another major employer was Pacific Manufacturing Company. Established in 1874, it became the largest wood products supplier on the Pacific Coast. It supplied quality lumber, mill work, sashes and doors, and moldings as well as coffins and caskets. The business closed in 1960.

The immediate vicinity around Santa Clara became famous for its acre-upon-acre of flower and vegetable seed farms. J. M. Kimberlin and Co. was the first seed company to establish in Santa

Clara in 1875, and it eventually became the largest seed grower on the Pacific Coast.

C. C. Morse and Company seed farms started in the seed growing business after Kimberlin and grew to be the largest seed producer in the world. At harvest time, the company employed 500 people. Morse's main warehouse located in Santa Clara near the railroad station.

The abundant fruit crop Santa Clara orchards produced was either shipped fresh, dried, or canned. Levi A. Gould, a Santa Clara orchardist, shipped the state's first carload of fresh fruit east in 1869, shortly after the transcontinental railroad was completed. Block Fruit Packing Company, established in 1878 on Gould's orchard land, became renown for the pears and cherries it packed and shipped to the east coast.

Pratt-Low Preserving Company, established in 1905, sent canned apricots, pears, peaches, cherries, and plums to all parts of the United States, England, and the Orient. During harvest season, 300 to 400 women and men were employed in the handling, sorting and canning process.

The California Cured Fruit Association was formed in 1900 to handle distribution of the dried fruit. In 1901, the Association built a large dried fruit warehouse near Santa Clara's railroad station. The Cured Fruit Association disbanded in 1903. In 1916, Rosenberg Brothers took over the warehouse for its dried prune and apricot operation.

At the end of the 19th century, more and more people arrived seeking the mild climate and job opportunities of the Santa Clara area. By 1906, the population of the city had grown to nearly 5,000. The population remained stable and did not increase greatly until after World War II when the city outgrew its 19th century boundaries and expanded to open lands north and west of the original city limits. The farms and orchards began to accommodate the burgeoning population.

A new product, the semiconductor chip, was developed in the 1950's. The resulting electronics industry, based on the silicon chip, gobbled up the remaining orchard land and changed the agricultural nature of Santa Clara and Santa Clara Valley forever. By 1990, the city covered 19.3 square miles and had a population of more than 93,000.

Few remnants of Santa Clara's agricultural past remain as it today sits in the heart of what is known world-wide as Silicon Valley. By harvesting the fruits of high technology, the Mission City has become a prosperous and progressive city with much to offer residents, businesses, and visitors alike (<http://santaclaraca.gov/government/about-santa-clara/city-history>).

3.2 Aerial Photographic Site Features

Historical aerial photographs revealed several changes occurring at the subject property over the past 83 years. In 1939, the subject site was occupied by orchards and North Winchester Boulevard and Pruneridge Avenue were dirt roads. No structures were observed on the site. Development in the surrounding areas was observed in 1948 and 1950. By 1956, the orchards were removed and grading for St. Luke's Episcopal Church was observed. Continued development in the surrounding area was observed through the 1990s. No changes were observed on the site subject since 1963. Copies of the aerial photographs are attached to the appendix.

3.3 Historical Topographic Map Site Features

In 1889 through 1899, the subject property was mapped as vacant land on the southwestern outskirts of the town of Santa Clara and the railroad tracks for Southern Pacific Railroad were mapped northeast of the property. By 1953, orchards were mapped on the site and the property was mapped as vacant land. By 1961, the property was mapped as developed land. Increased development was mapped in the surrounding areas. Copies of the historical topographic maps are attached to the appendix.

3.4 Sanborn Map Site Features

In 1891 and 1915, the subject site was mapped as vacant land. El Camino Real was mapped as Clay Street. By 1950, the property located at 1375 El Camino Real was mapped as a "Machine Shop" and the property located at 1385 El Camino Real was mapped as an "Auto Sales and Service" shop. By 1961, the property located at 1375 El Camino Real was mapped as an "Electrical Assembly Shop" with a metal spray both on the northwestern portion of the property and a machine shop shed on the northern portion of the property. The property located at 1385 El Camino Real was also mapped as an "Electrical Assembly Shop" and an office building was mapped at 1399 El Camino Real. By 1966, all three properties were mapped as "Used Auto Sales" buildings. Copies of the Sanborn Maps are attached to the appendix.

3.5 Review of Environmental LienSearch™ Report

The property is owned as a Grant Deed and the title is vested in The Episcopal Church in the Diocese of El Camino Real and was received from The Rector, Wardens and Vestrymen of St. Mark's Parish in Santa Clara County, a Corporation dated July 14, 2020 and was recorded on July 30, 2020 under Instrument No. 24559414. No environmental liens or other activity and use

limitations were documented for the parcels. A copy of the EDR Environmental LienSearch™ Report is attached to the appendix.

3.6 Review of EDR City Directory Abstract

City directories were available from 1963 through 2017 and a summary of address listings is detailed in the table below. No listings were available from 1922 through 1962. A copy of the EDR City Directory Abstract is attached to the appendix.

Date	Address	Use/Listing	Source
1963	1957 Pruneridge Avenue	St. Luke's Episcopal Church	Pacific Telephone
1970	1957 Pruneridge Avenue	St. Mark's Episcopal Church	R.L. Polk & Co.
1974	1957 Pruneridge Avenue	St. Mark's Episcopal Church	R.L. Polk & Co.
1975	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Telephone
1980	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Telephone
1985	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Bell
1986	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Bell
1991	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Bell White Pages
1994	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Cole Information
1996	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Pacific Bell
1999	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Cole Information
2001	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Haines Company
2004	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Cole Information
2014	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Cole Information
2017	1957 Pruneridge Avenue	St. Mark's Episcopal Church	Cole Information

3.7 Review of City and County Records

GeoSolve, Inc. visited the City of Santa Clara Building and Planning Departments to ascertain the past use of the properties. Various building, sign, electrical, and re-roofing permits were found. St. Mark's Episcopal Church was originally built in 1955 and contains approximately 19,965 square feet of building area. Various permits and documents were discovered during our review and copies of the permits are attached to the appendix. Santa Clara County Building Department did not have any records for the subject properties ([Permit Center | City of Santa Clara \(santacleara.gov\)](https://www.santacleara.gov/Permit-Center)).

GeoSolve, Inc. also requested file reviews at 1957 Pruneridge Avenue from the City of Santa Clara Fire Department to ascertain if hazardous substances and/or materials were stored and/or used at the subject properties. No files were reported.

In addition, *GeoSolve, Inc.* contacted the Santa Clara County Assessor's Office to obtain details of the properties. According to the Santa Clara County Assessor's Office, the property has a 2021 assessed value of \$750,863, which was listed as exempt due to the property being a church, and the property occupies approximately 2.29-acres with APN 303-03-025 (<https://www.sccassessor.org/index.php/all-situs-search?SFrom=all&SType=rp&STab=apn&apnValue=30303025>). A copy of the Santa Clara County Assessor's Office information is attached to the appendix.

3.8 Review of Previous Environmental Reports

No previous Phase I ESAs were prepared for the subject property.

3.9 Interviews with Property Owner

GeoSolve, Inc. attempted to contact the current property owner during our site visit; however, the current property owners did not respond to our Owner Interview Questionnaire form.

4.0 REVIEW OF PUBLIC RECORDS OF REGULATORY AGENCIES

4.1 Primary Contamination Sources

GeoSolve, Inc. contacted the County of Santa Clara County Department of Environmental Health (CSCDEH) to ascertain if any files were known for the subject site; however, according to the CSCDEH no files were found (<https://www.sccgov.org/SITES/DEH/Pages/deh.aspx>). In addition, *GeoSolve, Inc.* contacted the City of Santa Clara Fire Department (SCFD) to find if any files were available for review. Files were available for each property and are attached to the appendix. No records were found for the site. *GeoSolve, Inc.* contacted the California Regional Water Quality Control Board – San Francisco Bay Region (RWQCB) to ascertain if any files and/or environmental assessment and/or spill or leak investigations and cleanups (SLIC) sites were available for the property. No SLIC sites were identified for the site (<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1957+pruneridge+avenue%2C+santa+clara>).

GeoSolve, Inc. also contacted the California Department of Toxic Substances and Control (DTSC) to ascertain if any files documenting the presence of hazardous wastes and/or hazardous substances were available for the subject site. No SLIC files were identified

(<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1957+pruneridge+avenue%2C+santa+clara%2C+ca>).

The following is a summary of the potential Hazardous Substances in connection with identified uses:

ACMs and/or LBP

GeoSolve, Inc. conducted a walk-through and visually observed the exteriors of the structures located the subject site. Since the structures were built prior in 1955, the paint on the interior and exterior may be LBP, and may pose a lead-based material (LBM) hazard.

The subject building appeared to be very old and apparent lead-based paint (LBP) was observed on the structure due to the peeling-nature of the old paint.

A LBM hazard is defined as a condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces *that would result in adverse human health effects* as established by the appropriate federal agency. LBP is considered to be hazardous under the following conditions:

- Children under age seven chewing or mouthing on painted surfaces or when they are exposed to LBP dust, soil contaminated with lead, LBP which is in deteriorated condition (i.e., flaking, peeling, or cracking); and
- Prolonged or repeated exposure of other facility occupants or workers to airborne LBP dust. Certain types of paint applied before 1980 are more likely to contain lead. These are oil-based paints used in industrial facilities as well as residences, applied primarily to kitchens, bathrooms, and interior and exterior wood trim in residences. Latex paint for architectural use, which normally does not contain lead, became popular after 1960, and nearly all paint applied after 1980 to the interior and exterior of houses and non-industrial buildings was latex. However, because of their durable properties and lack of federal regulation, LBP continued to be used in industrial facilities, on steel structures, and for pavement markings. Additionally, LBP may also be found in non-industrial facilities, primarily in primers on ferrous metal surfaces.

A second concern may be the presence of ACM within ceiling and floor tiles in all the buildings. Asbestos products were used heavily in building construction from 1960 to 1980, and have been used as thermal, fireproof, and acoustical insulation after 1980. It has also been woven into fabrics for use in expansion joints of ductwork as well as for fireproof curtains. It has been used as a strengthening agent in concrete, floor tile, mortar, grout, and drywall speckling compounds. In general, asbestos has been identified in over 3,000 materials typically used in buildings.

Radon Gas

According to the EDR Radius Report, the Federal EPA Radon Zone for Santa Clara County is 2 and based on that the indoor radon average level is < 2 pCi/L. Radon gas levels exceeding 4 pCi/L within residential buildings is considered by the EPA to be inhabitable without radon gas mitigation.

Past Agricultural Land Use

Orchards were observed on the site from 1939 through 1953 and organochlorine pesticide residues, arsenic, and lead may be present in the surficial soil.

Facility Storage Tanks (above or below ground)

No USTs were documented or permitted for the subject site.

Transformers or Other Electrical Equipment that uses Dielectric Fluid

No transformers were observed on and/or near the property.

Remediation and Site Closures

No site closures and/or remediation were documented for the subject site.

4.2 Secondary Contamination Source Sites

For the purposes of this investigation, a search was made of 111 State and Federal regulatory agency lists of contaminated or potentially contaminated sites, or properties where transportation, handling, storage, and/or disposal of hazardous materials occurs or has occurred.

In accordance with recently adopted standards by the American Standard for Testing and Materials (ASTM, 2013), details of the 111 databases which were searched are within the attached EDR, Inc. Report. It should be noted that listings reported without location data were found to be more distant than the standard minimum search distance. In addition, some of the databases consist of lists of handlers, transporters, and generators of toxic materials rather than contaminated sites.

Out of all databases searched, 20 secondary potential sites was identified within a 0.13-mile radius of the subject site as follows:

- **St. Mark's Church, 1957 Pruneridge Avenue, Santa Clara** - Located on-site. This facility was listed on the HAZNET and HWTS databases for the removal and disposal of asbestos-containing waste in 2011. According to EDR, approximately 0.4 tons of asbestos waste was removed from the site.
- **Cedar Tree Cleaners, 1823 Pruneridge Avenue, Santa Clara** - Located approximately 59 feet east-southeast and cross-gradient from the site. This facility was listed on the EDR Hist Cleaners database for operation as a cleaner from 1992 through 2014. No other information was listed from the database.
- **Suneet Boparai, DDS, 265 Crestview Drive, Santa Clara** - Located immediately east and cross-gradient from the site. This facility was listed on the RCRA NonGen/NLR database for generating non-hazardous wastes. No other information was listed from the database.
- **Louis D'Agosta, DDS, 255 Crestview Drive, Santa Clara** - Located immediately east and cross-gradient from the site. This facility was listed on the CUPA Listings database for generating non-hazardous wastes. No other information was listed from the database.
- **B Andre Sassani, DDS, Inc., 261 Crestview Drive, Santa Clara** - Located approximately 93 feet west and cross-gradient from the subject site. This facility was listed on the CUPA Listings and RCRA NonGen/NLR databases for generating non-hazardous wastes. No other information was listed from the database.
- **Pacific Autism Center for Education, 1880 Pruneridge Avenue, Santa Clara** - Located approximately 105 feet south-southeast and cross-gradient from the subject site. This facility was listed on the RCRA NonGen/NLR database for generating non-hazardous waste. No other information was listed from the database.

- **Charles James Cordes, DC/Rafi Balabanian, DDS, 1961 Pruneridge Avenue, Santa Clara** - Located approximately 223 feet west and cross-gradient of the subject site. This facility was listed on the RCRA NonGen/NLR and CUPA Listings databases for generating non-hazardous waste. No other information was listed from the database.
- **Walgreens #2812, 200 North Winchester Boulevard, Santa Clara** - Located approximately 299 feet southeast and cross-gradient from the subject site. This facility was listed on the CERS HAZ WASTE, HAZNET, and HWTS databases for generating photochemical wastes. This facility had several violations, including failure to determine if the wastes generated were hazardous or not.
- **Mobil, 230 North Winchester Boulevard, Santa Clara** - Located approximately 299 feet southeast and cross-gradient from the subject site. This facility is listed on the LUST, CERS, HIST LUST, SWEEPS UST, CA FID UST, and Cortese databases for former leaking kerosene UST, which impacted groundwater. This facility was formerly closed by County of Santa Clara Department of Environmental Health on April 20, 1998.
- **Cedar Tree Plaza, 1801 to 1841 Pruneridge Avenue, Santa Clara** - Located approximately 300 feet east-southeast and cross-gradient from the subject site. This facility is listed on the RCRA-VSQG, FNDS, and ECHO databases for generating a small quantity of hazardous waste. No other information was listed from the database.
- **Frank S Richfield Service, 804 North Winchester Boulevard, Santa Clara** - Located approximately 322 feet east-southeast and cross-gradient from the subject site. This facility is listed on the EDR Hist Auto database for this property operating as an automobile repair facility from 1966 through 1974. No other information was listed from the database.
- **Sharp S One Hour Martinizing/Swan Cleaners, 840 North Winchester Boulevard, Santa Clara** - Located approximately 354 feet south-southwest and cross-gradient from the subject site. This facility is listed on the EDR Hist Cleaners, CUPA Listings, CERS HAZ WASTE, FINDS, DRYCLEANERS, EMI, HAZMAT, CERS, and HWTS databases for this facility operating as a cleaner from 1970 through 2008 and generating VOC wastes.
- **Saloncentric, Inc. – San Jose (Store 5921), 860 North Winchester Boulevard, Santa Clara** - Located approximately 382 feet east-northeast and down-gradient from the subject site. This facility is listed on the CERS HAZ WASTE, RCRA NonGen/NLR, and CERS databases for storing chemicals and generating non-hazardous wastes. This facility had several violations, including failure to provide training to employees.

- **Mike Kong, 792 Pineview Drive, Santa Clara** - Located approximately 391 feet west-southwest and up-gradient from the subject site. This facility is listed on the RCRA NonGen/NLR database for generating non-hazardous wastes. No other information was listed from the database.
- **Justin Wenk, 335 Pineview Drive, Santa Clara** - Located approximately 408 feet north-northwest and cross-gradient from the subject site. This facility is listed on the RCRA NonGen/NLR database for generating non-hazardous wastes. No other information was listed from the database.
- **Norments Union Service, 199 North Winchester Boulevard, Santa Clara** - Located approximately 419 feet southeast and cross-gradient from the subject site. This facility is listed on the EDR Hist Auto database for this facility being utilized as an auto repair facility from 1969 to 1971. No other information was available.
- **7-Eleven Store #23866/Shelby Shell, 780 North Winchester Boulevard, Santa Clara** - Located approximately 419 feet southeast and cross-gradient from the subject site. This facility is listed on the LUST, HIST LUST, Cortese, EDR Hist Auto, CUPA Listings, HIST CORTESE, and CERS databases for former leaking gasoline USTs, which impacted groundwater. This facility was formerly closed by County of Santa Clara Department of Environmental Health on September 6, 1995. In addition, this facility was utilized as an auto repair facility from 1966 to 1976.
- **Fairchild Property, 824 North Winchester Boulevard, Santa Clara** - Located approximately 425 feet east and cross-gradient from the subject site. This facility is listed on the LUST, Cortese, and CERS databases for former leaking gasoline USTs, which impacted soil. This facility was closed by County of Santa Clara Department of Environmental Health on August 8, 2013.
- **Marshall Clifford, 345 Crestview Drive, Santa Clara** - Located approximately 476 feet north-northwest and down-gradient from the subject site. This facility is listed on the RCRA NonGen/NLR database for generating non-hazardous wastes. No other information was listed from the database.
- **Best Chiropractic Office, 100 North Winchester Boulevard, Santa Clara** - Located approximately 496 feet south-southeast and cross-gradient from the subject site. This facility is listed on the CUPA Listings database for generating hazardous waste., No other information was available.

Additionally, three groundwater monitoring wells are situated within a 0.25-mile radius of the site. Based on EDR report dated Ma7 2, 2022, the subject site is situated within a 500-year FEMA Flood Zone. No Coal Gas site was found in a search of Real Property Scan's ENVIROHAZ database.

5.0 DATA GAPS

The following Data Gaps were recognized:

- Two (2) "orphaned sites" were not mapped for the database report. This data gap was filled by reviewing the location of the streets or by physically driving the neighborhood of the subject property to confirm that these orphaned sites were outside the search radius.
- *GeoSolve, Inc.* attempted to contact the current property owner during our site visit; however, the current property owners did not respond to our Owner Interview Questionnaire form.

These data gaps did not alter our findings and/or recommendations for the site.

6.0 SUMMARY OF FINDINGS

GeoSolve, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-2013 at 1957 Pruneridge Avenue in Santa Clara, with APN 303-03-025 in Santa Clara County, California, the property. Any exceptions to, or deletions from, this practice are described in Section 5.0 of this report. This assessment has revealed three RECs in connection with the property; namely: 1) possible presence of organochloride pesticide residues, arsenic, and lead within the surficial soil at the site, and 2) potential presence of ACMs and/or LBP on and within the structures.

The following summarizes the assessment of the subject site:

- The subject property is situated within the South Bay portion of the greater San Francisco Bay region within Santa Clara County. The site is located at 1957 Pruneridge Avenue in Santa Clara, California and consists of one parcel totaling approximately 2.29 acres with APN 303-03-025. The property is occupied by the former St. Mark's Episcopal Church. The property is bound by Crestview Dental offices to the west, residences to the north, commercial strip mall to the east, and Pruneridge Avenue to the south. The topography at the subject site is approximately 120 feet above msl.

- Based on site observations, review of historical aerial photographs, topographic maps, Sanborn Maps, and file review information, the property was originally orchards and the property was initially developed in 1955 as St. Luke's Episcopal Church and then became St. Mark's Episcopal Church in 1963.
- No visual evidence of USTs was observed at the site; however, two ASTs were observed within 1385 El Camino Real. No ponds and/or lagoons, archeological findings or noxious odors were noted at the property.
- Three RECs were identified on the subject site, which included the following: 1) possible presence of metal and organochloride pesticide residues within the surficial soil at the site, and 2) potential presence of ACMs and/or LBP on and within the structures.
- Based on EDR information dated May 2, 2022, 20 secondary potential sites were identified within a 0.13-mile radius of the subject property, which were located cross-gradient from the subject property.

7.0 SITE-SPECIFIC RECOMMENDATIONS

In view of the above findings, it is the opinion of *GeoSolve, Inc.* additional environmental assessment of the subject property **is warranted**, and should include the following:

- Collection of at least eight (8) randomly located surficial soil samples from around the foundations of the subject site using clean sampling containers, which should be capped, labeled and placed within a pre-chilled ice chest for temporary storage and delivered under chain-of-custody documentation to a State-certified hazardous waste testing laboratory for analysis. The five surficial soil samples should be analyzed for arsenic, lead, and organochloride pesticides using Environmental Protection Agency (EPA) Methods SW3050B/SW6020 and SW846/8081. In addition, two background metal soil samples should be collected from the property corners and analyzed for arsenic and lead using EPA Methods SW846/6010B.
- Contract with a State-licensed asbestos testing and lead testing contractor to conduct a pre-demolition survey of the structures prior to development.

8.0 GENERAL RECOMMENDATIONS

In addition, the following recommendations should be considered if any future development of the property is planned:

- During grading activities of the property, soil technicians and operators must be aware of any basements, buried foundations, or reservoir discovered on the property. If any one of these conditions is encountered, then the Soil Engineer must be notified and the specific condition appropriately remedied in accordance with local, county and state requirements.
- During any grading activities of the property, soil technicians and operators must be aware of any unknown USTs, buried debris, or other potential adverse environmental condition which may be discovered on the property. If any one of these conditions is encountered, then the Soil Engineer must be notified and the specific condition appropriately remedied in accordance with the local, county, and state and RWQCB requirements.

9.0 LIMITATIONS

This environmental site assessment was performed according to the recommended guidelines established by ASTM designation E1527-2013 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. This report has been prepared for the specific application to this project in a manner consistent with the level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. This report contains information reported to *GeoSolve, Inc.*, by other sources, accordingly, and errors or omissions may be present that *GeoSolve, Inc.* cannot be responsible for. The findings of this report apply to the present condition of the subject property only (as of April 27, 2022); the opinions expressed herein are subject to revision in light of new information relevant to the site and/or in its immediate surroundings. Results from Phase I environmental investigations are based on surficial evidence and public records and databases only. Subsurface conditions of the site cannot be properly evaluated without performing a subsurface environmental investigation and actually testing of the soil, and groundwater for potential contaminants.

10.0 INFORMATION SOURCES

ASTM, November 2013. *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*: ASTM Standards E1527-13.

City of Santa Clara Building and Planning Departments.

City of Santa Clara Fire Department.

County of Santa Clara Department of Environmental Health.

Environmental Data Resources (EDR) Radius Report dated May 2, 2022.

EDR Aerial Photography Decade Package dated May 2, 2022.

EDR Building Permit Report dated May 2, 2022.

EDR Environmental Lien and AUL Search Report dated May 2, 2022.

EDR Property Tax Map Report dated May 2, 2022.

EDR City Directory Report dated May 2, 2022.

EDR Sanborn Map Report dated May 2, 2022.

EDR Historical Topographic Map Report dated May 2, 2022.

Helley, E.J and LaJoie, K.R. *Flatland Deposits of the San Francisco Bay Region, California – Their Geology and Engineering Properties and Their Importance to Comprehensive Planning*. Professional Paper 943, Plate 3.

Regional Water Quality Control Board – San Francisco Bay Region

United States Geological Survey, 15-Minute San Jose Quadrangle Topographic Map dated 1889, 1897, and 1899, Scale 1:62500.

United States Geological Survey, 7.5-Minute San Jose West Quadrangle Topographic Map dated 1953, 1961, 1968, 1973, 1980, 2012, 2015, and 2018, Scale 1:24000.

Online Documents/Resources

<https://pubs.usgs.gov/pp/0943/report.pdf>

<https://maps.conservation.ca.gov/cgs/EQZApp/app>

https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/7932436883/CLOS_L_1998-04-20.pdf

<http://www.missionscalifornia.com/content/native-americans-san-jose.html>

<http://santaclaraca.gov/government/about-santa-clara/city-history>

[Permit Center | City of Santa Clara \(santaclaraca.gov\).](#)

<https://www.sccassessor.org/index.php/all-situs-search?SFrom=all&SType=rp&STab=apn&apnValue=30303025>

<https://www.sccgov.org/SITES/DEH/Pages/deh.aspx>

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=1957+pruneridge+avenue%2C+santa+clara>

<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=1957+pruneridge+avenue%2C+santa+clara%2C+ca>

12.0 ENVIRONMENTAL PROFESSIONAL QUALIFICATION

This Phase I Environmental Site Assessment was performed by Mr. Robert D. Campbell, a qualified Environmental Professional as defined in 40 CFR Part 312.10.

Mr. Campbell holds a Baccalaureate degree from U.C. Davis (an accredited institution of higher education) and a Master's of Science degree from C.S.U. East Bay (an accredited institution of higher education) in the discipline of Geology. Mr. Robert D. Campbell holds a valid Professional Geology license in the State of California (6454); a valid Certified Engineering Geology license in the State of California (2089); and valid Professional Geology licenses in the State of Arizona and the State of Washington.

Mr. Campbell has over 32 years of environmental, geological and hydrogeological experience, more specifically in environmental assessments including Phase I and Phase II Environmental Site Assessments (ESAs), which exceeds the regulatory requirement of three years of relevant experience.

Mr. Campbell remains current in his field and has received 1.6 Continuing Education Units (CEUs) and 12 Professional Development Hours (PDHs) in the previous 12 month period. He is also compliant with OSHA HAZWOPER 8-hour refresher requirements, including medical surveillance. As required in 40 CFR 312.27, Mr. Campbell directly conducted the Field Visit including the visual inspection of the Site, adjacent properties and surrounding areas on April 27, 2022.

“All Appropriate Inquiry” was also conducted by Mr. Campbell as were all interviews. The record search, historical photo and topographic map search were conducted by EDR, Inc. The findings, opinions and recommendations of this Phase I Environmental Site Assessment are those of *GeoSolve, Inc.* as formulated by Mr. Robert D. Campbell.

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SITE PHOTOGRAPHS

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EDR RADIUS MAP WITH GEOCHECK

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**AERIAL PHOTOGRAPHS
HISTORICAL TOPOGRAPHIC MAPS
CERTIFIED SANBORN MAP REPORT
CITY DIRECTORIES**

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CITY FILE REVIEWS AND OWNER INTERVIEW FORMS

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