

PC 3-11-2025

Item No. &  
Hillside  
Exception

Written  
Communications

California, the *subject property*. Any exceptions to, or deletions from, this practice are described in Sections 1.4, 1.5, and 1.6 of this report.

AEI did not identify evidence of RECs or CRECs in connection with the subject property during the course of this assessment. AEI recommends no further investigation for the subject property at this time.

## 1.0 INTRODUCTION

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This report documents the methods and findings of the Phase I Environmental Site Assessment performed in conformance with AEI's contract and scope and limitations of ASTM Standard Practice E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) for the property located at 22346 Regnart Road, Cupertino, Santa Clara County, California (Appendix A: Figures and Appendix B: Property Photographs).

### 1.1 SCOPE OF WORK

The purpose of the Phase I ESA is to assist the client in identifying potential RECs, in accordance with ASTM E1527-13, associated with the presence of any hazardous substances or petroleum products, their use, storage, and disposal at and in the vicinity of the subject property. Property assessment activities focused on: 1) a review of federal, state, tribal, and local databases that identify and describe underground fuel tank sites, leaking underground fuel tank sites, hazardous waste generation sites, and hazardous waste storage and disposal facility sites within the ASTM approximate minimum search distance; 2) a property and surrounding site reconnaissance, and interviews with the past and present owners and current occupants and operators to identify potential environmental contamination; and 3) a review of historical sources to help ascertain previous land use at the site and in the surrounding area.

### 1.2 ADDITIONAL SERVICES

Other Environmental Considerations such as ACMs, LBP, lead in drinking water, radon, mold, and wetlands can result in business environmental risks for property owners which may disrupt current or planned operations or cash flow and are generally beyond the scope of a Phase I assessment as defined by ASTM E1527-13. Based upon the agreed-on scope of services this ESA did not include subsurface or other invasive assessments, business environmental risks, or other services not specifically identified and discussed herein.

### 1.3 SIGNIFICANT ASSUMPTIONS

The following assumptions are made by AEI in this report. AEI relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.

Groundwater flow, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, is inferred from contour information depicted on the USGS topographic maps. AEI assumes the property has been correctly and accurately identified by the client, designated representative of the client, property contact, property owner, and property owner's representatives.

## 1.4 LIMITATIONS

Property conditions, as well as local, state, tribal, and federal regulations can change significantly over time. Therefore, the recommendations and conclusions presented as a result of this assessment apply strictly to the environmental regulations and property conditions existing at the time the assessment was performed. Available information has been analyzed using currently accepted assessment techniques and it is believed that the inferences made are reasonably representative of the property. AEI makes no warranty, expressed or implied, except that the services have been performed in accordance with generally accepted environmental property assessment practices applicable at the time and location of the assessment.

Considerations identified by ASTM as beyond the scope of a Phase I ESA that may affect business environmental risk at a given property include the following: ACMs, radon, LBP, lead in drinking water, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, and high voltage lines. These environmental issues or conditions may warrant assessment based on the type of the property transaction; however, they are considered non-scope issues under ASTM Standard Practice E1527-13.

If requested by the client, these non-scope issues are discussed herein. Otherwise, the purpose of this assessment is solely to satisfy one of the requirements for qualification of the innocent landowner defense, contiguous property owner or bona fide prospective purchaser under CERCLA. ASTM Standard Practice E1527-13 and the United States EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312) constitute the "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in:

1. 42 U.S.C. § 9601(35)(B), referenced in the ASTM Standard Practice E1527-13.
2. Sections 101(35)(B) (ii) and (iii) of CERCLA and referenced in the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312).
3. 42 U.S.C. § 9601(40) and 42 U.S.C. § 9607(q).

The Phase I Environmental Site Assessment is not, and should not be construed as, a warranty or guarantee about the presence or absence of environmental contaminants that may affect the property. Neither is the assessment intended to assure clear title to the property in question. The sole purpose of assessment into property title records is to ascertain a historical basis of prior land use. All findings, conclusions, and recommendations stated in this report are based upon facts, circumstances, and industry-accepted procedures for such services as they existed at the time this report was prepared (i.e., federal, state, and local laws, rules, regulations, market conditions, economic conditions, political climate, and other applicable matters). All findings, conclusions, and recommendations stated in this report are based on the data and information provided, current subject property use, and observations and conditions that existed on the date and time of the property reconnaissance.

Responses received from local, state, or federal agencies or other secondary sources of information after the issuance of this report may change certain facts, findings, conclusions, or circumstances to the report. A change in any fact, circumstance, or industry-accepted procedure upon which this report was based may adversely affect the findings, conclusions, and recommendations expressed in this report.



AEI's limited radon screening, if included, is intended to provide a preliminary screening to evaluate the potential presence of elevated radon concentrations at the site. The proposed scope is not intended to define the full extent of the presence of radon at the subject property. As such, the results should be used for lending purposes only. The recommendations and conclusions presented as a result of the limited preliminary radon screening apply strictly to the property conditions existing at the time the sampling was performed. The sample analytical results are only valid for the time, place, and condition of the site at the time of collection and AEI does not warrant that the results will be repeatable or are representative of past or future conditions.

#### 1.5 LIMITING CONDITIONS/DEVIATIONS

The performance of this assessment was limited by the following:

- While additional assessments may have been conducted on the subject property, these documents must be provided for AEI's review in order for the information to be summarized/included in this report. Please refer to Section 6.3 for a summary of previous reports and other documentation provided to AEI during this assessment.
- The site is undeveloped vacant land. AEI observed the entirety of the subject property area including the access way, bounded area, natural features, improvements and site boundaries. Due to the size of the subject property, AEI performed a reconnaissance of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the vegetation present on site, isolated areas of the site may have not been accessible for direct observation during AEI's field reconnaissance. Based on the vacant and undeveloped nature of the property, this limitation is not expected to significantly alter the findings of this assessment.
- AEI requested an interview with the former subject property owner; however, the former subject property owners contact information has not been obtained as of this report date. Based on the quality of information obtained from other sources, this limitation is not expected to alter the overall findings of this assessment.

#### 1.6 DATA FAILURE AND DATA GAPS

According to ASTM E1527-13, data gaps occur when the Environmental Professional is unable to obtain information required by the Standard, despite good faith efforts to gather such information. Pursuant to ASTM E1527-13, only significant data gaps, defined as those that affect the ability of the Environmental Professional to identify RECs, need to be documented.

Data failure is one type of data gap. According to ASTM E1527-13, data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met. Pursuant to ASTM E1527-13, historical sources are required to document property use back to the property's first developed use or back to 1940, whichever is earlier, or periods of five years or greater.

##### 1.6.1 DATA FAILURE

AEI did not identify evidence of data failure during the course of this assessment.

### 1.6.2 SIGNIFICANT DATA GAPS

AEI did not identify significant data gaps which affected our ability to identify RECs.

### 1.7 RELIANCE

All reports, both verbal and written, are for the benefit of Zhaoguang Lei. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's contract and Terms and Conditions executed by Zhaoguang Lei on March 27, 2019. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties..

## 2.0 SITE AND VICINITY DESCRIPTION

### 2.1 SITE LOCATION AND DESCRIPTION

PROPERTY INFORMATION	
Site Address(es)	22346 Regnart Road, Cupertino, Santa Clara County, California 95014
Property ID (APN or Block/Lot)	366-40-005
Location	West side of Regnart Road
Property Type	Vacant Land
SITE AND BUILDING INFORMATION	
Approximate Site Acreage/Source	3.27/Site Contact
Number of Buildings	Undeveloped - vacant land
Building Construction Date(s)	Undeveloped - vacant land
Building Square Footage (SF)/Source	None - subject property is undeveloped
Number of Floors/Stories	None - undeveloped vacant land
Basement or Subgrade Area(s)	None identified
Number of Units	None - subject property is undeveloped
Additional Improvements	None - subject property is undeveloped
On-site Occupant(s)	None - subject property is undeveloped vacant land
Current On-site Operations/Use	None
Current Use of Hazardous Substances	None identified
REGULATORY INFORMATION	
Regulatory Database Listing(s)	None Identified

### 2.2 ON-SITE UTILITIES

Utility	Source/System Information
Heating System	None
Cooling System	None
Potable Water	California Water Service
Sewage Disposal/Treatment	Cupertino Sanitary District

Utility source/system information listed in the table above is provided by Mr. Zhaoguang Lei, subject property owner, unless otherwise noted above.

### 2.3 SITE AND VICINITY CHARACTERISTICS

The subject property is located in a residential area of Cupertino, California. The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Residence (22348 Regnart Road)	None identified
East	Residence (22340 and 22342 Regnart Road)	None identified
South	Residence (22344 Regnart Road)	None identified
West	Stevens Creek County Park (11401 Stevens Canyon Road)	None identified

If the surrounding properties are listed in the regulatory database, please refer to Section 5.1 for discussion.

## 2.4 PHYSICAL SETTING

Geologic Unit: Description/Source	QPC: Plio-Pleistocene and Pliocene loosely consolidated deposits. Pliocene and/or Pleistocene sandstone, shale, and gravel deposits; in part Miocene./USGS and United States Department of the Interior
Soil Series: Description/Source	321 and 323: Merbeth-Literr complex and Minlum-Airship-Literr complex. Sandy clay loam, clay loam and gravely sandy clay loam. Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted/USDA Soil Survey
Groundwater Flow Direction/Source	Northwest/Topographic map interpretation
Estimated Depth to Groundwater/ Source	40-60 feet bgs/GeoTracker information from nearby closed LUST site at 1698 South De Anza Boulevard
Surface waters on the subject property or adjacent sites	None
Additional notes	None

Note: Groundwater flow direction can be influenced locally and regionally by the presence of local wetland features, surface topography, recharge and discharge areas, horizontal and vertical inconsistencies in the types and location of subsurface soils, and proximity to water pumping wells. Depth and gradient of the water table can change seasonally in response to variation in precipitation and recharge, and over time, in response to urban development such as storm water controls, impervious surfaces, pumping wells, cleanup activities, dewatering, seawater intrusion barrier projects near the coast, and other factors.

### 3.0 HISTORICAL REVIEW OF SITE AND VICINITY

Reasonably ascertainable standard historical sources as outlined in ASTM Standard E1527-13 were used to determine previous uses and occupancies of the subject property that are likely to have led to RECs in connection with the subject property. A chronological summary of historical data found, including but not limited to aerial photographs, historical city directories, Sanborn fire insurance maps, and agency records, is as follows:

Date Range	Subject Property Description and Use (Historical Addresses)	Source(s)
Prior to 1948 - 1980	Undeveloped wooded land	Aerial photographs, agency records, interviews
1980-1998	Undeveloped wooded land with south eastern portion of property cleared of woodland	Aerial photographs, interviews
1998-Present	South western portion of property cleared and used as an easement with a 10,000 gallon water AST present servicing the southern adjacent residence	Aerial photographs, interviews, site reconnaissance

From 1948 to 1974 the subject property was undeveloped wooded land. By 1980 a portion of the south eastern area of the property was cleared of woodland and by 1998 a 10,000 gallon water AST was installed in a cleared easement in the south western portion of the subject property, to service the adjacent residential property. The subject property remains in this conformation until the present day with no further development.

AEI did not identify potential environmental concerns in association with the current or historical use of the subject property.

If available, copies of historical sources are provided in the report appendices.

#### 3.1 AERIAL PHOTOGRAPHS

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the ERIS collection of aerial photographs. Aerial photographs were reviewed for the following years:

Year(s)	Subject Property Description	Adjacent Site Descriptions
1948	Vacant undeveloped wooded land	NORTH: Vacant wooded land EAST: Vacant wooded land followed by road SOUTH: Vacant wooded land WEST: Vacant wooded land
1953, 1960	No significant changes	NORTH: No significant changes followed by trail EAST: No significant changes SOUTH: No significant changes WEST: Trail and wooded land
1968, 1974	No significant changes	NORTH: No significant changes EAST: Residence SOUTH: No significant changes WEST: No significant changes

Year(s)	Subject Property Description	Adjacent Site Descriptions
*1980, 1982, 1991, *1993	Vacant partially wooded land with southern portion cleared of vegetation	NORTH: Residence and wooded land EAST: Road followed by land cleared for development and residence SOUTH: Road and residence WEST: No significant changes
*1998, 2005, 2006, 2009, 2010, 2012, 2014, 2016	Western portion of land developed with water tank used by southern adjacent property, remainder unchanged	NORTH: No significant changes EAST: No significant changes SOUTH: Further development of residence WEST: No significant changes

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the aerial photograph review.

\*Due to copyright restrictions, copies of the aerial photographs reviewed are not included in the appendices, but can be viewed online at [historicaerials.com](http://historicaerials.com).

### 3.2 SANBORN FIRE INSURANCE MAPS

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made of the ERIS collection of Sanborn Fire Insurance maps.

Sanborn map coverage was not available for the subject property.

### 3.3 CITY DIRECTORIES

A search of historical city directories was conducted for the subject property utilizing AEI's in house collection of Haine's Criss Cross Directories. The following table summarizes the results of the city directory search.

Year(s)	Address - Occupant Listed
1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005	22346 Regnart Road - No listings

*If listed above, XXXX indicates that the address is valid but there is no occupancy information available.*

AEI did not identify potential environmental concerns in association with the historical use of the subject property during the city directory review.

### 3.4 HISTORICAL TOPOGRAPHIC MAPS

Based on the quality of information obtained from other sources, historical topographic maps were not reviewed as a part of this assessment.

### 3.5 CHAIN OF TITLE

Based on the quality of information obtained from other sources, a chain of title search was not performed as part of this assessment.

## 4.0 REGULATORY AGENCY RECORDS REVIEW

Local and state agencies, such as environmental health departments, fire prevention bureaus, and building and planning departments are contacted to identify any current or previous reports of hazardous substance use, storage, and/or unauthorized releases that may have impacted the subject property. In addition, information pertaining to AULs, defined as legal or physical restrictions, or limitations on the use of, or access to, a site or facility, is requested.

### 4.1 LOCAL ENVIRONMENTAL HEALTH DEPARTMENT AND/OR STATE ENVIRONMENTAL AGENCY

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Santa Clara County Department of Environmental Health (SCCDEH)	March 28, 2019	Email	Melissa Belloso	No records on file

### 4.2 FIRE DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Santa Clara County Fire Department (SCCFD)	March 28, 2019	Telephone	Michael Murtiff	No records on file

### 4.3 BUILDING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cupertino Building Department	March 28, 2019	Website	N/A	No records on file

### 4.4 PLANNING DEPARTMENT

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cupertino Planning Department	March 28, 2019	Website	N/A	No evidence indicating the existence of AULs on file for the subject property

### 4.5 ASSESSOR'S OFFICE

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Santa Clara County Assessor's Office	March 28, 2019	Website	N/A	Information obtained is discussed below

#### Records Summary

APN	366-40-005
Acreage	3.27 acres
Construction Date	None (vacant land)



Building Square Footage	Undeveloped
Current Owner	Mr. Zhaoguang Lei
Additional Information	None

#### 4.6 OTHER AGENCIES SEARCHED

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
CA State Water Resources Control Board (SWRCB) GeoTracker	March 28, 2019	Website	N/A	No records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	March 28, 2019	Website	N/A	No records on file
CA DTSC EnviroStor	March 28, 2019	Website	N/A	No records on file
Santa Clara Vally Water District (SCVWD) solvents/ fuel leaks database	March 28, 2019	Website	N/A	No records on file
SCVWD wells division	March 28, 2019	Email	Bill Cameron	No records on file
Regional Water Quality Control Board (RWQCB)	March 28, 2019	Email	Melinda Wong	No records on file
Bay Area Air Quality Management District (BAAQMD)	March 28, 2019	Website	Rochelle Reed	No records on file

No other agencies were contacted during the course of this assessment.

#### 4.7 OIL AND GAS WELLS

Agency	Date Referenced	Resource	Oil or gas wells located within 500 feet of the subject property
State of California Department of Conservation, Division of Oil, Gas & Geothermal Resources (CA DOGGR)	March 28, 2019	CA DOGGR Map	No

#### 4.8 OIL AND GAS PIPELINES

Agency	Date Referenced	Resource	Pipelines located within 500 feet of the subject property
National Pipeline Mapping System (NPMS)	March 28, 2019	NPMS Public Map Viewer	No

#### 4.9 STATE ENVIRONMENTAL SUPERLIENS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state environmental superliens.

#### 4.10 STATE PROPERTY TRANSFER LAWS

In accordance with our approved scope of services, AEI did not assess whether the subject property is subject to any state property transfer laws.

## 5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted ERIS to conduct a search of publicly available information from federal, state, tribal, and local databases containing known and suspected sites of environmental contamination and sites of potential environmental significance. Data gathered during the current regulatory database search is compiled by ERIS into one regulatory database report. Location information for listed sites is designated using geocoded information provided by federal, state, or local agencies and commonly used mapping databases with the exception of "Orphan" sites. Due to poor or inadequate address information, Orphan sites are identified but not geocoded/mapped by ERIS, rather, information is provided based upon vicinity zip codes, city name, and state. The number of listed sites identified within the approximate minimum search distance from the federal and state environmental records database listings specified in ASTM Standard E1527-13 is summarized in Section 5.1, along with the total number of Orphan sites. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below, is included in Appendix C of this report.

The subject property is not listed in the Regulatory Database report.

In determining if a listed site is a potential environmental concern to the subject property, AEI generally applies the following criteria to classify the site as lower potential environmental concern: 1) the site only holds an operating permit (which does not imply a release), 2) the site's distance from, and/or topographic position relative to, the subject property, and/or 3) the site has recently been granted "No Further Action" by the appropriate regulatory agency.

Regulatory database listings associated with the subject property, adjacent site(s) and/or nearby sites of concern that were determined to warrant additional discussion are identified and further discussed in Section 5.1.

### 5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjacent Site(s)	Other Nearby Sites of Concern
NPL	1.0	0			
DELISTED NPL	0.5	0			
SEMS/CERCLIS	0.5	0			
SEMS-ARCHIVE/CERCLIS NFRAP	0.5	0			
RCRA CORRACTS	1.0	0			
RCRA-TSDF	0.5	0			
RCRA LQG, SQG, CESQGs, NLR	SP/ADJ	0			
US ENG CONTROLS	SP	0			
US INST CONTROLS	SP	0			
ERNS	SP	0			
STATE/TRIBAL HWS	1.0	0			
STATE/TRIBAL SWLF	0.5	0			

Database	Search Distance (Miles)	Listings Within Search Distance	Subject Property	Adjacent Site(s)	Other Nearby Sites of Concern
STATE/TRIBAL REGISTERED STORAGE TANKS	SP/ADJ	0			
STATE/TRIBAL LUST	0.5	0			
STATE/TRIBAL EC and IC	SP	0			
STATE/TRIBAL VCP	0.5	0			
STATE/TRIBAL BROWNFIELD	0.5	0			
ORPHAN	N/A	0			
ADDITIONAL ENVIRONMENTAL RECORD SOURCES	SP/ADJ	0			

## 5.2 VAPOR MIGRATION

AEI reviewed reasonably ascertainable information for the subject and nearby properties, including a regulatory database, files for nearby release sites, and/or historical documentation, to determine if potential vapor-phase migration concerns may be present which could impact the subject property.

Based on a review of available resources as documented in this report, AEI did not identify significant on-site concerns and/or regulated listings from nearby sites which suggest that a vapor-phase migration concern currently exists at the subject property.

## 6.0 INTERVIEWS AND USER PROVIDED INFORMATION

### 6.1 INTERVIEWS

Pursuant to ASTM E1527-13, the following interviews were performed during this assessment in order to obtain information indicating RECs in connection with the subject property.

#### 6.1.1 OWNER AND KEY SITE MANAGER

Relation to Property	Name	Date Interviewed	Method of Contact	Year First Associated w/ Property	Notes
Owner/Owner Representative/Key Site Manager	Mr. Zhaoguang Lei	March 3, 2019	In Person	2019	Interviewed; see Interview Summary table below

#### *Interview Summary*

Question	Owner (Representative) Response/Comment	Key Site Manager Response/Comment
Do you have any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features?	No	No
Do you have any knowledge of previous environmental investigations conducted on site?	No	No
Do you have any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products?	No	No
Are you aware of any known plans for site redevelopment or change in site use?	No	No
Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	No	No
Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?	No	No
Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	No	No
Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?	No	No
Additional information provided:	Mr. Lei indicated a residence will be built on the property totalling 6,000 sq./ft.	None

### 6.1.2 PAST OWNERS, OPERATORS, AND OCCUPANTS

AEI attempted to obtain contact information for past owners, operators and occupants of the subject property in order to interview them regarding the past use of the property. AEI requested this contact information of Mr. Zhaoguang Lei, reviewed agency records, and performed online research to obtain this information. Contact information was not found. As such, interviews with past owners, operators and occupants were not reasonably ascertainable.

### 6.1.3 INTERVIEW WITH OTHERS

Information obtained during interviews with local government officials is incorporated into the appropriate segments of this report.

## 6.2 USER PROVIDED INFORMATION

User provided information is intended to help identify the possibility of RECs in connection with the subject property. According to ASTM E1527-13 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), certain items should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional. The responsibility for qualifying for LLPs by conducting the inquiries ultimately rests with the User, and providing the information to the Environmental Professional would be prudent if such information is available.

The User Questionnaire was completed by Mr. Zhaoguang Lei, property owner. The following table represents information contained therein.

Question	Response/ Comment
1. Environmental liens that are filed or recorded against the property (40 CFR 312.25)  Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?	No
2. Activity and use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi)).  Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?	No
3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).  Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?	No

Question	Response/ Comment
<p>4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).</p> <p>Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?</p>	Yes
<p>5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).</p> <p>Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:</p> <p>(a) Do you know the past uses of the property?  (b) Do you know of specific chemicals that are present or once were present at the property?  (c) Do you know of spills or other chemical releases that have taken place at the property?  (d) Do you know of any environmental cleanups that have taken place at the property?</p>	No
<p>6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).</p> <p>Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?</p>	No

### 6.3 PREVIOUS REPORTS AND OTHER PROVIDED DOCUMENTATION

No prior reports or other relevant documentation in association with the subject property was made available to AEI during the course of this assessment.

### 6.4 ENVIRONMENTAL LIEN SEARCH

In accordance with our approved scope of services, an environmental lien search was not performed as part of this assessment.

## 7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	April 3, 2019
AEI Site Assessor(s)	Logan Nonnez
Property Escort(s)/ Relationship(s) to Property	Mr. Zhaoguang Lei/property owner
Units/Areas Observed	The subject property is undeveloped vacant land. AEI observed the entirety of the subject property area including the access way, bounded area, natural features, improvements and site boundaries.
Area(s) not accessed and reason(s)	Due to the size of the subject property, AEI performed a reconnaissance of the property utilizing a field technique of traversing the site in an attempt to provide an overlapping field of view. Due to the vegetation present on site, isolated areas of the site may have not been accessible for direct observation during AEI's field reconnaissance. Based on the vacant and undeveloped nature of the property, this limitation is not expected to significantly alter the findings of this assessment.  Refer to Section 1.5 for discussion of limiting conditions.
Other Physical Constraints	None

### *Reconnaissance Findings Summary*

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjacent Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use		
Aboveground/Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)		
Hazardous Substance and Petroleum Product Containers Not in Connection with Property Use		
Unidentified Substance Containers		
Electrical or Mechanical Equipment Likely to Contain Fluids	✓	
Interior Stains or Corrosion		
Strong, Pungent, or Noxious Odors		
Pools of Liquid		
Drains, Sumps, and Clarifiers		
Pits, Ponds, and Lagoons		
Stained Soil or Pavement		
Stressed Vegetation		
Solid Waste Disposal or Evidence of Fill Materials		
Waste Water Discharges		
Wells		
Septic Systems		
Biomedical Wastes		
Other	✓	



## 7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI observed the items listed in the above Reconnaissance Findings Summary table, which are further discussed below.

### ELECTRICAL OR MECHANICAL EQUIPMENT LIKELY TO CONTAIN FLUIDS

Toxic PCBs were commonly used historically in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors. According to United States EPA regulation 40 CFR Part 761, there are three categories for classifying such equipment: <50 ppm of PCBs is considered "Non-PCB"; between 50 and 500 ppm is considered "PCB-Contaminated"; and >500 ppm is considered "PCB-Containing". Pursuant to 15 U.S.C. 2605(e)(2)(A), the manufacture, process, or distribution in commerce or use of any polychlorinated biphenyl in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

#### *Transformers*

Type	Quantity	Owner	Presumed Date of Installation	Spills or Stains Observed (Yes/No)	Non-PCB Label (Yes/No)
Subsurface	1	PG&E	Unknown	No	No

The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner. Actual material samples need to be collected to determine if transformers are PCB-containing.

Transformers installed prior to 1977 may be PCB containing while transformers installed after 1977 are unlikely to be PCB containing. Federal Regulations (40 CFR 761 Subpart G) require any release of material containing >50 ppm PCB and occurring after May 4, 1987, be cleaned up by the transformer owner following the United States EPA's PCB spill cleanup policy.

AEI did not observe evidence of spills, staining, or leaks on or around the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

#### OTHER

The west portion of property is used as an easement with a 10,000 gallon water tank for the southern adjacent residence. This AST was installed circa 1998. Due to the nature of the contents of the AST, the presence of the AST is not expected to represent a significant environmental concern to the subject property.

## 7.2 ADJACENT PROPERTY RECONNAISSANCE FINDINGS

During the site reconnaissance, AEI did not observe any of the items listed in the above Reconnaissance Findings Summary table.

## 8.0 NON-ASTM SERVICES

---

### 8.1 ASBESTOS-CONTAINING BUILDING MATERIALS

The subject property is currently vacant land or lacks structures. Consequently, no building components containing suspect asbestos containing materials were identified during the site inspection.

### 8.2 LEAD-BASED PAINT

The subject property is currently vacant land or lacks structures. Consequently, AEI did not observe building components likely to contain suspect LBP during the site reconnaissance.

### 8.3 RADON

Radon is a naturally-occurring, odorless, and invisible gas. Natural radon levels vary and are closely related to geologic formations. Radon may enter buildings through basement sumps or other openings.

The United States EPA has prepared a map to assist National, State, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three radon zones, with Zone 1 being those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA Action Limit of 4.0 pCi/L. It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the EPA recommends site specific testing in order to determine radon levels at a specific location. However, the map does give a valuable indication of the propensity of radon gas accumulation in structures.

Radon sampling was not requested as part of this assessment. According to the California Department of Health Services Radon Database, 93 tests were conducted for radon levels in the subject property zip code (95014) in 2016. Four of the tests exceeded the action level of 4.0 pCi/L set forth by the US EPA. While a relatively small percentage of the test results exceeded the EPA threshold, the majority of the locations sampled were below 4.0 pCi/L. Consequently, radon does not appear to be a widespread concern; however, radon sampling would be required to determine site-specific radon levels.

### 8.4 MOLD

The subject property is currently vacant land or lacks structures. Consequently, mold was not addressed as part of this assessment.

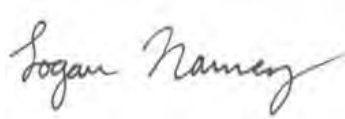
## 9.0 SIGNATURE OF ENVIRONMENTAL PROFESSIONALS

---

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

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

Prepared By:



Logan Nonnez  
Project Manager

Reviewed By:



David Hodge  
Senior Author

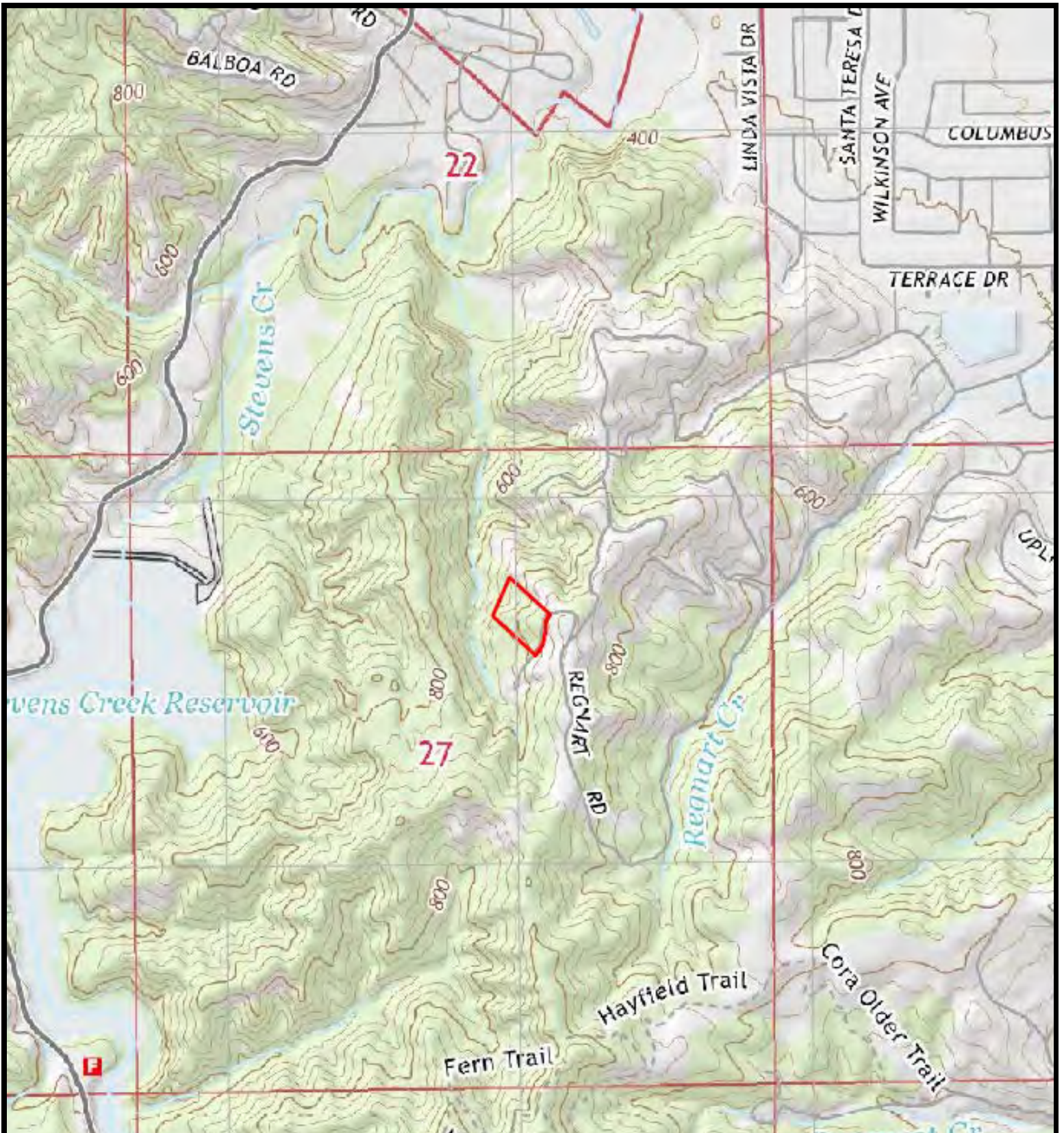
## 10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed March 2019	USDA Web Soil Survey <a href="http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx">http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx</a>
Topographic Map	2015	USGS, Cupertino, CA
Depth to Groundwater Information	Accessed March 2019	GroTracker information from nearby closed LUST site at 1698 South De Anza Boulevard
Aerial Photographs	1948-2016 (non-inclusive)	ERIS and Historicaerials.com
Sanborn Map Report/Search	April 2, 2019	ERIS
City Directories	April 3, 2019	ERIS
Environmental Health Department	March 28, 2019	Santa Clara County Department of Environmental Health
Fire Department	March 28, 2019	Santa Clara County Fire Department
Building Department	March 28, 2019	Cupertino Building Department
Planning Department	March 28, 2019	Cupertino Planning Department
Assessor's Information and Parcel Map	March 28, 2019	Santa Clara County Assessor's Office
Other Agencies Searched	March 28, 2019	SWRCB GeoTracker, DTSC HWTS, and DTSC Envirostor databases, Santa Clara Vally Water District (SCVWD) solvents/fuel leaks database, SCVWD wells division, Regional Water Quality Control Board (RWQCB), Bay Area Air Quality Management District (BAAQMD)
Oil and Gas Wells	March 28, 2019	State of California Department of Conservation, Division of Oil, Gas & Geothermal Resources
Oil and Gas Pipelines	March 28, 2019	NPMS Public Map Viewer <a href="https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf">https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf</a>
Regulatory Database Report	April 2, 2019	ERIS
Interview with Owner	April 3, 2019	Mr. Zhaoguang Lei
Radon Zone Information	1993	US EPA Map of Radon Zones <a href="https://www.epa.gov/radon">https://www.epa.gov/radon</a>

# APPENDIX A

## FIGURES





Legend

Approximate Property Boundary —

Source: USGS Topographic Map Cupertino, CA (2015)



## Figure 1: TOPOGRAPHIC MAP

22346 Regnard Road, Cupertino, CA 95014

Project Number: 403243

**AEI**  
Consultants





Legend

Estimated Groundwater Flow Direction 

Approximate Property Boundary 

Listed in Environmental Database Report \*

Transformer 

AST 



## Figure 2: SITE MAP

22346 Regnart Road, Cupertino, CA 95014

Project Number: 403243

**AEI**  
Consultants

# APPENDIX B

## PROPERTY PHOTOGRAPHS





1. View of subject property facing northeast from Regnart Road



2. View of subject property facing west from Regnart Road



3. View of subject property facing west



4. View of subject property facing east





5. View of water tank on easement of subject property



6. View of subject property facing north





7. View of subject property facing south



8. View of subsurface transformer on subject property





9. View of northern adjacent property, residence (22348 Regnart Road)



10. View of east adjacent property, residence (22342 Regnart Road)





11. View of east adjacent property, residence (22342 Regnart Road)



12. View of south adjacent property, residence (22344 Regnart Road)





13. View of south adjacent property, residence (22344 Regnart Road)



14. View of west adjacent property, Stevens Creek County Park (11401 Stevens Canyon Road)

# APPENDIX C

## REGULATORY DATABASE





# DATABASE REPORT

**Project Property:** 403243  
22346 Regnart Road  
Cupertino CA 95014

**Project No:** 189517

**Report Type:** Database Report

**Order No:** 20190401238

**Requested by:** AEI Consultants

**Date Completed:** April 2, 2019

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# Executive Summary

## Property Information:

**Project Property:** 403243  
22346 Regnart Road Cupertino CA 95014

**Project No:** 189517

### **Coordinates:**

**Latitude:** 37.297283  
**Longitude:** -122.066506  
**UTM Northing:** 4,128,260.22  
**UTM Easting:** 582,735.16  
**UTM Zone:** UTM Zone 10S

**Elevation:** 822 FT

## Order Information:

**Order No:** 20190401238  
**Date Requested:** April 1, 2019  
**Requested by:** AEI Consultants  
**Report Type:** Database Report

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (Boundaries)*  
**ERIS Xplorer** [ERIS Xplorer](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *PSR*

# Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
<b>Standard Environmental Records</b>								
<b>Federal</b>								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
ODI	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
ENVIROSTOR	Y	1	0	0	0	0	0	0
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
SWAT	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	0	0	0	-	0
DELISTED LST	Y	.5	0	0	0	0	-	0
SWRCB SWF	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.5	0	0	0	0	-	0
HHSS	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
CERS TANK	Y	.25	0	0	0	-	-	0
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	0	-	0
DELISTED CTNK	Y	.25	0	0	0	-	-	0
HIST TANK	Y	.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
<b>County</b>								
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
UST CLEANUP	Y	.5	0	0	0	0	-	0
MAHER SF	Y	.5	0	0	0	0	-	0
SANJOSE HM	Y	.25	0	0	0	-	-	0
GILROY CUPA	Y	.25	0	0	0	-	-	0
SANTA CLARA CUPA	Y	.25	0	0	0	-	-	0
SANTA CLARA HSOL	Y	.5	0	0	0	0	-	0
SANTA CLARA LO	Y	.5	0	0	0	0	-	0
SUNNYVALE CUPA	Y	.25	0	0	0	-	-	0

**Additional Environmental Records**

**Federal**

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
ALT FUELS	Y	.25	0	0	0	-	-	0
SSTS	Y	.25	0	0	0	-	-	0
PCB	Y	.5	0	0	0	0	-	0

**State**

DRYCLEANERS	Y	.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	.25	0	0	0	-	-	0
DRYC GRANT	Y	.25	0	0	0	-	-	0
HWSS CLEANUP	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	0	0
SCH	Y	1	0	0	0	0	0	0
CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HIST CORTESE	Y	.5	0	0	0	0	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
CERS HAZ	Y	.125	0	0	-	-	-	0
DELISTED HAZ	Y	.5	0	0	0	0	-	0
WASTE DISCHG	Y	.25	0	0	0	-	-	0
EMISSIONS	Y	.25	0	0	0	-	-	0
CDL	Y	.125	0	0	-	-	-	0

**Tribal**

**No Tribal additional environmental record sources available for this State.**

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
-----------------	-----------------	----------------------	-------------------------	----------------------	-------------------------	-------------------------	-------------------------	--------------

County **No County additional environmental databases were selected to be included in the search.**

---

<b>Total:</b>	0	0	0	0	0	0	0
---------------	---	---	---	---	---	---	---

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.



## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the surrounding properties.

## Executive Summary: Summary by Data Source

No records found in the selected databases for the project property or surrounding properties.

122°5'W

122°4'30"W

122°4'W

122°3'30"W

122°3'W

37°18'30"N

37°18'30"N

37°18'N

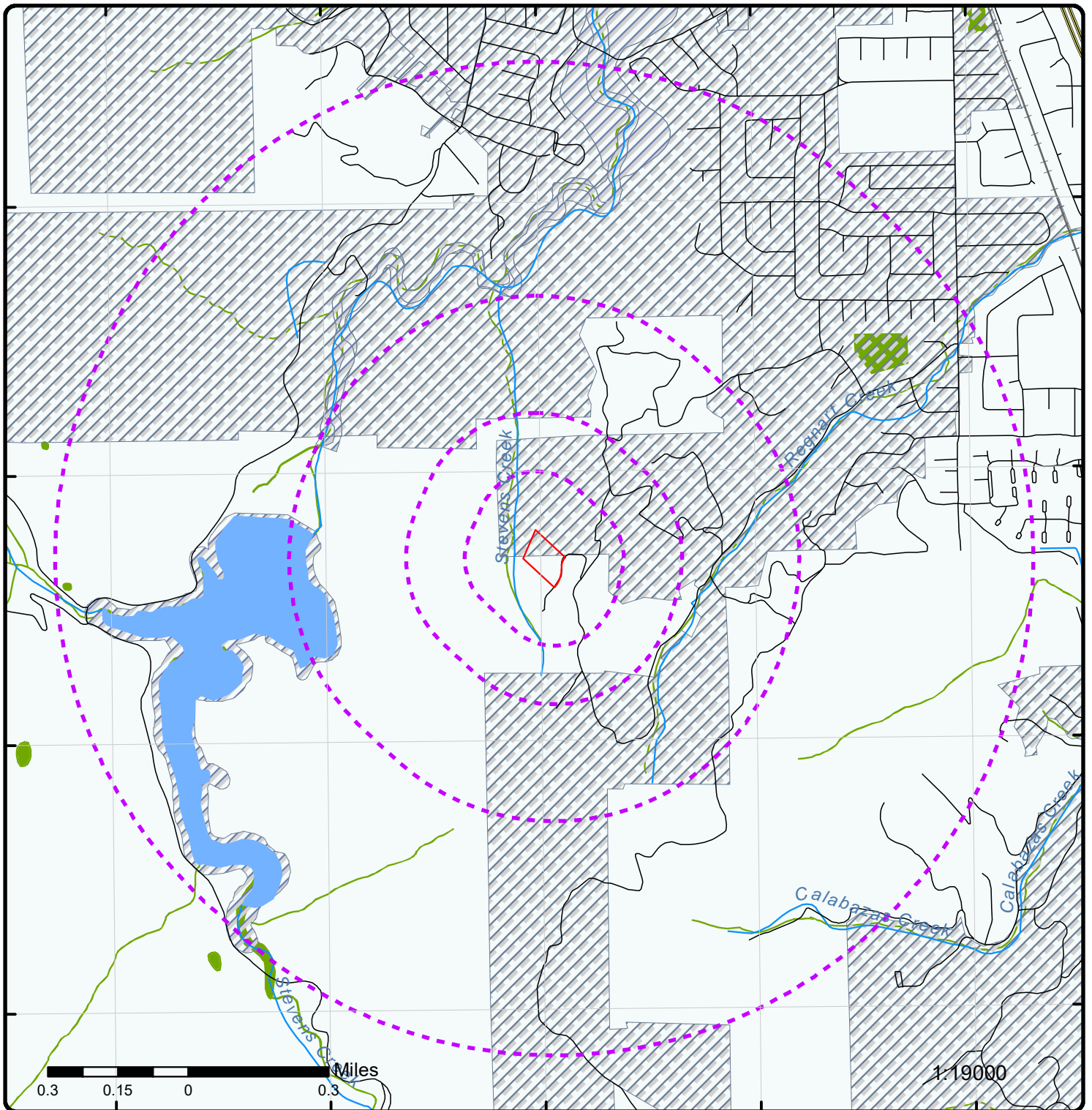
37°18'N

37°17'30"N

37°17'30"N

37°17'N

37°17'N



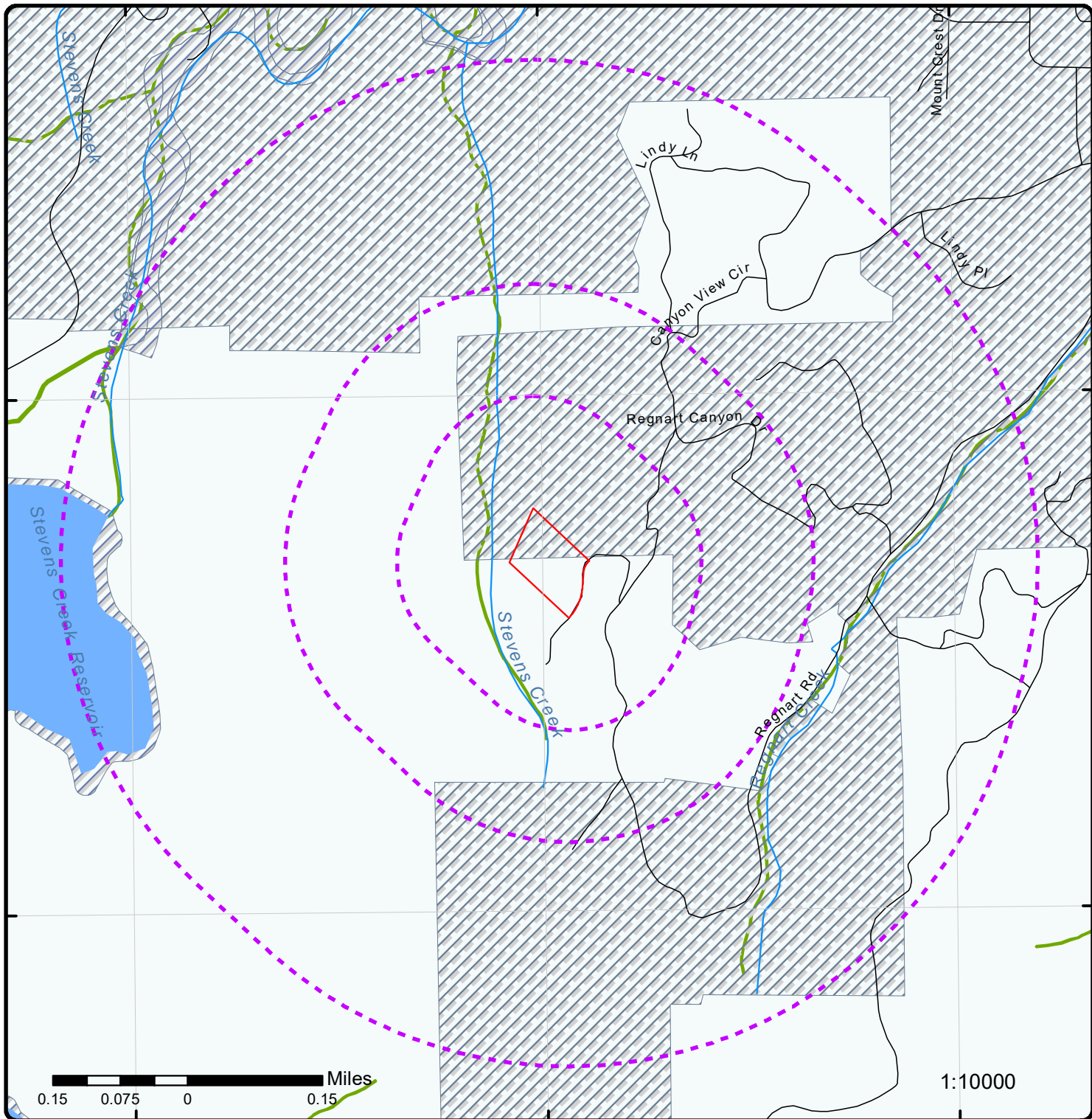
### Map : 1 Mile Radius

Order No: 20190401238

Address: 22346 Regnart Road, Cupertino, CA, 95014



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



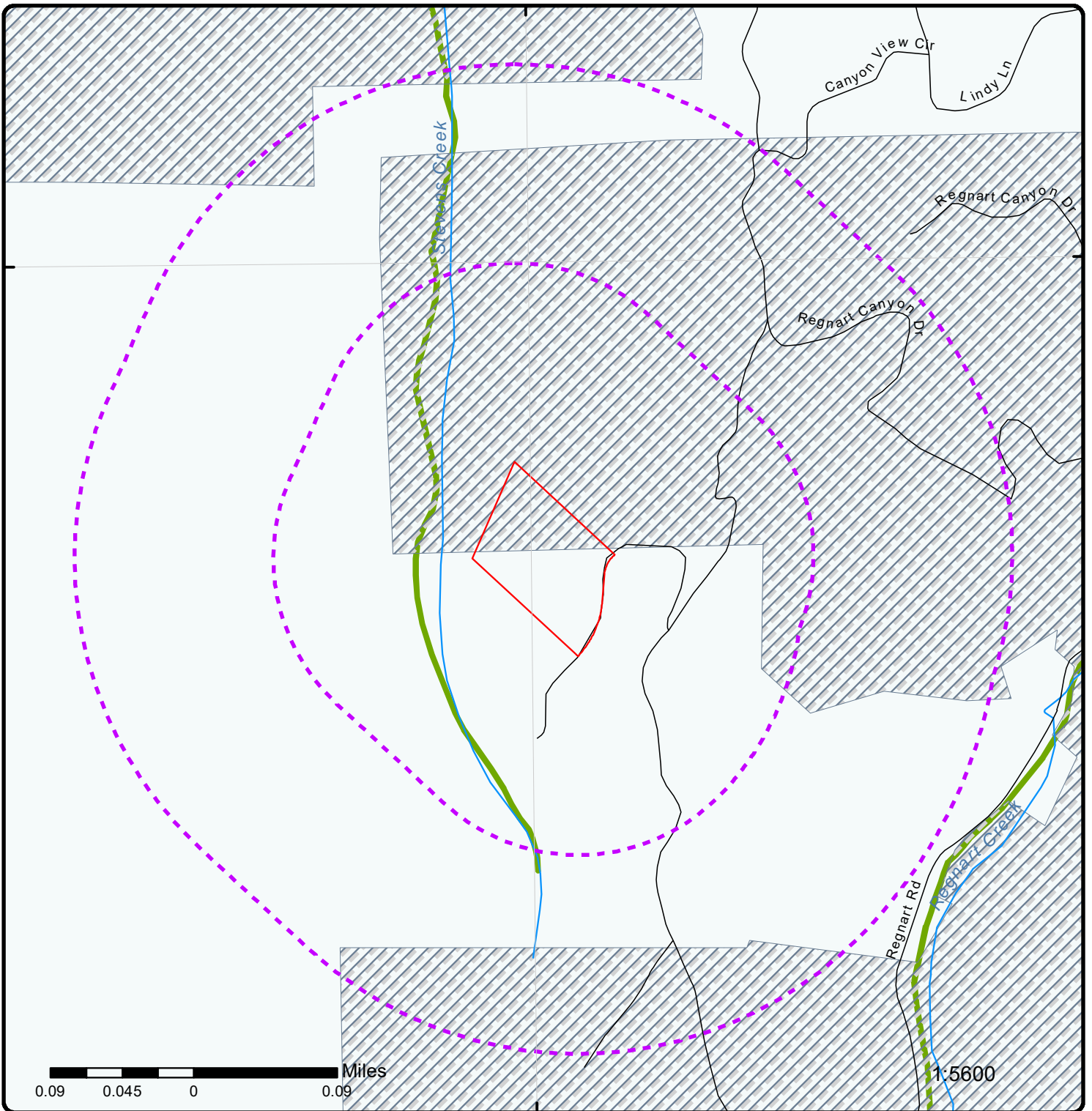
### Map : 0.5 Mile Radius

Order No: 20190401238

Address: 22346 Regnart Road, Cupertino, CA, 95014



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



### Map : 0.25 Mile Radius

Order No: 20190401238

Address: 22346 Regnart Road, Cupertino, CA, 95014



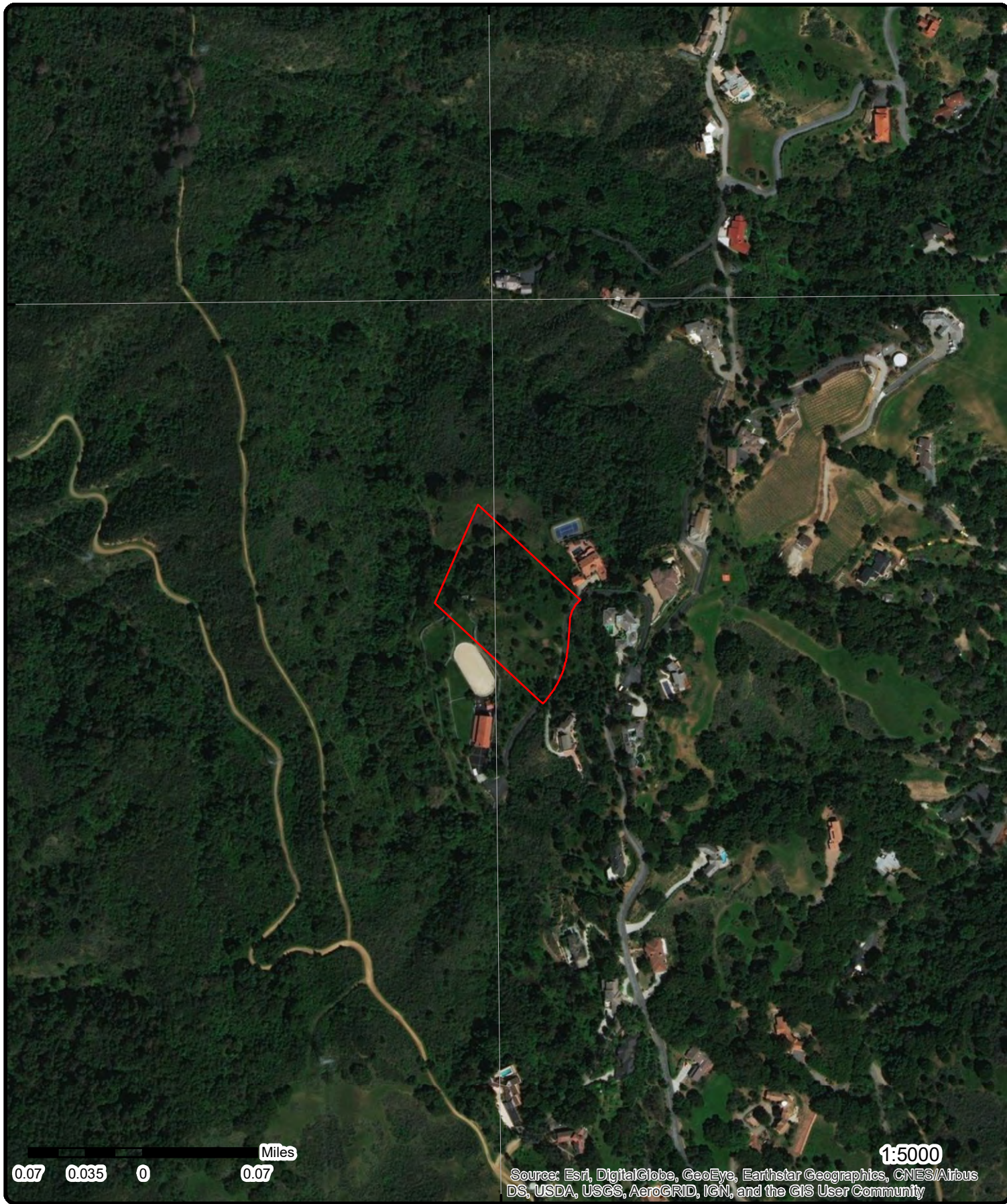
Project Property	Rails	State Boundary	FWS Special Designation Areas
<b>Buffer Outline</b>	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



122°4'W

37°18'N

37°18'N



0.07 0.035 0 0.07 Miles

1:5000

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

## Aerial (2017)

Address: 22346 Regnart Road, Cupertino, CA, 95014

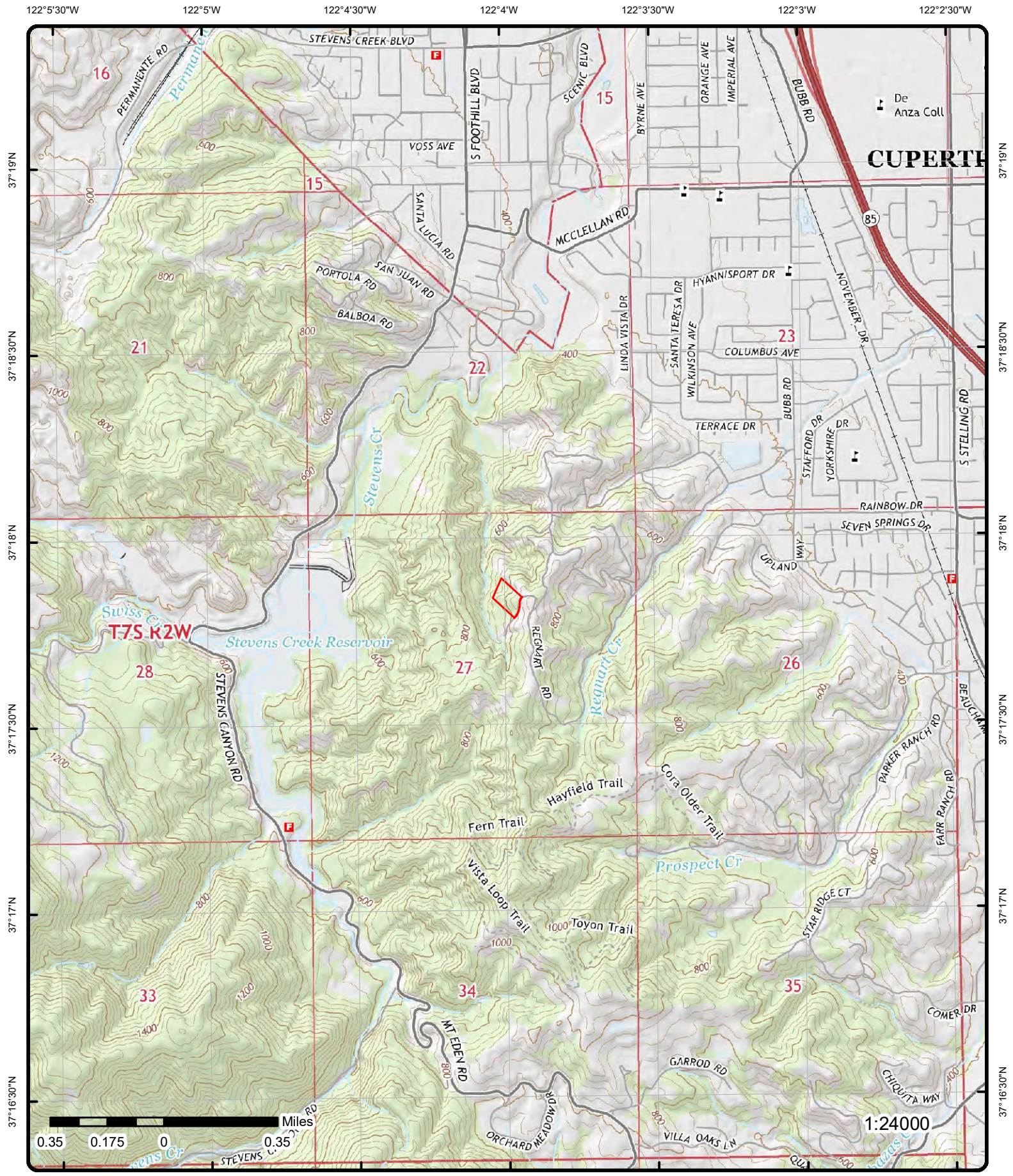
Source: ESRI World Imagery

Order No: 20190401238



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# Topographic Map (2015)

Address: 22346 Regnart Road, Cupertino, CA, 95014

Quadrangle(s): Cupertino, CA

Source: USGS Topographic Map

Order No: 20190401238



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# Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
----------------	--------------------------	------------------	-------------------------	-----------------------	-------------	-----------

---

No records found in the selected databases for the project property or surrounding properties.



# Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
----	------------------------	---------	------	-----	---------

No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **National Priority List:**

NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Feb 6, 2019**

#### **National Priority List - Proposed:**

PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Feb 6, 2019**

#### **Deleted NPL:**

DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

**Government Publication Date: Feb 6, 2019**

#### **SEMS List 8R Active Site Inventory:**

SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Feb 6, 2019**

#### **Inventory of Open Dumps, June 1985:**

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

#### **SEMS List 8R Archive Sites:**

SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Feb 6, 2019**

**EPA Report on the Status of Open Dumps on Indian Lands:**

[IODI](#)

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

[CERCLIS](#)

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**CERCLIS - No Further Remedial Action Planned:**

[CERCLIS NFRAP](#)

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

[CERCLIS LIENS](#)

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

[RCRA CORRACTS](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Dec 17, 2018**

**RCRA non-CORRACTS TSD Facilities:**

[RCRA TSD](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Dec 17, 2018**

**RCRA Generator List:**

[RCRA LQG](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Dec 17, 2018**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Dec 17, 2018**

**RCRA Conditionally Exempt Small Quantity Generators List:**

[RCRA CESQG](#)

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

**Government Publication Date: Dec 17, 2018**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Dec 17, 2018**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 20, 2016**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Jan 20, 2016**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Sep 24, 2018**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 11, 2019**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**LIEN on Property:**

SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Feb 6, 2019**

**Superfund Decision Documents:**

SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Feb 12, 2019**

**State**

**State Response Sites:**

RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date: Mar 11, 2019**

**EnviroStor Database:**

ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date: Mar 11, 2019**

**Delisted State Response Sites:**

DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date: Mar 11, 2019**

**Solid Waste Information System (SWIS):**

SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) 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.

**Government Publication Date: Feb 11, 2019**

**EnviroStor Hazardous Waste Facilities:**

HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date: Mar 11, 2019**

**Land Disposal Sites:**

LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

**Government Publication Date: Nov 30, 2018**

**Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

**Government Publication Date: Dec 31, 1995**

**Leaking Underground Fuel Tank Reports:**

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.



**Delisted Leaking Storage Tanks:**

[DELISTED LST](#)

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: March 11, 2019

**Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

[SWRCB SWF](#)

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

**Permitted Underground Storage Tank (UST) in GeoTracker:**

[UST](#)

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Nov 30, 2018

**Proposed Closure of Underground Storage Tank Cases:**

[UST CLOSURE](#)

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Mar 11, 2019

**Historical Hazardous Substance Storage Information Database:**

[HHSS](#)

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

**Aboveground Storage Tanks:**

[AST](#)

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

**Delisted Storage Tanks:**

[DELISTED TNK](#)

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 11, 2019

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 13, 2019

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

[LUR](#)

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Mar 11, 2019

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

[HLUR](#)

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Nov 30, 2018

**Voluntary Cleanup Program:**

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Mar 11, 2019

**GeoTracker Cleanup Sites Data:**

[CLEANUP SITES](#)

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Nov 30, 2018

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

Government Publication Date: Feb 13, 2019

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in the 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

Government Publication Date: May 27, 1988

**Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**

[INDIAN LUST](#)

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

**Underground Storage Tanks (USTs) on Indian Lands:**

[INDIAN UST](#)

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Dec 31, 2017

**Delisted Tribal Leaking Storage Tanks:**

[DELISTED ILST](#)

Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

**Delisted Tribal Underground Storage Tanks:**

[DELISTED IUST](#)

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Oct 14, 2017

**County**

**Delisted County Records:**

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

*Government Publication Date: Mar 18, 2019*

**Orange County - Anaheim City UST Cleanup Cases:**

[UST CLEANUP](#)

A list of UST Cleanup Cases in the City of Anaheim in Orange County. As part of its Groundwater Protection Program, the City of Anaheim managed the UST Cleanup Oversight Program from April 1991 to June 2014. This list is published by the City of Anaheim Underground Storage Tank Cleanup Program.

*Government Publication Date: May 26, 2015*

**San Francisco County - Maher Ordinance:**

[MAHER SF](#)

List of development projects that are located on sites with known or suspected soil and/or groundwater contamination are subject to the provisions of Health Code Article 22A, which is administered by the San Francisco County Department of Public Health (DPH).

*Government Publication Date: Jan 23, 2019*

**Santa Clara County - City of San Jose Hazardous Material Facilities:**

[SANJOSE HM](#)

A list of facilities with hazardous materials, including underground and aboveground tanks. This list is maintained by the City of San Jose Fire Department.

*Government Publication Date: Feb 1, 2019*

**Santa Clara County - Gilroy City CUPA Facilities List:**

[GILROY CUPA](#)

The Gilroy City Fire Marshal's office maintains a list of CUPA Facilities located in Gilroy City.

*Government Publication Date: Jan 30, 2019*

**Santa Clara County - CUPA Facilities List:**

[SANTA CLARA CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental Health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.

*Government Publication Date: Jan 23, 2019*

**Santa Clara County - Historic Solvent Case Listing:**

[SANTA CLARA HSOL](#)

The Santa Clara Valley Water District was responsible for the oversight of solvent and toxic release cases and maintained a list of historic solvent cases in Santa Clara County.

*Government Publication Date: Aug 22, 2016*

**Santa Clara County - Local Oversight Program Listing:**

[SANTA CLARA LO](#)

A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.

*Government Publication Date: Jun 14, 2017*

**Santa Clara County - Sunnyvale City CUPA List:**

[SUNNYVALE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sunnyvale City, Santa Clara County. This list is made available by the Fire Prevention & Hazardous Materials division of the Sunnyvale Department of Public Safety.

*Government Publication Date: Jan 17, 2019*

## **Additional Environmental Record Sources**

### **Federal**

**Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

*Government Publication Date: Jan 30, 2019*

**Toxics Release Inventory (TRI) Program:**

TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Dec 31, 2017**

**Hazardous Materials Information Reporting System:**

HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: May 23, 2018**

**National Clandestine Drug Labs:**

NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

**Government Publication Date: Jul 18, 2018**

**Toxic Substances Control Act:**

TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Jun 30, 2017**

**Hist TSCA:**

HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Dec 20, 2018**

**State Coalition for Remediation of Drycleaners Listing:**

SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Integrated Compliance Information System (ICIS):**

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Nov 18, 2016

**Drycleaner Facilities:**

[FED DRYCLEANERS](#)

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 29, 2018

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: May 29, 2018

**Formerly Used Defense Sites:**

[FUDS](#)

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Oct 23, 2018

**Material Licensing Tracking System (MLTS):**

[MLTS](#)

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: Nov 1, 2018

**Historic Material Licensing Tracking System (MLTS) sites:**

[HIST MLTS](#)

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

**Mines Master Index File:**

[MINES](#)

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Nov 30, 2018

**Alternative Fueling Stations:**

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

Government Publication Date: Jan 15, 2019

**Registered Pesticide Establishments:**

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Sep 1, 2018

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

**Government Publication Date: Sep 14, 2018**

## **State**

### **Dry Cleaning Facilities:**

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

**Government Publication Date: Jan 18, 2019**

### **Delisted Drycleaners:**

[DELISTED DRYCLEANERS](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

**Government Publication Date: Jan 18, 2019**

### **Non-Toxic Dry Cleaning Incentive Program:**

[DRYC GRANT](#)

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

**Government Publication Date: Feb 28, 2018**

### **Hazardous Waste and Substances Site List - Site Cleanup:**

[HWSS CLEANUP](#)

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

**Government Publication Date: Dec 4, 2018**

### **List of Hazardous Waste Facilities Subject to Corrective Action:**

[DTSC HWF](#)

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

**Government Publication Date: Jul 18, 2016**

### **EnviroStor Inspection, Compliance, and Enforcement:**

[INSP COMP ENF](#)

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

**Government Publication Date: Jan 21, 2019**

### **School Property Evaluation Program Sites:**

[SCH](#)

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

**Government Publication Date: Mar 11, 2019**

### **California Hazardous Material Incident Report System (CHMIRS):**

[CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 25, 2019**

### **Hazardous Waste Manifest Data:**

[HAZNET](#)

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Oct 24, 2016**



**Historical California Hazardous Material Incident Report System (CHMIRS):**

[HIST CHMIRS](#)

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 1, 1993**

**Historical Hazardous Waste Manifest Data:**

[HIST MANIFEST](#)

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Dec 31, 1992**

**Historical Cortese List:**

[HIST CORTESE](#)

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Government Publication Date: Nov 13, 2008**

**Cease and Desist Orders and Cleanup and Abatement Orders:**

[CDO/CAO](#)

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

**Government Publication Date: Feb 16, 2012**

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

[CERS HAZ](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date: Feb 13, 2019**

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

[DELISTED HAZ](#)

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

**Government Publication Date: Nov 29, 2018**

**Waste Discharge Requirements:**

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

**Government Publication Date: Nov 30, 2018**

**Toxic Pollutant Emissions Facilities:**

[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

**Government Publication Date: Dec 31, 2016**

**Clandestine Drug Lab Sites:**

[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

**Government Publication Date: Dec 31, 2017**

**Tribal**



*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental databases were selected to be included in the search.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

# APPENDIX D

## HISTORICAL SOURCES



# HISTORICAL AERIALS

**Project Property:** 403243  
22346 Regnart Road  
Cupertino, CA 95014

**Project No:** 189517

**Requested By:** AEI Consultants

**Order No:** 20190401238

**Date Completed:** April 2, 2019

### Search Results Summary

Year	Source	Scale	Comment
1948	USGS - US Geological Survey	1"=500'	
1953	USGS - US Geological Survey	1"=500'	
1960	USGS - US Geological Survey	1"=500'	
1968	USGS - US Geological Survey	1"=500'	
1974	USGS - US Geological Survey	1"=500'	
1982	NHAP - National High Altitude Photography	1"=500'	
1991	USGS - US Geological Survey	1"=500'	
2005	NAIP - National Agriculture Information Program	1"=500'	
2006	NAIP - National Agriculture Information Program	1"=500'	
2009	NAIP - National Agriculture Information Program	1"=500'	
2010	NAIP - National Agriculture Information Program	1"=500'	
2012	NAIP - National Agriculture Information Program	1"=500'	
2014	NAIP - National Agriculture Information Program	1"=500'	
2016	NAIP - National Agriculture Information Program	1"=500'	

### Environmental Risk Information Services

A division of Glacier Media Inc.

1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)





Year: 1948  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 1953  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

Order No: 20190401238



www.erisinfo.com | 1.866.517.5204





Year: 1960  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 1968  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 1974  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

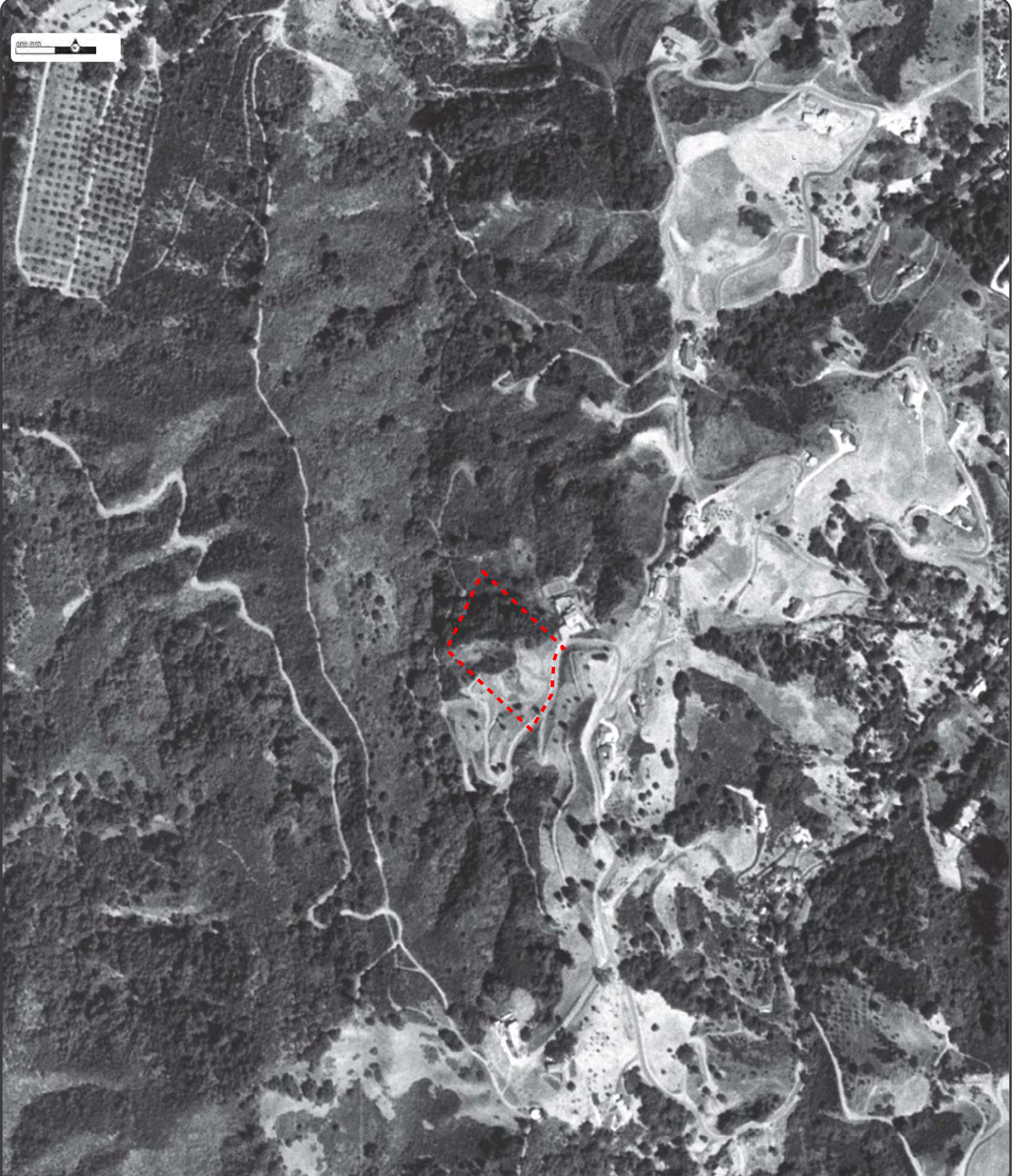
Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



0 100 200



Year: 1982  
Source: NHAP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 1991  
Source: USGS  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 2005  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.ERISinfo.com](http://www.ERISinfo.com) | 1.866.517.5204





Year: 2006  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 2009  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

Order No: 20190401238



www.erisinfo.com | 1.866.517.5204





Year: 2010  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665

Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 2012  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204





Year: 2014  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.ERISinfo.com](http://www.ERISinfo.com) | 1.866.517.5204





Year: 2016  
Source: NAIP  
Scale: 1" to 500'  
Comments:

Site Address: 22346 Regnart Road Cupertino CA  
Approx Center: 37.29728 / -122.0665



Order No: 20190401238



[www.erisinfo.com](http://www.erisinfo.com) | 1.866.517.5204



**ERIS**  
ENVIRONMENTAL RISK INFORMATION SERVICES



FIRE  
INSURANCE  
**MAPS**

**Project Property:** 403243  
22346 Regnart Road  
Cupertino CA 95014

**Project No:** 189517

**Requested By:** AEI Consultants

**Order No:** 20190401238

**Date Completed:** April 02, 2019

---

Please note that no information was found for your site or adjacent properties.



# APPENDIX E

## REGULATORY AGENCY RECORDS



Address or Parcel Number

(1 of 1) Clear

Zoom to ...

PROPERTY REPORT

Address 22346 REGNART RD  
 City CUPERTINO  
 Parcel Number 366 40 005  
 Land Use Very Low Density (5-20 Acre Slope Density Formula)  
 Zoning RHS-120  
 Tax Rate 13022  
 Area  
 Annex Date 8/14/1978

Assessor Information

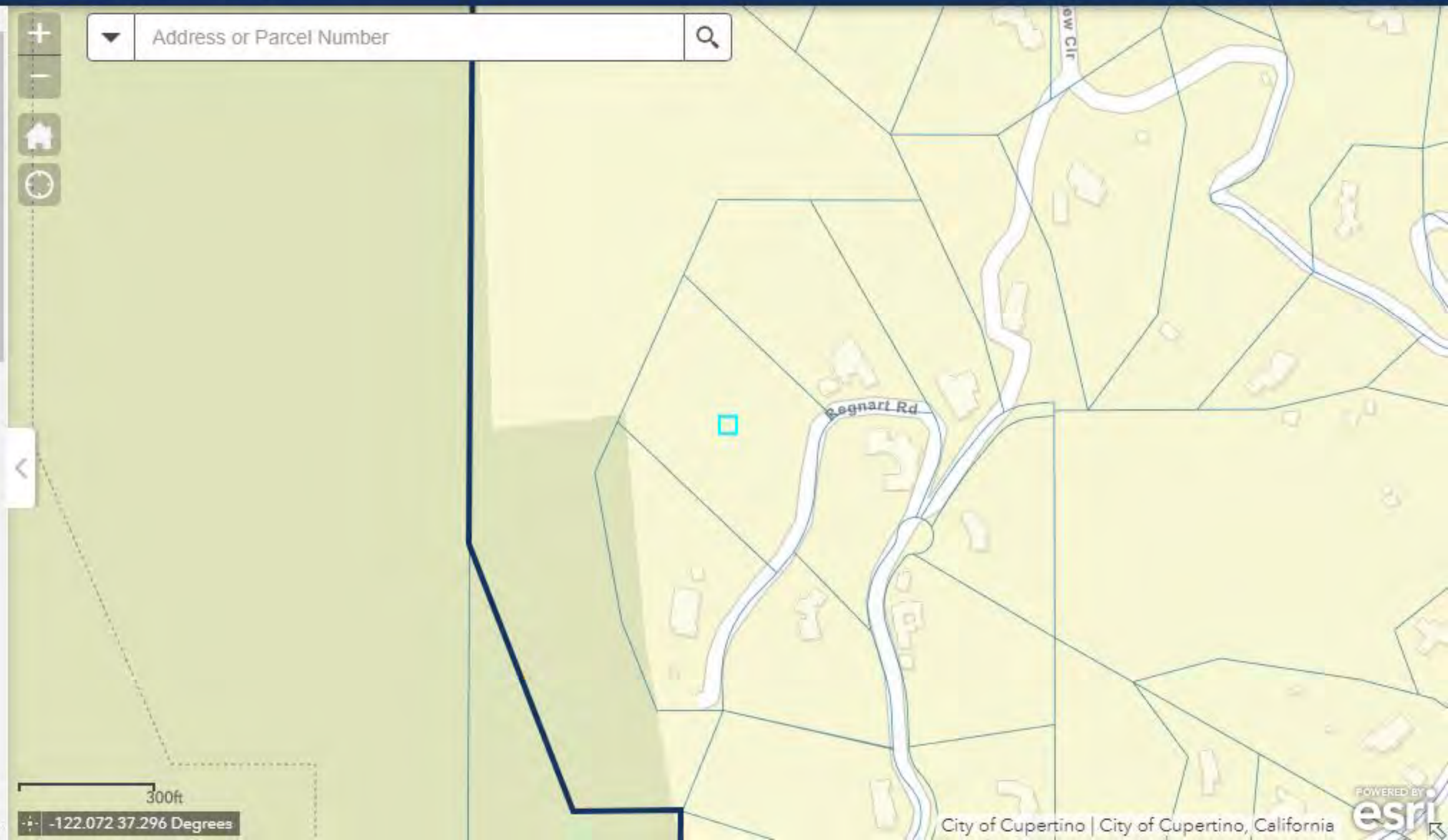
Latest Transfer Date 1/13/2019  
 Improved Value 0  
 Land Value 28,099  
 Parcel in Acres  
 Total Units  
 Number of Buildings 1  
 Number of Floors 0  
 Year Built 0

Metroscan® Data\*

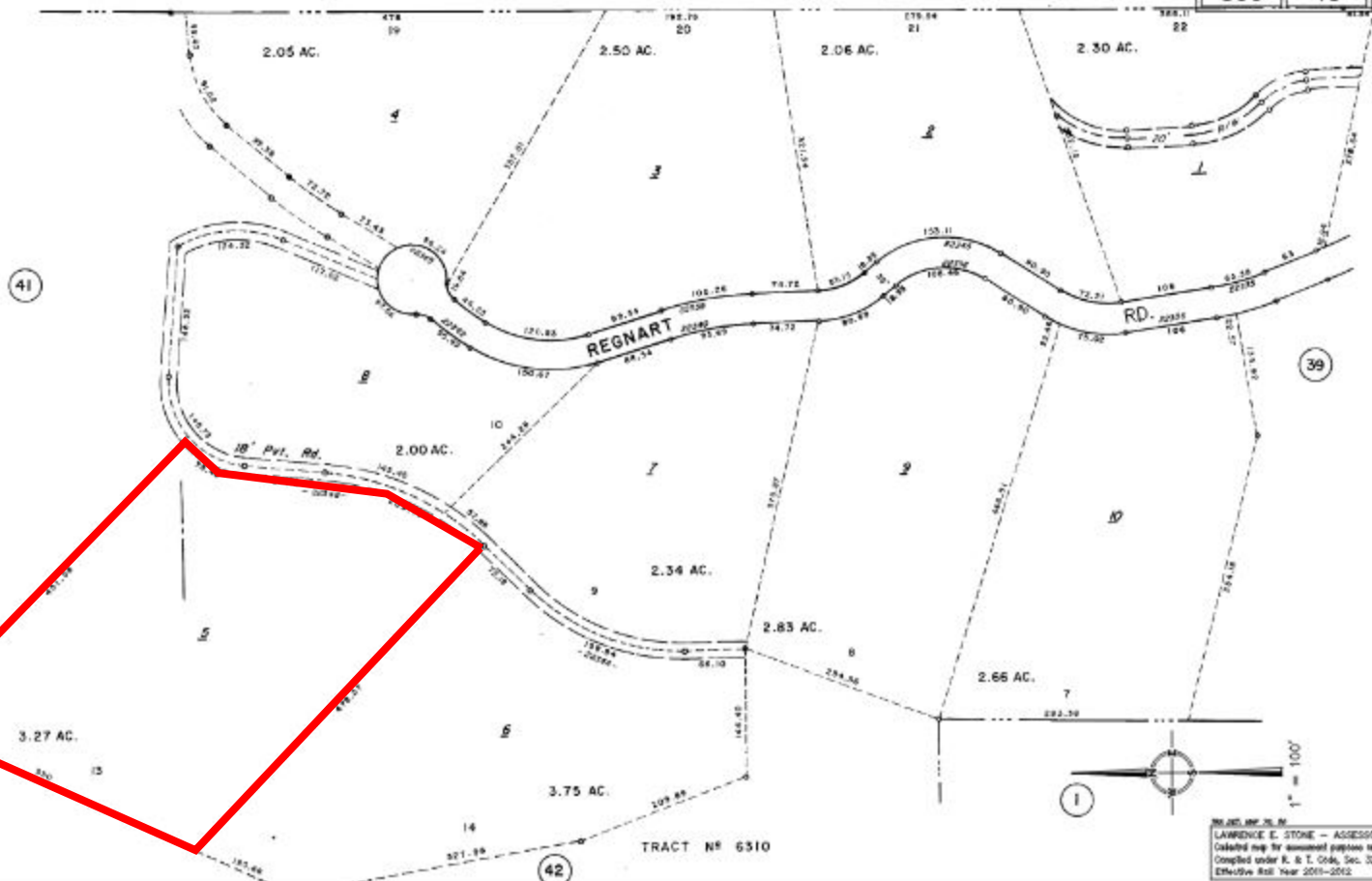
Lot Square Feet 157,037  
 Lot Dimensions  
 Baths 0.00  
 Bedrooms 0  
 Total Rooms 0  
 Building Sqft 0  
 Garage Sqft 0  
 Additional Sqft  
 Useable Sqft



300ft  
 -122.072 37.296 Degrees

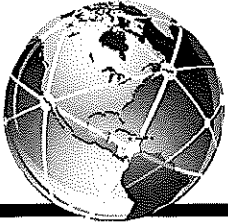






APPENDIX F  
ASTM USER QUESTIONNAIRE





# AEI Consultants

## ASTM E 1527-13 USER QUESTIONNAIRE

To qualify for the protection offered under the EPA All Appropriate Inquiry (AAI) Standard, the User (entities seeking to use the ASTM E1527-13 Practice to complete an environmental site assessment of the property; i.e. Lenders and/or Borrowers) must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that AAI is not complete. This information should be the collective knowledge of the entities relying on the Phase I. **Please note that you are not being asked to evaluate the property, but rather to provide your knowledge of information on the property.**

Site Name/Address: 22346 Regnart Road  
Cupertino, CA 95033

Property Owner (Name/Title/Company): Zhaoguang Lei/Weiju Zhang

Phone/Email: 650-245-5488/Bill.lei@gmail.com

Key Site Personnel (Name/Title/Company): N/A

Phone/Email:

Past Owner (Name/Title/Company) Dick Randall/Carolyn Randall

Phone/Email:

### 1. Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).

Did a search of recorded land title records (or judicial records where appropriate, see NOTE 1 below) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?

*NOTE 1: In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.*

Yes  No If yes, please include an explanation in the space provided below:

### 2. Activity and land use limitations that are in place on the property or that have been filed or recorded against the property (40 CFR 312.26(a)(1)(v) and vi).

Did a search of recorded land title records (or judicial records where appropriate, see NOTE 1 above) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?

*Engineering Controls are defined as physical modifications to a site or facility to reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property. Institutional Controls are defined as a legal or administrative restriction on the use of, or access to, a site or facility to 1) reduce or eliminate the potential for exposure to hazardous substances or petroleum products in the soil or ground water on the property, or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment.*

Yes  No If yes, please include an explanation in the space provided below:

### 3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Yes  No If yes, please include an explanation in the space provided below:



# AEI Consultants

#### 4. Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Yes  No

If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

Yes  No

Comments:

#### 5. Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

a. Do you know the past uses of the property?

Yes  No

b. Do you know of specific chemicals that are present or once were present at the property?

Yes  No

c. Do you know of spills or other chemical releases that have taken place at the property?

Yes  No

d. Do you know of any environmental cleanups that have taken place at the property?

Yes  No

If yes for questions above, please include an explanation in the space provided below:

#### 6. The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

Yes  No If yes, please include an explanation in the space provided below:

#### Person Interviewed:

Name: Zhaoguang Lei

Title/Company/  
Affiliation with Property: \_\_\_\_\_

Signature: [Handwritten Signature]

Date: 3/28/2019

Phone/Email: bill.lei@gmail.com



# APPENDIX G

## OTHER SUPPORTING DOCUMENTATION



# AEI Consultants

## ENVIRONMENTAL SITE ASSESSMENT QUESTIONNAIRE

Instructions: Please complete the following questionnaire to the best of your knowledge.

PROJECT/SITE INFORMATION			
Project Street Address(es): 22346 Regnart Road			
City: Cupertino	County: Santa Clara	State: CA	Zip: 95033
Parcel Number(s): 366-40-005			
CONTACT INFORMATION			
Contact	Name	Phone Number	Years Associated w/Site
Owner:	Zhaoguang Lei/Weiju Zhang	650-245-5488	3 Months
Site Contact:	Same as above		
Key Site Manager:			
Previous Owner(s), Operators and/or Occupants:	Dick Randall, Carolyn Randall		30 years
PROPERTY USE AND SPECIFICATIONS			
<input type="checkbox"/> Single-Family Residential		<input checked="" type="checkbox"/> Vacant or undeveloped	
<input type="checkbox"/> Multi-Family Residential		<input type="checkbox"/> Agricultural <i>specify type:</i>	
<input type="checkbox"/> Commercial Office		<input type="checkbox"/> Industrial <i>specify type:</i>	
<input type="checkbox"/> Commercial Retail		<input type="checkbox"/> Other <i>specify type:</i>	
Provide a general site description: Vacant			
Provide all known current/former addresses and/or parcel numbers: 366-40-005			
Total Property Size: 3.27 Acre		Original Construction Date: N/A	
Total Number of Buildings: 0		Was Construction Phased? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk	
Total Sq. Ft. of Buildings: 0		Dates of Renovations/Phases:	
Are there any plans for site redevelopment or change in use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe: Plan to build single family residence of 3200 sqf with 3200 sqft basement.			
Are there any bodies of water on or immediately adjacent to the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please describe:			
Electricity Provider: PGE		Gas Provider: N/A	
Heating System Fuel Source(s): N/A		Cooling System Power Source: N/A	
Potable Water Source/Provider: City of Cupertino			
Any waste water discharge at the site? No <input type="checkbox"/> Septic Tank/Leachfield <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Other		Sanitary Sewer Provider (if applicable):	
OCCUPANTS/TENANTS			
Current Occupant(s)/Tenant(s)	Length of occupancy	Brief description of on-site operations	
None			
Previous Occupant(s)/Tenant(s)	Length of occupancy	Brief description of on-site operations	
None			

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	





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Has the subject site ever been occupied by the following? No

Dry Cleaner       Gas Station       Printing Facility       Manufacturing Facility

If yes, provide length of occupancy:

Have any previous investigations been performed at the subject property?  Yes  No

If Yes, are copies available?  Yes  No

If Yes, also note type and describe:  Phase I ESA       Phase II       Asbestos       Lead Paint       Radon

## ON-SITE ENVIRONMENTAL CONDITIONS

Are you aware of any of the following environmental conditions, **either current or former**, on the subject site?

**NOTE:** If applicable, please provide inventory records, inspection records and Safety Data Sheets (SDSs) to site inspector during site inspection.

Environmental Condition/Issue	Response	Notes on Yes Responses
Aboveground Storage Tanks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	There is a Water tank of neighbor with easement.
Underground Storage Tanks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hazardous/Toxic Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Stored Chemicals	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Chemical Spills/Releases	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Dump Areas/Landfills	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Waste Treatment Systems	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Wastewater Discharges	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Floor Drains/Sumps/Clarifiers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Pits, Ponds, Lagoons	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Stained Soil/Vegetation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Pesticide/Herbicide Use	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Polychlorinated Biphenyls (PCBs)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Electrical Transformers	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hydraulic Lifts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Elevators	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Asbestos	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	



# AEI Consultants

Environmental Condition/Issue	Response	Notes on Yes Responses
Lead-Based Paint	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Oil/Gas Wells	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Cleanups	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Environmental Permits	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>OTHER ENVIRONMENTAL CONDITIONS</b>		
<p>Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide brief explanation.</p>		
<p>Are you aware of any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide brief explanation.</p>		
<p>Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide brief explanation.</p>		
<p>Are you aware of any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide brief explanation.</p>		
<p>Are you aware of any cases of extreme water damage or mold throughout the building(s)?  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide brief explanation.</p>		
<p>Person completing questionnaire: <i>Zhaoguang Lei</i></p>		
<p>Title/Affiliation to the subject property: Zhaoguang Lei</p>		
<p>Number of years associated with the subject property: 3 Months</p>		
<p>Date: 3/282019</p>		

Project Number:		Return via Fax:	
Project Manager:		Return via Email:	

 Reply  Reply All  Forward  IM

Fri 3/29/2019 3:52 PM

Bill Cameron <[BCameron@valleywater.org](mailto:BCameron@valleywater.org)>

RE: Records Request (403243)

To:  Logan Nonnez

---

Hi Logan,

There are no records of any registered wells on this parcel.

Regards,  
Bill Cameron

Fyi: Alexis Shields will be doing most of the well searches from now on [ashields@valleywater.org](mailto:ashields@valleywater.org)

---

**From:** Logan Nonnez [<mailto:lnonnez@aeiconsultants.com>]

**Sent:** Thursday, March 28, 2019 9:20 PM

**To:** Bill Cameron <[BCameron@valleywater.org](mailto:BCameron@valleywater.org)>

**Subject:** Records Request (403243)

Hello Bill,

I am requesting any records on file for the property located at 22346 Regnart Road, Cupertino CA 95014. APN: 366-40-005.

Thank you!





Well Status and Well Type Filter

Search

Zoom to Field

Measurement

Layers



22346 Regnart Rd, Cupertino,



Basemaps



300ft

1:4,514 37.295622 -122.070141

**Sites and Facilities**

**Cleanup Sites**

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action

STATUS

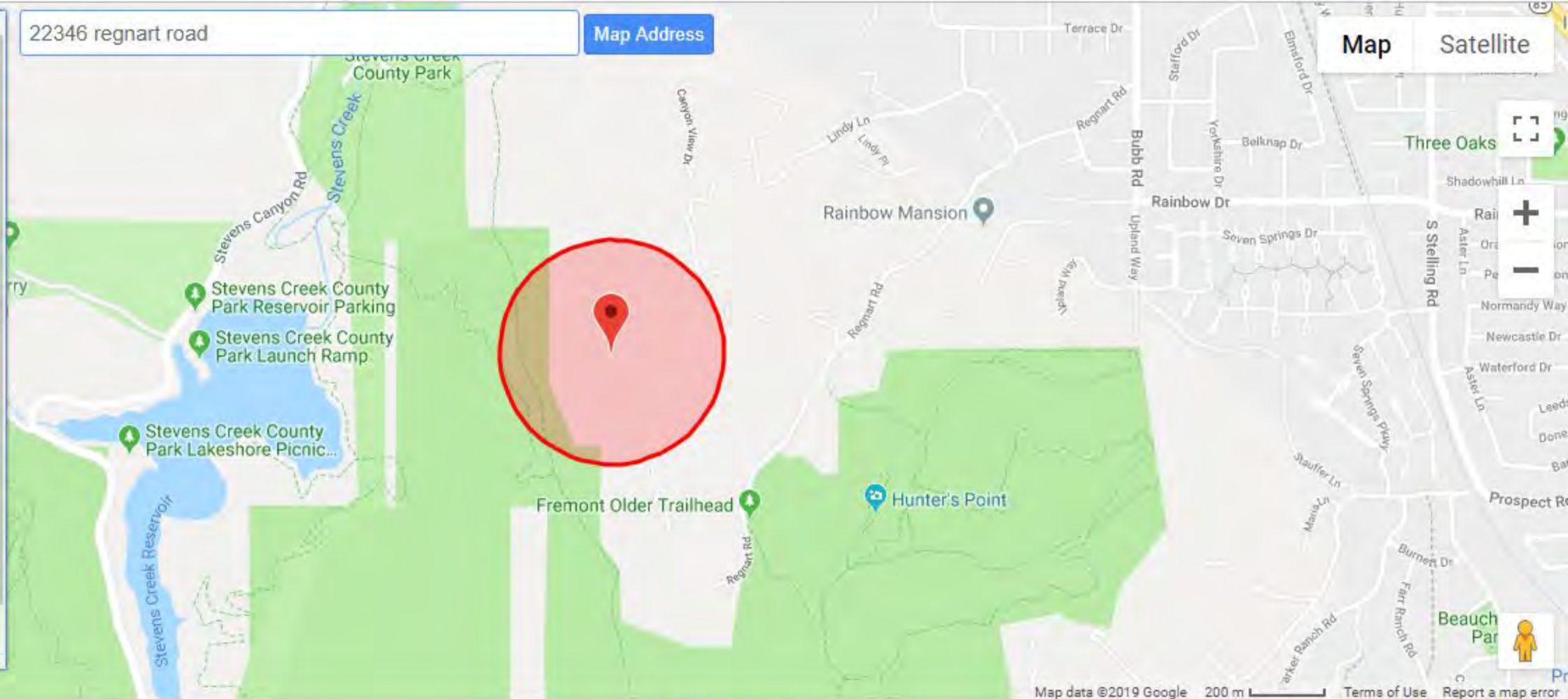
**Permitted Sites**

- Operating
- Post-Closure
- Non-Operating

**Other Sites**

**GIS Layers**

**Tools**



SITES FOUND IN SEARCH RADIUS				
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
0 SITES LISTED				



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

**Meredith Williams, Ph.D.**  
**Acting Director**  
**1001 "I" Street**  
**P.O. Box 806**  
**Sacramento, California 95812-0806**



**Gavin Newsom**  
Governor

### Facility Search Results

#### Selection Criteria:

**Facility:**  
**Search on:** Physical Address  
**Street:** 22346 regnart  
**Zip:** 95014  
**Status:** Active and Inactive  
**Sort Direction:** asc  
**Sorted By:** EPA ID  
**Records Found:** 0





The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the Hazardous Waste Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 03/28/2019



## Sites and Facilities - [INFO](#)

### Cleanup Sites

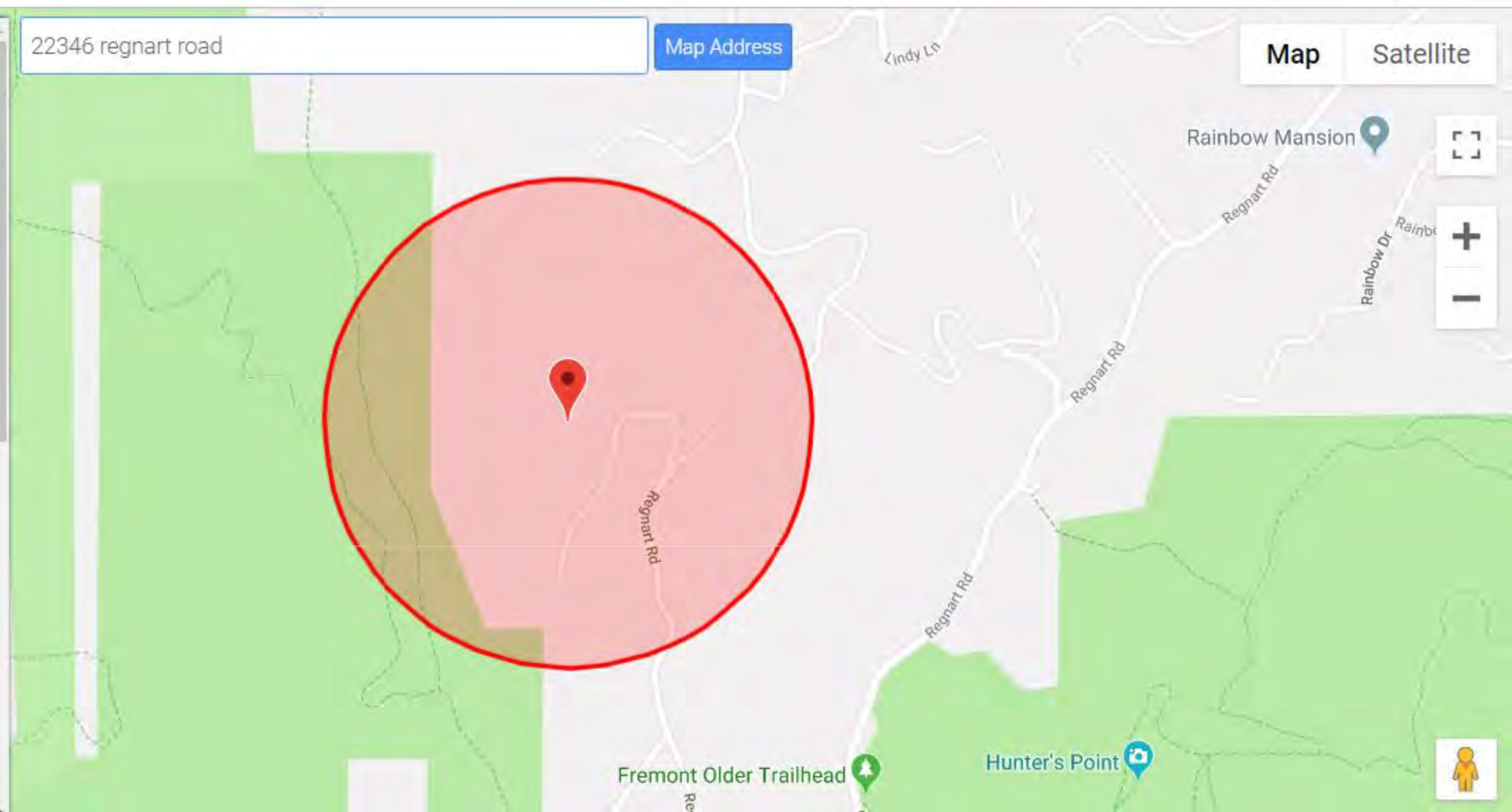
-  LUST Cleanup Sites
-  Cleanup Program Sites
-  Military Cleanup Sites
-  DTSC Cleanup Sites

### Permitted Facilities

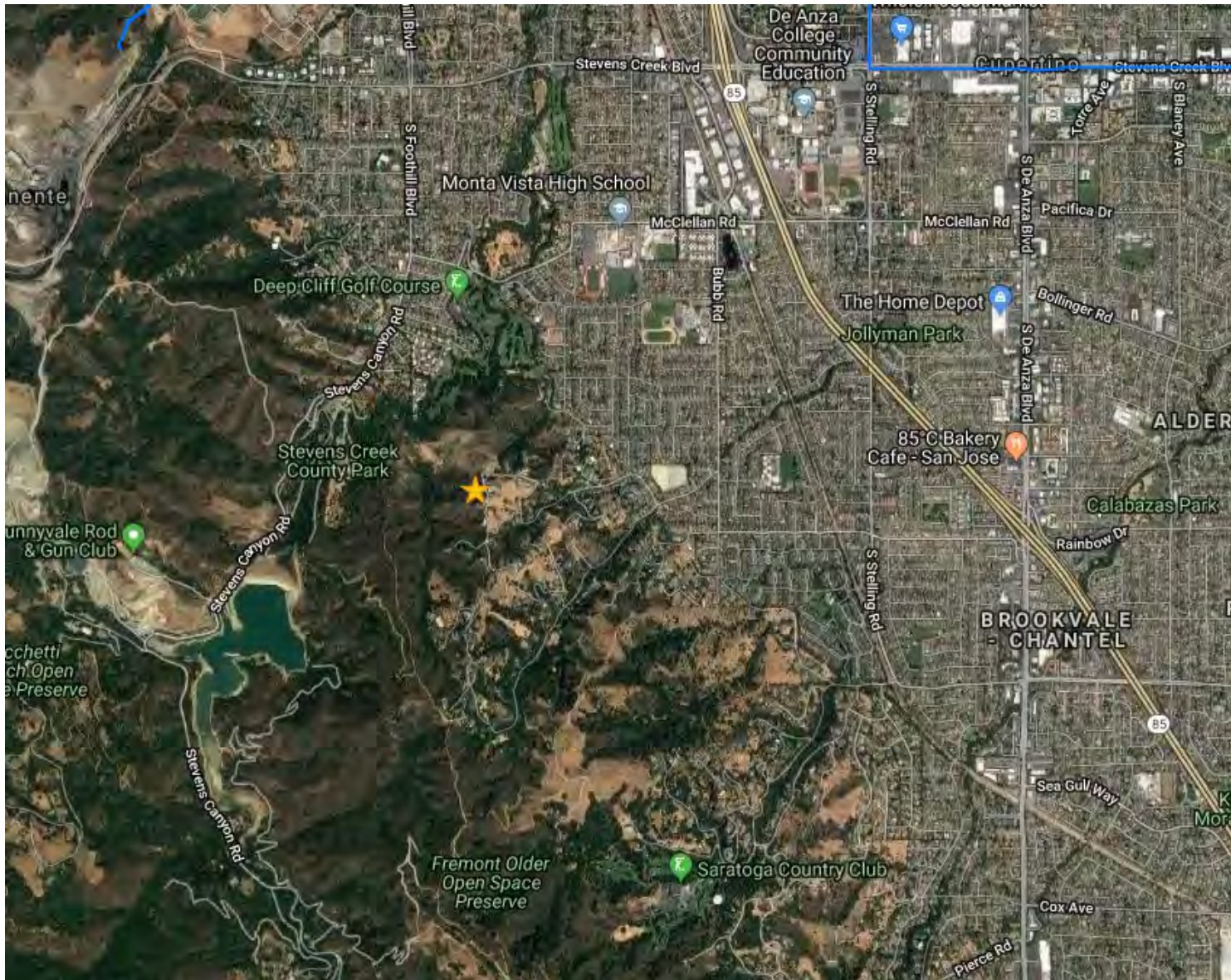
-  Waste Discharge Requirements (WDR) Sites
-  Permitted USTs - [INFO](#)
-  DTSC Hazardous Waste Sites
-  Land Disposal Sites - [SELECT](#)

[NONE](#)

- Burn Dump
- Compost Facility
- Illegal Disposal Site
- Other
- Pre-Title 27 - CAI
- Title 27 - Land Treatment Unit
- Title 27 - Mining Unit
- Title 27 - Municipal Solid Waste Landfill
- Title 27 - Non-Municipal Solid Waste Landfill
- Title 27 - Surface Impoundment
- Title 27 - Waste Pile

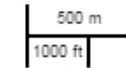






## Legend

- Gas Transmission Pipelines
- Hazardous Liquid Pipelines



Pipelines depicted on this map represent gas transmission and hazardous liquid lines only. Gas gathering and gas distribution systems are not represented.

**This map should never be used as a substitute for contacting a one-call center prior to excavation activities. Please call 811 before any digging occurs.**

Questions regarding this map or its contents can be directed to [npms@dot.gov](mailto:npms@dot.gov).

Projection: Geographic

Datum: NAD83

Map produced by the Public Viewer application at [www.npms.phmsa.dot.gov](http://www.npms.phmsa.dot.gov)

Date Printed: Mar 28, 2019



 Reply  Reply All  Forward  IM

Tue 4/2/2019 1:35 PM

 Public Records <PublicRecords@baaqmd.gov>

Public Records Request No. 2019-03-0307

To:  Logan Nonnez

---

Dear Logan Nonnez,

Thank you for your request. We have searched our records and have no records that respond to your below request for:

22346 Regnart Road  
Cupertino

If you have any questions or concerns, please call or e-mail me.

Sincerely,

Rochelle Reed  
Public Records Section  
BAAQMD  
415-516-1916



Reply Reply All Forward IM

Thu 4/4/2019 9:56 AM

BM Belloso, Melissa <Melissa.Belloso@cep.sccgov.org>

RESPONSE TO RECORDS REQUEST#032819E

To Logan Nonnez

Good morning, Logan.

Thank you for your recent record request received on 03.28.19 for the following address in CUPERTINO:

22346 REGNART ROAD

We have no records for this location. However, additional electronic documents may be found on the following websites:

[Local Oversight Program \(LOP\)](#)

[GEOTracker \(GT\)](#)

[Spill Reports Website – California Office of Emergency Services \(Cal OES\):](#)

[https://w3.calema.ca.gov/operational/mal haz.nsf/\\$defaultview](https://w3.calema.ca.gov/operational/mal haz.nsf/$defaultview)

Please be advised that in some cities, other participating agencies may be responsible for maintaining the type of files you requested. This link may be of assistance in determining who will have the documents you are looking for in the future:

[UNIDOCS](#) – Who regulates what in Santa Clara County

Best,

MELISSA BELLOSO

# APPENDIX H

## QUALIFICATIONS

## Logan Nonnez – Project Manager, Due Diligence

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BS, Geology, University of Cincinnati

Mr. Nonnez has worked in the environmental consulting field and due diligence industry since 2018. His project experience includes: Phase I Environmental Site Assessments (Phase I ESA), Environmental Transaction Screens (ETS), Records Search with Risk Assessments (RSRA), Regulatory Database Review, Historical Records Reviews and project coordination and setup. He has successfully completed assessments on commercial and residential sites.

Project experience for Mr. Nonnez includes:

- Phase I Environmental Site Assessments
- Environmental Transaction Screens
- Records Search with Risk Assessments
- Field inspections, investigative research, city, county, state and federal research

Mr. Nonnez provides project management and technical expertise to ensure ASTM compliance, AEI standards, client's goals and scope requirements in the San Francisco Bay and Northern California areas.



## **David Hodge, B.Sc. – Director, European Operations**

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### **Education:**

- Bachelor of Science (Organic Chemistry), University of Queensland, 1987.

### **Training/Licenses/Registrations:**

- Chartered Member, Royal Australian Chemical Institute 1986-1994;
- Member, International Association of Water Pollution Research and Control
- Panel member of the National Waste Management Competency Standards Committee (Brisbane), 1997 – policy development;
- Approved Contaminated Site Assessment and Remediation Consultant, Qld Environment Protection Agency, 1998;
- Appointed by the Queensland Environmental Protection Agency to the Sustainable Industries Task force, 1999.

### **Summary of Professional Experience:**

Mr. Hodge is AEI's European Operations Director, and is a technical director / transaction and due diligence specialist with financial expertise and over 20 years international experience. Mr. Hodge has conducted:

- Real estate transaction risk and liability assessment, asset management and risk and cost modeling. €28 BN in assets to date.
- Logistics, planning, resourcing, management, execution, QA/QC and delivery of Underwriting Grade complex large-scale (> 5000 assets), Pan European / multi country, high-speed environmental and structural due diligence, liability assessment and costing projects.
- Management, execution and client media representation for high media visibility and contentious developments/projects, including public consultation and expert witness testimony.
- Mr. Hodge has over 20 Years business process, production process and sustainability auditing/evaluation, process re-design, management, execution and delivery in: real estate, manufacturing, consulting, chemical, food and beverage, water and waste water, heavy engineering, oil and gas, mining, leisure and waste management sectors.

Selected project experience for Mr. Hodge includes:

- Felix Portfolio – 78,400 apartments / 10700 properties, 9 weeks – Purchase of commercial property assets of GAGFAH in Germany. Advisor to a Fortune 50 and consortium investment fund. Deal value €8.7 billion. European project director, principal reviewer and author. European deal team liaison, Management Co-Ordination and logistics for the delivery of Phase I pre-purchase EDD/liability economics for transaction process. Provision of screening portfolio review and economics for deal team and client risk management review team.
- Etoile Portfolio – 70 properties, 4 months – Purchase of commercial property assets of Autodistribution in France. Advisor to a Real Estate Opportunities Group. Deal value €2.5 billion. European project director, principal reviewer and author. European deal team liaison, management co-ordination and logistics for the

delivery of Phase I and Phase 2 pre-purchase EDD/liability economics for transaction process. Provision of screening portfolio review for deal team.

- Ramazotti Portfolio – 92 properties, 3 weeks – Purchase of assets and network of Telecom Italia in Italy. Advisor to acquisition underwriting team. Deal value €1.0 billion. Project manager, principal reviewer. Management co-ordination and delivery of Phase I pre-purchase EDD/liability economics for auction process. European deal team liaison, USA - Dallas Senior Review Team liaison. Provision of Phase II costs and remediation costs approved by AG. Implementation, budgeting and logistics for international EDD team for Phase II.
- Bears Portfolio – 3816 apartments 627 buildings, 9 days – Purchase of commercial/residential property assets of HPE in Germany. Advisor to a Fortune 50 real estate investment fund. Deal value €189.5 million. European project director, principal reviewer and principal author. European deal team liaison, management co-ordination and delivery of Phase 1 and Phase 2 pre-purchase EDD/liability economics. Liability economics and approach approved by underwriting team.
- Arcelor Portfolio – 870 properties in 70 cities, 2 months - Purchase of commercial property assets of Arcelor. Advisor to a Real Estate Opportunities Group. Deal value €55 million. Project director, principal reviewer and author. Deal team liaison, management co-ordination and logistics for the delivery of Phase I EDD/liability economics and Phase 2 subsidence risk study for transaction process. Provision of screening portfolio/liability economics review for deal team.
- Galleria Portfolio – 373 properties, 5 weeks – Purchase of commercial property assets of AIB AG in Germany, Turkey, Greece, Hungary, France, Luxembourg. Advisor to a Fortune 50 investment fund. Deal value €2.7 billion. European project director, principal reviewer and co- author. European deal team liaison, Stanford (Senior Review Team) liaison. Management Co-Ordination and delivery of Phase I pre-purchase EDD /liability economics for auction process. Provision of Phase II costing and remediation costs approved by underwriting team.

Mr. Hodge has worked for and with Fortune 50 clients and the top Environmental and Engineering consultants in Europe and globally. As a key client manager for Fortune 50 clients, Mr. Hodge has high level interpersonal and written communication skills and has drafted and negotiated Master Services Agreements, performed as an expert witness in transaction disputes, acted as an environmental expert in transaction teams and represented clients in tribunals and with regulatory bodies for development applications.

Mr. Hodge has deep industry knowledge and a current focus on market meeting business / services development for the real estate investment community.

# APPENDIX I

## LIST OF COMMONLY USED ABBREVIATIONS





## MEMORANDUM

**Date:** 29 August 2023 **Job No.:** 23308-00.02808

**To:** Emi Sugiyama, City of Cupertino

**From:** Cem Atabek, Baseline Environmental Consulting

**Subject:** **Peer Review of Phase I Environmental Site Assessment, 22346 Regnart Road, Cupertino, California, 95014**

Baseline Environmental Consulting (Baseline) has performed a peer review of the Phase I Environmental Site Assessment (ESA) for the property located at 22346 Regnart Road in Cupertino, California (Site), prepared by AEI Consultants, dated April 18, 2019. Baseline's peer review was performed to evaluate whether the Phase I ESA was prepared in accordance with the ASTM International<sup>1</sup> Standard for Phase I ESAs and the U.S. Environmental Protection Agency's (EPA's) Standards and Practices for All Appropriate Inquiries (AAI) as defined under 40 Code of Federal Regulations (CFR) Part 312. Baseline's peer review also evaluates whether the Phase I ESA adequately evaluates the Site history, existing observable conditions, current Site use, and current and former uses of surrounding properties to identify the potential presence of Recognized Environmental Conditions (RECs) at the Site.

The Phase I ESA generally meets the EPA's Standards and Practices for AAI as defined under 40 CFR Part 312. To meet the requirements for AAI under 40 CFR 312.20 and 312.25, a search for environmental cleanup liens must be conducted; however, the Phase I ESA did not include documentation of a search for environmental cleanup liens. According to ASTM Standards for ESAs and the EPA Standards and Practices for AAI, environmental cleanup liens should be researched by the prospective landowner or grantee, and the results of such inquiries may be provided to the Environmental Professional preparing the Phase I ESA; however, the responsibility for qualifying for landowner liability protections by conducting the environmental cleanup liens search ultimately rests with the User of the Phase I ESA. The Phase I ESA includes User provided information which indicates that a search of recorded land title records (or judicial records where appropriate) did not identify any environmental liens filed or recorded against the Site under federal, tribal, state or local law. Baseline does not consider the lack of documentation of a search for environmental cleanup liens to be a significant data gap or concern for this Site.

---

<sup>1</sup> Formerly known as American Society for Testing and Materials (ASTM).

## UNITS

<b>µg/L</b>	Micrograms per Liter	<b>pCi/L</b>	PicoCuries per Liter
<b>mg/kg</b>	Milligrams per Kilogram	<b>ppb</b>	Parts per Billion
<b>mg/L</b>	Milligrams per Liter	<b>ppm</b>	Parts per Million

## ABBREVIATIONS AND ACRONYMS

<b>ACM</b>	Asbestos-Containing Material	<b>NESHAP</b>	National Emission Standards for Hazardous Air Pollutants
<b>ADJ</b>	Adjacent site	<b>NFA</b>	No Further Action
<b>AEI</b>	AEI Consultants	<b>NFRAP</b>	No Further Remedial Action Planned
<b>AHERA</b>	Asbestos Hazard Emergency Response Act	<b>NLR</b>	No Longer Reporting
<b>APN</b>	Assessor's Parcel Number	<b>NOV</b>	Notice of Violation
<b>AST</b>	Aboveground Storage Tank	<b>NPL</b>	National Priorities List
<b>AUL</b>	Activity and Use Limitation	<b>O&amp;M</b>	Operations and Maintenance
<b>bgs</b>	Below Ground Surface	<b>OEC</b>	Other Environmental Considerations
<b>BTEX</b>	Benzene, Toluene, Ethylbenzene, and Xylenes	<b>OSHA</b>	Occupational Safety and Health Administration
<b>CERCLA</b>	Comprehensive Environmental Response Compensation and Liability Act	<b>PCB</b>	Polychlorinated Biphenyl
<b>CERCLIS</b>	Comprehensive Environmental Response Compensation and Liability Information System	<b>PCE, PERC</b>	Perchloroethylene, Tetrachloroethylene, Tetrachloroethene
<b>CESQGs</b>	Conditionally Exempt Small Quantity Generators	<b>RCRA</b>	Resource Conservation and Recovery Act
<b>COC</b>	Contaminant of Concern	<b>REC</b>	Recognized Environmental Condition
<b>CREC</b>	Controlled Recognized Environmental Condition	<b>RP</b>	Responsible Party
<b>EC</b>	Engineering Controls	<b>SDS</b>	Safety Data Sheet
<b>EDR</b>	Environmental Data Resources, Inc.	<b>SEMS</b>	Superfund Enterprise Management System
<b>EPA</b>	Environmental Protection Agency	<b>SF</b>	Square Footage/Square Feet
<b>ERIS</b>	Environmental Risk Information Services	<b>SP</b>	Subject Property
<b>ERNS</b>	Emergency Response Notification System	<b>SQG</b>	Small Quantity Generator
<b>ESA</b>	Environmental Site Assessment	<b>SWLF</b>	Solid Waste Landfill
<b>GPR</b>	Ground-Penetrating Radar	<b>SVOC</b>	Semi-Volatile Organic Compound
<b>HREC</b>	Historical Recognized Environmental Condition	<b>TCE</b>	Trichloroethylene, Trichloroethene
<b>HVAC</b>	Heating, Ventilation and Air Conditioning	<b>TPH</b>	Total Petroleum Hydrocarbons
<b>HWS</b>	Hazardous Waste Site	<b>TPHd</b>	Total Petroleum Hydrocarbons (diesel range)
<b>IC</b>	Institutional Controls	<b>TPHg</b>	Total Petroleum Hydrocarbons (gasoline range)
<b>LBP</b>	Lead-Based Paint	<b>TPHo</b>	Total Petroleum Hydrocarbons (oil range)
<b>LCP</b>	Lead-Containing Paint	<b>TRPH</b>	Total Recoverable Petroleum Hydrocarbons
<b>LLP</b>	Landowner Liability Protection	<b>TSDF</b>	Treatment, Storage, and Disposal Facility
<b>LQG</b>	Large Quantity Generator	<b>USDA</b>	United States Department of Agriculture
<b>LUST</b>	Leaking Underground Storage Tank	<b>USGS</b>	United States Geological Survey
<b>MCL</b>	Maximum Contaminant Level	<b>UST</b>	Underground Storage Tank
<b>MTBE</b>	Methyl Tertiary Butyl Ether	<b>VCP</b>	Voluntary Cleanup Program
<b>ND</b>	None Detected	<b>VOC</b>	Volatile Organic Compound

**Memorandum**

August 29, 2023

Page 2

Based on our review, we believe that the Phase I ESA was prepared in general accordance with ASTM E1527-13, which was the ASTM Standard for Phase I ESAs at the time the Phase I ESA was prepared in 2019. The Phase I ESA was also prepared in general accordance with ASTM E1527-21, which is the most current ASTM Standard for Phase I ESAs. Limiting conditions and deviations from ASTM Standards for ESAs are discussed in Section 1.5 of the Phase I ESA. As discussed in Section 1.5 of the Phase I ESA, the limiting conditions and deviations are not expected to alter the overall findings of Phase I ESA. As discussed in Section 1.6 of the Phase I ESA, no significant data gaps or data failures were identified. The Phase I ESA adequately evaluated the Site history, existing observable conditions, current Site use, and current and former uses of surrounding properties. Baseline concurs with the findings and conclusions of the Phase I ESA that there is no evidence of RECs or other environmental concerns at the Site.





September 11, 2020  
C6090

TO : Jeff Tsumura  
CITY OF CUPERTINO  
Community Development Department  
10300 Torre Avenue  
Cupertino, California 95014

SUBJECT : **Geologic and Geotechnical Peer Review**  
RE : Lei; Proposed Residential Development  
22346 Regnart Road

At your request, we have completed a geologic and geotechnical peer review of the application for the proposed residential development using the following documents:

- Geologic and Geotechnical Investigation (report), prepared by Associated Terra Consultants, Inc., dated September 20, 2019;
- Civil Engineering Plans, including: Site Plan, Grading and Drainage Plan, Erosion Control Plan, Details and Notes (5 sheets, 10- and 30-scale), prepared by Cornerstone Civil Land Development Engineering, dated February, 2020;
- Structural Calculations (report) for Retaining Wall, prepared by Cornerstone Civil Land Development Engineering, dated February 19, 2020;
- Architectural Plans, including: Site, Floor and Roof Plans, Elevations, Sections, and Notes (7 sheets, various scales), prepared by H2A Architects, dated February 20, 2017; and
- Landscape Plans, including: Site and Planting Plans, Details and Notes (3 sheets, 8-, 16-, and 20-scales), prepared by Elemental Design Group, dated April 22, 2020.

In addition to evaluation of the above referenced documents, we reviewed pertinent technical documents from our office files and performed a recent site reconnaissance.

## DISCUSSION

We understand the applicant proposes to develop the subject property with a new two-story, single-family residence that would include approximately 5,071 square-feet of living space. The proposed building envelope is to be situated along the western margin of Regnart Road. Estimated grading volumes include approximately 1,021 cubic yards of cut, 113 cubic yards of fill, and 908 cubic yards of off-haul. We understand that the proposed development would include a new septic leach field west of the proposed residential location.

## SITE CONDITIONS

The project site is characterized, in general, by a gently inclined to moderately steep (5- to 10-degree inclination), east-west oriented spur ridge that extends westward from Regnart Road. This spur ridge is just downslope, and west of a primary north-south oriented ridgeline. This spur ridge is the location of proposed residence. Downslope of this spur ridge, the slopes steepen precipitously, and descend to a level corral on an adjacent property. A prominent very steep, west-facing topographic bowl and tributary extends through the northern half of the property, just north of the proposed building site. Previous site grading of the southern portion of the property has resulted in a roadway alignment that extends perpendicular to Regnart Road. Site drainage is generally characterized by sheetflow to the west and partly controlled overland flow via drainage improvements along Regnart Road.

The site is underlain, at depth, by bedrock materials of the Santa Clara Formation (i.e., interbedded sandstone, conglomerate and siltstone). These bedrock materials are mantled by accumulations of colluvium of varying thicknesses. Three test pits and three small-diameter borings were advanced and logged by the Project Geotechnical Consultant and revealed colluvial soil thicknesses ranging between 5.5 and 14 feet. The colluvial soil was described as "sandy clay to clayey sand", underlain by sandstone conglomerate bedrock of the Santa Clara Formation.

According to the City Geologic and Seismic Hazards Map, the property is located within an 'S' Zone, which is described as potential areas of slope instability including: "all recognized landslide deposits with a moderate to high landslide potential under static or seismic conditions; the area also reflects the mapped zone of potential earthquake-induced landsliding prepared by the California Geological Survey in 2002". The Project Geotechnical Consultant has mapped multiple shallow and deep-seated landslides on the subject property. Basal slip surfaces for these landslides are postulated under the building site, ranging in depth from 10 to approximately 100 feet below the ground surface. The Monta Vista fault, as depicted on the City Hazards Map, is mapped approximately 0.8 miles northeast of the property.

## **CONCLUSIONS AND RECOMMENDED ACTION**

The site is potentially constrained by steep slopes with the potential for shallow and deep landsliding; deep colluvium with the potential for settlement, creep and landsliding; expansive surficial soil materials; and the susceptibility of the site to very strong seismic ground shaking. The referenced Geologic and Geotechnical Investigation provides general geotechnical recommendations for the proposed site development, including a friction pier and grade beam foundation for the proposed residence. We are concerned that shallow and deep landslides have been identified beneath the residential building site, and subsurface exploration has only extended to a depth of approximately 16 feet, without identifying or sampling landslide shear surfaces. We are also concerned that the site will be graded, developed with a septic leachfield, and will include significant landscaping, all of which will result in changes to the stability state of the hillside, which has been mapped as being underlain by landslides. Consequently, it is our opinion that the landslide hazards have not been adequately characterized or analyzed to allow an accurate risk assessment. Therefore, we recommend, at a minimum, the following item be satisfactorily performed prior to planning approval:

1. **Supplemental Geologic and Geotechnical Investigation** - The Project Geotechnical Consultant should complete a Supplemental Geologic and Geotechnical Investigation that consists of, but should not be limited to: the advancing and logging of exploratory borings and/or large-diameter shafts through postulated landslide rupture surfaces; sampling of critical landslide shear surfaces; laboratory testing of subsurface earth materials, including landslide shear surfaces; generation of revised engineering geologic cross sections that reflect the latest subsurface data; and revised slope stability analyses. The Consultant should also update seismic design parameters to ensure recommendations adhere to standards of the 2019 California Building Code.

We recommend that the consultant provide an exploration plan to the City for review by the City Geotechnical Consultant prior to initiating subsurface exploration. We also recommend that the City Geotechnical Consultant be given the opportunity to observe the subsurface exposures in the field.

The results of the Supplemental Geologic and Geotechnical Investigation should be summarized in report and submitted to the City for review by City Staff and the City Geotechnical Consultant prior to planning approval.



**LIMITATIONS**

This geologic and geotechnical peer review has been performed to provide technical advice to assist the City with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.  
CITY GEOTECHNICAL CONSULTANT**



John M. Wallace  
Principal Engineering Geologist  
CEG 1923



Patrick O. Shires  
Senior Principal Geotechnical Engineer  
GE 770

JMW:POS:js



September 11, 2020  
C6090

TO : Jeff Tsumura  
CITY OF CUPERTINO  
Community Development Department  
10300 Torre Avenue  
Cupertino, California 95014

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We understand the applicant proposes to develop the subject property with a new two-story, single-family residence that would include approximately 5,071 square-feet of living space. The proposed building envelope is to be situated along the western margin of Regnart Road. Estimated grading volumes include approximately 1,021 cubic yards of cut, 113 cubic yards of fill, and 908 cubic yards of off-haul. We understand that the proposed development would include a new septic leach field west of the proposed residential location.

## SITE CONDITIONS

The project site is characterized, in general, by a gently inclined to moderately steep (5- to 10-degree inclination), east-west oriented spur ridge that extends westward from Regnart Road. This spur ridge is just downslope, and west of a primary north-south oriented ridgeline. This spur ridge is the location of proposed residence. Downslope of this spur ridge, the slopes steepen precipitously, and descend to a level corral on an adjacent property. A prominent very steep, west-facing topographic bowl and tributary extends through the northern half of the property, just north of the proposed building site. Previous site grading of the southern portion of the property has resulted in a roadway alignment that extends perpendicular to Regnart Road. Site drainage is generally characterized by sheetflow to the west and partly controlled overland flow via drainage improvements along Regnart Road.

The site is underlain, at depth, by bedrock materials of the Santa Clara Formation (i.e., interbedded sandstone, conglomerate and siltstone). These bedrock materials are mantled by accumulations of colluvium of varying thicknesses. Three test pits and three small-diameter borings were advanced and logged by the Project Geotechnical Consultant and revealed colluvial soil thicknesses ranging between 5.5 and 14 feet. The colluvial soil was described as "sandy clay to clayey sand", underlain by sandstone conglomerate bedrock of the Santa Clara Formation.

According to the City Geologic and Seismic Hazards Map, the property is located within an 'S' Zone, which is described as potential areas of slope instability including: "all recognized landslide deposits with a moderate to high landslide potential under static or seismic conditions; the area also reflects the mapped zone of potential earthquake-induced landsliding prepared by the California Geological Survey in 2002". The Project Geotechnical Consultant has mapped multiple shallow and deep-seated landslides on the subject property. Basal slip surfaces for these landslides are postulated under the building site, ranging in depth from 10 to approximately 100 feet below the ground surface. The Monta Vista fault, as depicted on the City Hazards Map, is mapped approximately 0.8 miles northeast of the property.



## **CONCLUSIONS AND RECOMMENDED ACTION**

The site is potentially constrained by steep slopes with the potential for shallow and deep landsliding; deep colluvium with the potential for settlement, creep and landsliding; expansive surficial soil materials; and the susceptibility of the site to very strong seismic ground shaking. The referenced Geologic and Geotechnical Investigation provides general geotechnical recommendations for the proposed site development, including a friction pier and grade beam foundation for the proposed residence. We are concerned that shallow and deep landslides have been identified beneath the residential building site, and subsurface exploration has only extended to a depth of approximately 16 feet, without identifying or sampling landslide shear surfaces. We are also concerned that the site will be graded, developed with a septic leachfield, and will include significant landscaping, all of which will result in changes to the stability state of the hillside, which has been mapped as being underlain by landslides. Consequently, it is our opinion that the landslide hazards have not been adequately characterized or analyzed to allow an accurate risk assessment. Therefore, we recommend, at a minimum, the following item be satisfactorily performed prior to planning approval:

1. **Supplemental Geologic and Geotechnical Investigation** - The Project Geotechnical Consultant should complete a Supplemental Geologic and Geotechnical Investigation that consists of, but should not be limited to: the advancing and logging of exploratory borings and/or large-diameter shafts through postulated landslide rupture surfaces; sampling of critical landslide shear surfaces; laboratory testing of subsurface earth materials, including landslide shear surfaces; generation of revised engineering geologic cross sections that reflect the latest subsurface data; and revised slope stability analyses. The Consultant should also update seismic design parameters to ensure recommendations adhere to standards of the 2019 California Building Code.

We recommend that the consultant provide an exploration plan to the City for review by the City Geotechnical Consultant prior to initiating subsurface exploration. We also recommend that the City Geotechnical Consultant be given the opportunity to observe the subsurface exposures in the field.

The results of the Supplemental Geologic and Geotechnical Investigation should be summarized in report and submitted to the City for review by City Staff and the City Geotechnical Consultant prior to planning approval.

**LIMITATIONS**

This geologic and geotechnical peer review has been performed to provide technical advice to assist the City with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, and a visual review of the property. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,

**COTTON, SHIRES AND ASSOCIATES, INC.  
CITY GEOTECHNICAL CONSULTANT**



John M. Wallace  
Principal Engineering Geologist  
CEG 1923



Patrick O. Shires  
Senior Principal Geotechnical Engineer  
GE 770

JMW:POS:js

**From:** [Regnart Ridge Homeowners' Association](#)  
**To:** [City of Cupertino Planning Commission](#)  
**Cc:** [Emi Sugiyama](#); [Bill Lei](#); [Julia Zhang](#)  
**Subject:** Community Support for Upcoming Agenda Item  
**Date:** Monday, March 10, 2025 11:53:19 AM

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Honorable Commissioners,

I am planning to attend the session virtually, but in case of technical difficulties (in this case that would most likely be due to user error!) if needed, it is my pleasure to reiterate our support for the following project under discussion at your meeting tomorrow:

Subject: Hillside Exception to consider the construction of a new single-family residence on a vacant hillside property with cumulative disturbance exceeding 500 square feet on slopes greater than or equal to 30%. (Application No(s): EXC-2023-001; Applicant(s): Zhaoguang Lei and Weiju Zhang; Location: 22346 Regnart Road; APN(s): 366 40 005)

I would also like to express our gratitude to City Staff, Ms. Sugiyama in particular, for the extensive work involved in bringing this project forward for your consideration.

We are extremely fortunate to have both you, and such dedicated employees serving on our behalf in Cupertino.

Most appreciatively,

Carroll

***Carroll McNeill, President  
Regnart Ridge Homeowners' Association***



**From:** [Griffin](#)  
**To:** [Kirsten Squarcia](#)  
**Cc:** [City Clerk](#); [Benjamin Fu](#); [City of Cupertino Planning Commission](#)  
**Subject:** Fwd: 2025-03-11 Planning Commission Meeting Agenda ITEM 2-Hillside Exception  
**Date:** Tuesday, March 11, 2025 9:54:09 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kirsten,

I submitted the 2 emails below as part of Written Communications for tonight's Planning Commission meeting and neither of these emails made it as part of the Written Communications.

I have seen this happen before. I would appreciate it if all emails that are missing from me and any others be included as part of the written record for this meeting. Thank you.

Sincerely,  
Peggy Griffin

Begin forwarded message:

**From:** Griffin <[griffin@compuserve.com](mailto:griffin@compuserve.com)>  
**Date:** March 9, 2025 at 11:23:28 PM PDT  
**To:** [planningcommission@cupertino.gov](mailto:planningcommission@cupertino.gov)  
**Cc:** City Clerk <[CityClerk@cupertino.org](mailto:CityClerk@cupertino.org)>  
**Subject: Re: 2025-03-11 Planning Commission Meeting Agenda ITEM 2-Hillside Exception**

Dear Planning Commission and Staff,

One more series of questions I hope you can answer...

Q6: LAND SLIDES

Q6a-Have there been any landslides within the last 10 years?

Q6b-Is so, how large were they and what type of landslide were they?

Q6c-Did any of these landslides include other properties?

Thanks you,

Peggy Griffin

On Mar 9, 2025, at 10:47 AM, Peggy Griffin <[griffin@compuserve.com](mailto:griffin@compuserve.com)> wrote:

PLEASE INCLUDE THIS EMAIL AS PART OF WRITTEN COMMUNICATIONS FOR THE ABOVE MEETING AGENDA ITEM.

Dear Planning Commission and Staff,

I was very pleased to see that the plans for this home met all of the requirements except the hillside slope and soil disturbance. That said, the Staff Report does not specify how much extra dirt will be moved, if the soil disturbance remains on site or is ported down the road or how steep this area is other than the average slope.

#### Q1-GEOTECHNICAL REPORTS

Could you provide the geotechnical reports?

- the report provided by the applicant's consultant
- the peer reviewed report provided by the city's consultant

#### Q2-IMPACTS TO NEIGHBOR AND ROAD

There is a vineyard across the street from this lot.

Q2a-Is this project uphill from this vineyard? If so, then

Q2b-Is there any danger of the septic flowing downhill and into the adjacent vineyard?

Q2c-RUNOFF-There is a lot of concrete. What provisions are in the plans to prevent massive runoff into the adjacent property and road during the winter months?

#### Q3-SOIL DISTURBANCE

Q3a-How much soil is estimated to be disturbed and what is the max allowed?

Q3b-Will this soil remain on the property or be taken away down the road?

Q3c-If removed from the property, how much is estimated to be removed in truck loads?

#### Q4-IMPACTS TO NEIGHBORS DURING CONSTRUCTION

Regnart Rd is a very narrow road and construction equipment is wide. There are very few areas to turn around or pull over. Those neighbors having to drive up and down need to be notified, not just 300 feet because these lots are very large.

Q4a-How many homes have been notified?

Q4b-What plans are in place to deal with large trucks hauling soil away and equipment?

#### Q5-FENCING

Fencing is a 5' steel no rust fence around the property.

Q5a-Will this blend in with the very rural area?

I hope the trees that are planted are NOT palm trees but instead are trees similar to what currently exists surrounding the property.

Thank you for addressing these concerns in advance.

Sincerely,  
Peggy Griffin

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PC 3-11-2025

Item No. 3  
Gates of  
Heaven  
Cemetery

Written  
Communications

**From:** [Lisa Warren](#)  
**To:** [City of Cupertino Planning Commission](#)  
**Subject:** Item 3 on tonight's PC agenda - written communication  
**Date:** Tuesday, March 11, 2025 3:45:00 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commision Chair and Members,

I am hurriedly sharing my comments on item 3 - changes to Gates of Heaven Cemetary

I took a brief look at Item 3 agenda attachments and don't have much to comment on because I don't have a time to analyze it well. I do thing that replacing those large birch trees for 24 inch box tree is not adequate in this situation, and on a property of this size that is considered to be 'open space'. I believe any/all replacement trees should be larger than 24 inch box and I also believe that they should be identified as to what kind of trees will be planting, and where they will be planting them. If that detail is somewhere, I didn't see it in the Staff report.

In addition, I believe that I am recalling correctly that when Planning Commission denied changes a few years ago, living friends and family were quite upset at what was happening because they had loved ones who are buried in the cemetery, and it felt like a threat to what they had chosen as their final resting place. I'm hoping that this new plan is less threatening in that way, but again I did not have the opportunity to compare and look into that before you deliberate this item tonight.

Thank you,  
Lisa Warren