Phase I Environmental Site Assessment

REPORT DATE: February 2, 2026

PROPERTY INFORMATION:
10480 Finch Avenue
Cupertino, Santa Clara County, California 95014

PROJECT INFORMATION:
AEI Project No. 522669
Site Assessment Date: January 23, 2026

PREPARED FOR:
City of Cupertino
10300 Torre Avenue
Cupertino, California 95014

PREPARED BY:
AEI Consultants - Corporate Headquarters
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February 2, 2026

Chad Mosley
City of Cupertino
10300 Torre Avenue
Cupertino, California 95014

Subject: **Phase I Environmental Site Assessment**
10480 Finch Avenue
Cupertino, California 95014
AEI Project No. 522669

Dear Chad Mosley:

AEI Consultants is pleased to provide the *Phase I Environmental Site Assessment* of the above referenced property. This assessment was authorized and performed in accordance with the scope of services engaged.

We appreciate the opportunity to provide services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (804) 389-2641 or cmatthews@aeiconsultants.com.

Sincerely,

Chad Matthews

Chad Matthews
Business Development Manager
AEI Consultants

PROJECT SUMMARY

10480 Finch Avenue, Cupertino, Santa Clara County, California 95014
AEI Project No. 522669

REC: Recognized Environmental Condition
CREC: Controlled Recognized Environmental Condition
HREC: Historical Recognized Environmental Condition
OEC: Other Environmental Concerns (business environmental risks & de minimis conditions)
SDG: Significant Data Gap

Report Section		REC	CREC	HREC	OEC	SDG	Recommended Action
1.0	Introduction						None
2.0	Site and Vicinity Description						None
3.0	Historical Records Review			✔			None
4.0	Regulatory Agency Records Review			✔			None
5.0	Regulatory Database Records Review			✔			None
6.0	Interviews and User Provided Information						None
7.0	Site Reconnaissance						None
8.1	Asbestos-Containing Building Materials						None
8.2	Lead-Based Paint						None
8.3	Naturally-Occurring Radon						None
8.4	Suspect Mold or Microbial Growth Conditions						None

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REPORT VIABILITY

Regulatory Database	January 13, 2026
Site Visit	January 23, 2026
Interview(s)	Property Owner: N/A Key Site Manager: January 23, 2026
EP Declaration	February 2, 2026
Environmental Lien Search (if conducted by AEI)	N/A
Report Viability per ASTM E1527-21	July 12, 2026

The dates listed are required for Users who are using the report in connection with CERCLA liability protections. The User may have their own criteria when the report is being used for business risk purposes, and not CERCLA liability protections.

EXECUTIVE SUMMARY

AEI Consultants (AEI) was retained by City of Cupertino to conduct a Phase I ESA in conformance with AEI's contract and the scope and limitations of ASTM Standard Practice E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 10480 Finch Avenue, Cupertino, Santa Clara County, 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.

Pertinent subject property information is noted below:

Property Information	
Site Address(es)	10480 Finch Avenue, Cupertino, Santa Clara County, California 95014
Property ID (APN or Block/Lot)	375-40-067
Location	South side of Phil Lane, immediately southeast of Finch Avenue and Phil Lane intersection
Site and Building Information	
Approximate Site Acreage/Source	1.48/Assessor
Number of Buildings	None; vacant land
Building Construction Date(s)/Source	N/A
Building Square Footage (SF)/Source	N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	None identified
Use/Occupancy of Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	Metal fencing
Property Type	Vacant Land
On-site Occupant(s)	None identified
Current On-site Operations/Use	None identified
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	ENVIROSTOR, RGA LUST (x2), LUST, HIST LUST, SCH, Cortese, HIST CORTESE, UST FINDER RELEASE, CERS, HWTS, HAZNET, RCRA NonGen/NLR, FINDS (x2), ECHO

A chronological summary of historical subject property information is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1897-1902	Undeveloped land	Topographic maps
1903-1938	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, city directories, historical topographic maps, agency records, interviews
1939-1953	Agricultural and residential land	Aerial photographs, topographic maps, interviews
1956-2018	Residential land	Aerial photographs, agency records, city directories, topographic maps, interviews

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
2018-Present	Vacant land	Aerial photographs, city directories, site observation

The immediately surrounding properties consist of the following:

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Phil Lane followed by: Single-Family Residences (19241-19271 Phil Lane, 10455 Finch Avenue)	None identified
East	D. J. Sedgewick Elementary School (19200 Phil Lane)	None identified
South	D. J. Sedgewick Elementary School (19200 Phil Lane)	None identified
West	Single-Family Residences (602-644 Stendhal Lane)	Yes; RCRA NonGen/NLR (630 Stendhal Lane), refer to Section 5.1
Northwest	Phil Lane followed by: Single-Family Residence (10465 Finch Avenue)	None identified

Findings and Opinions

Significant Data Gap(s) is defined by the current ASTM Standard E1527 as a data gap that affects the ability of the environmental professional to identify a recognized environmental condition.

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

Recognized Environmental Condition (REC) is defined by the current ASTM Standard E1527 as (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- AEI did not identify evidence of RECs during the course of this assessment.

Controlled Recognized Environmental Condition (CREC) is defined by the current ASTM Standard E1527 as a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).

- AEI did not identify evidence of CRECs during the course of this assessment.

Historical Recognized Environmental Condition (HREC) is defined by the current ASTM Standard E1527 as a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- The property is listed as a closed LUST site (March 1997) related to a 500-gallon gasoline UST removed in 1996. Confirmation sampling showed petroleum hydrocarbon concentrations below current residential screening levels. The case was closed with no redevelopment conditions, constituting an HREC.
- The property is listed as a certified School Cleanup site (February 2019) under DTSC oversight. Contaminated soils containing chlordane and lead were excavated and disposed of in 2018. DTSC certified that cleanup goals were achieved and no further action is required. The unrestricted land use certification constitutes an HREC.

Other Environmental Considerations (OEC) include, but are not limited to, de minimis conditions and/or business environmental risks such as the presence of ACMs, LBP, radon, mold, and lead in drinking water, which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in the ASTM Standard. These may also affect the liabilities and financial obligations of the client, the health and safety of site occupants, and the value and marketability of the subject property.

- AEI did not identify evidence of OECs during the course of this assessment.

CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E1527-21, of 10480 Finch Avenue, Cupertino, Santa Clara County, 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.

This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the subject property.

RECOMMENDATIONS

AEI recommends no further investigation for the subject property at this time.

1.0 INTRODUCTION

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 E1527-21 and the EPA Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), for the property located at 10480 Finch Avenue, 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 the most current ASTM E1527 Standard 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 the current ASTM Standard E1527. 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 the current ASTM Standard E1527.

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. The current ASTM Standard E1527 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 current ASTM Standard E1527.
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 User did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.
- At the time of the site reconnaissance, the subject property ground surface was covered with grass and fallen leaves and therefore could not be directly observed. Based on information obtained from historical sources, including agency records, this limitation is not expected to significantly change the findings of this report.
- The subject property owner was not interviewed during this assessment. Based on information obtained from other sources, including the key site manager, this limiting condition is not expected to alter the overall findings of this assessment.
- The Santa Clara County Department of Environmental Health was contacted for information on the subject property in order to identify historical tenants/use, property development, and/or hazardous substance/petroleum product handling. Due to the time frame of this assessment, records were not available for review. However, based on the quality of information obtained from other sources, this limitation is not expected to significantly alter the findings of this assessment.

1.6 Data Failure and Data Gaps

According to the current ASTM Standard E1527, 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 the current ASTM Standard E1527, 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 the current ASTM Standard E1527, 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 the current ASTM Standard E1527, 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

The following data failure was identified during the course of this assessment:

Data Failure	As noted in Section 3.0, historical occupancy for the subject property was not available between the years 1903 and 1938. However, it is assumed that during this time period the subject property would have been agricultural and/or residential land, if not unimproved land. Therefore, this data failure is not expected to significantly alter the findings of this assessment.
Information/Sources Consulted	Aerial photographs, historical topographic maps, agency records, interviews

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 City of Cupertino. 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 City of Cupertino and AEI's contract and Terms and Conditions dated January 6, 2026. The limitation of liability defined in the contracted terms 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)	10480 Finch Avenue, Cupertino, Santa Clara County, California 95014
Property ID (APN or Block/Lot)	375-40-067
Location	South side of Phil Lane, immediately southeast of Finch Avenue and Phil Lane intersection
Site and Building Information	
Approximate Site Acreage/Source	1.48/Assessor
Number of Buildings	None; vacant land
Building Construction Date(s)/Source	N/A
Building Square Footage (SF)/Source	N/A
Number of Floors/Stories	N/A
Basement or Subgrade Area(s)	None identified
Use/Occupancy of Basement or Subgrade Area(s)	N/A
Number of Units	N/A
Additional Improvements	Metal fencing
Property Type	Vacant Land
On-site Occupant(s)	None identified
Current On-site Operations/Use	None identified
Current Use of Hazardous Substances	None identified
Regulatory Information	
Regulatory Database Listing(s)	ENVIROSTOR, RGA LUST (x2), LUST, HIST LUST, SCH, Cortese, HIST CORTESE, UST FINDER RELEASE, CERS, HWTS, HAZNET, RCRA NonGen/NLR, FINDS (x2), ECHO

2.2 On-Site Utilities

Utility	Source/System Information
Heating System	Vacant land (natural gas available for connection)
Cooling System	Vacant land (electricity available for connection)
Potable Water	San Jose Water
Sewage Disposal/Treatment	City of Cupertino/Sanitary Sewer

Utility source/system information listed in the table above is provided by the key site manager, unless otherwise noted above.

2.3 Site and Vicinity Characteristics

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

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
North	Phil Lane followed by: Single-Family Residences (19241-19271 Phil Lane, 10455 Finch Avenue)	None identified
East	D. J. Sedgewick Elementary School (19200 Phil Lane)	None identified

Direction	Tenant/Use (Address)	Regulatory Database Listing(s)
South	D. J. Sedgewick Elementary School (19200 Phil Lane)	None identified
West	Single-Family Residences (602-644 Stendhal Lane)	Yes; RCRA NonGen/NLR (630 Stendhal Lane), refer to Section 5.1
Northwest	Phil Lane followed by: Single-Family Residence (10465 Finch Avenue)	None identified

2.4 PHYSICAL SETTING

Geologic Unit	Qa. 1 (surficial sediments): silt, fine-grained sand, and gravel deposited in an alluvial environment, represents alluvial fan deposits at base of slopes and upper fan areas, age Holocene Source: *Geologic Map of the Cupertino and San Jose West Quadrangles, Santa Clara and Santa Cruz Counties, CA*, Santa Barbara Museum of Natural History, 2007
Soil Series	Urban land-Elpaloalto and Stevens Creek complexes (0 to 2 percent slopes) Native soil encountered during 1996 on-site tank removal activities consisted of medium brown, firm, sandy clay with medium to low plasticity Source: USDA Soil Survey
Groundwater Flow Direction	Northeast Source: Topographic map interpretation
Estimated Depth to Groundwater	Greater than 80 feet bgs Source: Envirostor online database (February 2019 Removal Action Completion Report for subject property)
Surface waters on the subject property or adjoining properties	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 RECORDS REVIEW

Reasonably ascertainable standard historical sources as outlined in the current ASTM Standard E1527 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, Sanborn fire insurance maps, historical city directories, historical topographic maps, and agency records, is as follows:

Date Range	Subject Property Description and Occupancy (Historical Addresses)	Source(s)
1897-1902	Undeveloped land	Topographic maps
1903-1938	Unknown use/Data failure; refer to Section 1.6.1	Aerial photographs, city directories, historical topographic maps, agency records, interviews
1939-1953	Agricultural and residential land	Aerial photographs, topographic maps, interviews
1956-2018	Residential land	Aerial photographs, agency records, city directories, topographic maps, interviews
2018-Present	Vacant land	Aerial photographs, city directories, site observation

According to available historical sources, the subject property was identified to consist of undeveloped land as early as 1897 through at least 1902, agricultural (orchards) and residential land by 1939 to 1953, solely residential land by 1956 to 2018, and a vacant lot since 2018.

Potential environmental concerns identified in connection with subject property use are discussed in Section 4.6.

No potential environmental concerns to the subject property from adjoining or nearby properties were identified.

Based on a review of aerial photographs, there is potential that the subject property was historically used for agricultural purposes. There is a potential that agricultural chemicals, such as pesticides and fertilizers, were used on site, and that the subject property has been impacted by the use of such agricultural chemicals. The routine application of pesticides and fertilizers is not considered a release subject to CERCLA response costs. No evidence of spilling, dumping, emitting, and/or mishandling of pesticides and/or fertilizers was identified, and thus the former agricultural uses do not represent a REC.

The subject property, although currently vacant, was formerly utilized for residential purposes after cessation of agricultural (orchard) activities. Development of the subject property likely involved grading activities which would have removed near surface soils or would have potentially involved the addition of imported soils for the landscaped areas. If the subject property is redeveloped and groundbreaking activities are conducted, it would be prudent for the owner of the subject property to determine whether sampling relating to the former

agricultural use of the subject property is required by the applicable oversight agency prior to the commencement of redevelopment activities. However, AEI was not informed of any pending redevelopment plans for the subject property. Based on the presence of the site improvements, no further action related to the former agricultural use of the subject property appears warranted at this time.

Based on a review of historical sources, agricultural uses ceased on or prior to the 1970s. As such, it is considered unlikely that biosolids containing PFAS were spread at the subject property.

If available, copies of historical sources are provided in Appendix D.

3.1 Aerial Photographs

AEI reviewed aerial photographs of the subject property and surrounding area. A search was made of the EDR collection of aerial photographs. Aerial photographs were reviewed for the following years (1939-2022, non-inclusive):

Year(s)	Subject Property Description	Adjoining Property Descriptions
1939, 1948, 1950	Appears developed with agricultural land (orchards) and residential dwelling at the northwest corner	NORTH: Appears with roadway followed by agricultural land and a farmstead EAST: Appears with agricultural land SOUTH: Appears with agricultural land WEST: Appears with agricultural land NORTHWEST: Appears with roadway followed by agricultural land
1956	Appears with remodeled or new residential dwelling at the northwest corner, remainder of parcel appears with unimproved land	NORTH: Appears with existing roadway followed by existing residences EAST: Appears with construction of former school buildings SOUTH: Appears with unimproved land WEST: No significant changes visible NORTHWEST: Appears with existing roadway followed by existing residence
1963, 1968, 1974, 1982, 1991	No significant changes visible with exception of outbuildings on southeast portion of parcel	NORTH: No significant changes visible EAST: Appears with a school with former buildings SOUTH: No significant changes visible WEST: Appears with existing residences NORTHWEST: No significant changes visible
1998, 2006, 2010, 2014, 2018	No significant changes visible	NORTH: No significant changes visible EAST: Appears with a remodeled school SOUTH: Appears with field associated with school to the east WEST: No significant changes visible NORTHWEST: No significant changes visible
2022	Appears with existing unimproved lot	NORTH: No significant changes visible EAST: No significant changes visible SOUTH: No significant changes visible WEST: No significant changes visible NORTHWEST: No significant changes visible

Subject property:

- Historical agricultural land - refer to Section 3.0

Adjoining properties:

- No potential environmental concerns identified

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 EDR 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 EDR. Directories were reviewed in approximate five-year increments from 1962-2022, non-inclusive. Refer to the appendices for a complete list of historical subject property tenants identified by EDR.

The first listing for the subject property appeared in 1971. The following table summarizes the results of the city directory search for the subject property.

Subject Property

Year(s)	Address - Occupant Listed
1962, 1968	Subject property street not listed
1971	10480 Finch Avenue - no listings
1976, 1981, 1985, 1992, 1995	10480 Finch Avenue - residential tenant (FA or Aida Pestarino)
2000	10480 Finch Avenue - no listings
2005, 2010, 2014	10480 Finch Avenue - residential tenant (Aida or Bart Pestarino)
2017, 2022	10480 Finch Avenue - no listings

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

The table below summarizes the search of historical city directories conducted for the adjoining properties. Refer to the appendices for a complete list of historical adjoining occupants identified during the review of city directories obtained from EDR.

Adjoining Properties

Direction	Address(es)	Potential Listings of Concern
North	19241-19271 Phil Lane 10455 Finch Avenue	None identified
East, South	19200 Phil Lane	None identified
West	602-644 Stendhal Lane	None identified
Northwest	10465 Finch Avenue	None identified

Subject property:

- No potential environmental concerns identified

Adjoining properties:

- No potential environmental concerns identified

3.4 Historical Topographic Maps

AEI reviewed historical topographic maps of the subject property and surrounding area. A search was made of the EDR collection of topographic maps. Historical topographic maps were reviewed for the following years (1889-2021, non-inclusive):

Year(s)	Subject Property Description	Adjoining Property Descriptions
1889	No coverage depicted	NORTH: No coverage depicted EAST: No coverage depicted SOUTH: No coverage depicted WEST: No coverage depicted NORTHWEST: No coverage depicted
1887, 1899, 1902	Depicted with undeveloped land	NORTH: Depicted with undeveloped land EAST: Depicted with undeveloped land SOUTH: Depicted with undeveloped land WEST: Depicted with undeveloped land NORTHWEST: Depicted with roadway followed by undeveloped land
1943, 1947	Depicted with small structure at northwest corner, remainder of parcel depicted with unimproved land	NORTH: No significant changes depicted EAST: No significant changes depicted SOUTH: No significant changes depicted WEST: No significant changes depicted NORTHWEST: No significant changes depicted
1948	No significant changes depicted	NORTH: Depicted with agricultural land EAST: No significant changes depicted SOUTH: No significant changes depicted WEST: No significant changes depicted NORTHWEST: No significant changes depicted
1953	Depicted with agricultural land (orchard) and small structure at northwest corner	NORTH: Depicted with mixture of agricultural and unimproved land EAST: Depicted with agricultural land SOUTH: Depicted with agricultural land followed by unimproved land WEST: Depicted with agricultural land NORTHWEST: Depicted with roadway followed by agricultural land
1961	Depicted with small structure at northwest corner, remainder of parcel depicted with unimproved land	NORTH: Depicted with roadway followed by shading to depict general urban land EAST: Depicted with Sedgwick School SOUTH: Depicted with unimproved land WEST: No significant changes depicted NORTHWEST: Depicted with roadway followed by shading to depict general urban land

Year(s)	Subject Property Description	Adjoining Property Descriptions
1968, 1973, 1980	No significant changes depicted	NORTH: No significant changes depicted EAST: No significant changes depicted SOUTH: No significant changes depicted WEST: Shaded to depict general urban land NORTHWEST: No significant changes depicted
1995	Shaded to depict general urban land	NORTH: No significant changes depicted EAST: No significant changes depicted SOUTH: Shaded to depict general urban land WEST: No significant changes depicted NORTHWEST: No significant changes depicted
2012, 2015, 2021	No site-specific building improvements depicted	Depicted with adjoining roadway only, no site-specific building improvements depicted

Subject property:

- Historical agricultural land - refer to Section 3.0

Adjoining properties:

- No potential environmental concerns identified

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)	January 16, 2026	Online	Tanaya Farahi	Response pending, refer to Section 1.5

4.2 Fire Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Santa Clara County Fire Department (SCCFD)	September 11, 2025	Email	SCCFD Staff	Records discussed below

The only document on file was the case closure letter prepared by the Santa Clara Valley Water District for the on-site Leaking Underground Storage Tank (LUST) case closed in March 1997; refer to Section 4.6 for further discussion.

EDR Lightbox Fire & Emergency Incident Data

EDR Lightbox did not list any fire and emergency incidents for the subject property.

4.3 Building Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cupertino Building Department (CBD)	January 16, 2026	Online	September 11, 2025	Records discussed below

Records Summary

Year(s)	Owner/Applicant	Description of Permit and Building Use
1991	Aida Pestarino	Water heater/plumbing improvements

Evidence indicating current or prior use or storage of hazardous substances was not on file for the subject property with the CBD.

Records Summary - EDR LightBox Building Permits

Year(s)	Owner/Applicant	Description of Permit and Building Use
1993	Not available	Re-roofing work

Evidence indicating current or prior use or storage of hazardous substances was not identified in the building permits available via EDR LightBox.

4.4 Planning Department

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Cupertino Planning Department (CPD)	January 16, 2026	Online	September 11, 2025	The subject property is zoned "R1-6" for Single-Family Residential land use. 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	January 26, 2026	Online	N/A	Information obtained is discussed below

Records Summary

APN(s)	375-40-067
Acreage	1.48 acres
Construction Date	1956 (former building)
Building Square Footage	2,754 square feet (former building)
Current Owner	Not provided

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	January 26, 2026	Online	https://geotracker.waterboards.ca.gov	Records discussed below
SWRCB GeoTracker PFAS Map	January 26, 2026	Online	N/A	No subject property records on file
SWRCB GeoTracker Historical Hazardous Substance Storage Information	January 26, 2026	Online	N/A	No subject property records on file
CA Department of Toxic Substances Control (DTSC) Hazardous Waste Tracking System (HWTS)	January 26, 2026	Online	N/A	Records discussed below
CA DTSC EnviroStor	January 26, 2026	Online	https://www.envirostor.dtsc.ca.gov	Records discussed below
CalEPA Regulated Site Portal	January 26, 2026	Online	N/A	Records discussed below

Agency	Date Contacted	Method of Contact	Name & Title of Contact	Agency Response
Bay Area Air Quality Management District (BAAQMD)	January 16, 2026	Email	Rochele Henderson, Public Records Section	No subject property records on file
Valley Water (formerly Santa Clara Valley Water District) Well Database	January 26, 2026	Online	https://gis.valleywater.org/wellinfo/	No subject property records on file
Valley Water (formerly Santa Clara Valley Water District) Historic Solvent Case Database	January 26, 2026	Online	https://www.valleywater.org/accordion/fuel-leaks-and-solvents	No subject property records on file

CA SWRCB GeoTracker Online Database

The subject property, identified as Ms. Aida M. Pestarino, is listed in the Geotracker database as a Leaking Underground Storage Tank (LUST) site with a status of "Completed-Closed" as of March 1997 relating to a release of gasoline which impacted soil only. The following case history is based on information available on the Geotracker database, including the case closure summary.

One single-wall, bare steel 500-gallon gasoline UST, located on the northeast portion of the parcel, was removed in August 1996. At the time of its removal, the owner stated that the UST had been drained of its liquid at some time in the past and had not been used for approximately 20 years. Following removal of the UST, the resulting excavation cavity measured approximately 5 feet wide by 8 feet long by 7 feet deep. Only a minor odor of petroleum hydrocarbons was detected. No standing water was observed in the bottom or seeping from the sides of the excavation. In addition, about 10 feet of steel vent, fill and product lines were removed from the UST area. No product was observed in these lines during removal. A dispenser was not present at the time of the UST removal. Two confirmation soil samples were collected under the excavated UST, one from under the north end and one from under the south end. The samples were collected from native soils by backhoe bucket at depths of approximately one foot below the bottom of the UST. Considerable effort was made to retrieve these samples from the locations observed, believed, or most likely to contain the highest petroleum hydrocarbon concentrations. The two samples were analyzed for Total Petroleum Hydrocarbons as gasoline (TPHg), benzene, toluene, ethylbenzene, xylenes, and methyl tertiary butyl ether (MTBE). The excavation was backfilled to grade with approximately 15 cubic yards of clean native fill.

TPHg, benzene, toluene, ethylbenzene, and xylenes were detected in the confirmation soil samples at maximum concentrations of 60 parts per million (ppm), 0.081 ppm, 0.030 ppm, 0.13 ppm, and 0.094 ppm, respectively. The maximum residual concentrations of benzene and ethylbenzene at concentrations of 0.081 ppm and 0.13 ppm, respectively, do not exceed 2025 shallow soil residential direct contact Environmental Screening Levels (ESLs) prescribed by the SF Bay CSWRCB.

Based on review of work performed above and analytical results of the confirmation soil samples, the Santa Clara Valley Water District (SCVWD) concluded that due to the low levels of hydrocarbons reported at the site, the agency believed that with time residual pollution would naturally attenuate and did not require any further corrective action at the time. The SCVWD issued case closure with no redevelopment conditions for the LUST case in a letter dated March 26, 1997.

Based on the regulatory status and analytical results of the soil confirmation samples from native soil underlying the UST excavation cavity, the closed LUST case is not expected to represent evidence of a REC. The existence of a closed LUST case with no redevelopment conditions for the subject property constitutes an HREC.

CalEPA DTSC HWTS Online Database

According to the database, Aida Pestarino manifested 0.25-tons of other empty containers >= 30-gallons in 1996 and Sedgwick Elementary School manifested 0.69-tons of asbestos-containing waste in 2018. It is expected that the waste manifested in 1996 was generated as part of UST-removal activities (discussed above) while the waste manifested in 2018 was generated during demolition of the former on-site residential structures.

CalEPA DTSC Envirostor Online Database

The subject property, identified as Sedgwick Elementary School Expansion Project, is listed in the Envirostor database as a School Cleanup site with a status of "Certified" as of February 2019. The following case history is based on information available on the Envirostor database, including the September 2015 Preliminary Environmental Assessment (PEA) and the February 2019 certification letter.

In preparation for potential expansion of Sedgwick School, the Cupertino Union School District entered an Environmental Oversight Agreement (EPA) with the CalEPA DTSC in March 2015. The expansion property will not increase the number of students or classrooms at the existing Sedgwick Elementary School. Potable water and sewer services will continue to be provided by the local municipality. Historically, the subject property operated as an orchard from 1939 to 1956 and had been used as residential property since 1956. Two small, single-room dwellings were located to the south of a workshop. The dwellings were of wood-frame construction, resting on concrete blocks. A 500-gallon gasoline UST was removed from the subject property in 1996. The Santa Clara Valley Water District subsequently issued a March 1997 case closure letter stating that no further action related to the UST release was required.

A Preliminary Environmental Assessment (PEA) and Supplemental Site Investigation (SSI) were completed to investigate and delineate, respectively, the subject property for the following environmental conditions that may pose a threat to human health or the environment: 1) organochlorine pesticides (OCPs) and arsenic in soils from historic agricultural use, 2) lead in soils from weathering of lead-based paint potentially used on existing and historic on-site building structures, 3) OCPs in soils from potential termiticide use around existing and historic on-site building structures with wood components, 4) polychlorinated biphenyls (PCBs) in soils from the weathering of sealant compounds used in existing and historic building structures, and 5) volatile organic compounds (VOCs) and total petroleum hydrocarbons as gasoline in soils from former on-site UST.

Results of the PEA soil gas assessment from a single soil vapor probe within the former UST tankhold identified low level concentrations of benzene, toluene, ethylbenzene, total xylenes (BTEX), and 2-hexanone. However, none of the VOC constituents exceeded their respective human health screening levels. The results of the PEA screening level risk assessment calculated that the total risk from COPCs identified in soil gas was estimated to be 8.6 x 10-9, which does not provide an increased cancer risk of greater than 1 in 1,000,000 (>10-6). The cumulative hazard is estimated to be 0.0003, which does not provide a significant health hazard (>1). Therefore, further assessment and/or remediation regarding VOCs identified in soil gas at the subject property was not warranted.

The results of the PEA screening level risk assessment estimated the total risk from chemicals of concern (COCs) identified in soils at the subject property to be 3.2 x 10(-5), which provides an increased cancer risk of greater than 1 in 1,000,000. The total health hazard from COCs identified in soils at the subject property was estimated to be 0.46, which does not provide an increased health hazard (i.e., >1). Therefore, a response action to reduce or eliminate the chlordane- and lead-impacted soils in the area of the workshop/single-room dwelling and residence was recommended. The purpose of the response action was to mitigate potential risk to human health and the environment by the excavation and off-site disposal of soils containing concentrations of chlordane and lead exceeding the DTSC-modified screening level for chlordane and lead of 0.43 milligrams per kilogram (mg/kg) and 80 mg/kg, respectively. A screening-level human health risk assessment was conducted using the unrestricted land-use scenario. The Removal Action Workplan (RAW) activities focused on excavating approximately 300 cubic yards of chlordane- and lead-contaminated soils. According to the Removal Action Completion Report (RACR), response action field activities were completed in October 2018. Confirmation soil sampling and chemical analyses were conducted when the planned soil excavation activities were completed. Confirmation soil samples were collected from the bottom and side walls of the excavation areas and were chemically analyzed by an analytical laboratory for the presence of OCPs and lead. The results of the confirmation soil sampling and subsequent screening level risk assessment indicated that the objectives and cleanup goals of the response action had been met. Excavated soil was temporarily stockpiled on-site and characterized for waste disposal. Approximately 257 tons (approximately 160 cy) of soils classified as non-hazardous waste were transported to Republic Services, Inc. Newby Island Landfill Facility located in Milpitas, Santa Clara County, California for disposal. The actual volume of soils removed from the subject property was less than the estimated volume (300 cy) due to the discovery of deep concrete foundation walls, at several locations, that reduced the area of interior excavation and volume of soils requiring removal.

The total risk from OCPs identified in soil confirmation samples collected at the subject property was estimated to be 5.02 x 10-1, which does not present an increased cancer risk of greater than 1 in 1,000,000 (>1 o-6). The total health hazard index from COCs identified in soils at the subject property was estimated to be 0.01, which does not present an increased health hazard index (i.e., >1). Therefore, further remediation at the subject property for OCPs in soils was not warranted. Lead concentrations reported in confirmation soil samples collected at the subject property ranged from 8.2 to 55 mg/kg. Using the calculated 95 percent upper confidence limit for lead of 24 mg/kg, a risk assessment was performed using the DTSC lead risk assessment spreadsheet model (LeadSpread Version 8). Based on the LeadSpread output, exposure to the lead concentrations detected at the property will result in a 90th percentile blood lead concentration of 0.6 micrograms per deciliter in children, which is below the Office of Environmental Health Hazard Assessment's blood toxicity level of 1 micrograms per liter. Therefore, further remediation for lead in soils at the property was not warranted.

Confirmation soil sample results verified that removal action objectives and cleanup goals were achieved and that the subject property no longer poses an unacceptable risk to human health or the environment.

The DTSC approved the revised RACR and certified that all response actions have been completed and further removal/remedial actions are not necessary for the subject property in a letter dated February 28, 2019.

Based on the regulatory status and soil gas/soil human health screening discussed above, the closed Envirostor case is not expected to represent evidence of a REC. The certification was based on unrestricted land use which constitutes an HREC for the subject property.

CalEPA Regulated Site Portal

The subject property, identified as Pestarino Property, is listed as a LUST site issued closure by local regulatory authorities in March 1997; refer to the above LUST case for further discussion.

The subject property, identified as Sedgwick Elementary School Expansion Project, is listed as a School Cleanup site issued closure by local regulatory authorities; refer to the above Envirostor case for further discussion.

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
California Geologic Energy Management Division (CalGEM)	January 26, 2026	CalGEM 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)	January 26, 2026	NPMS Public Map Viewer	No

5.0 REGULATORY DATABASE RECORDS REVIEW

AEI contracted EDR 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 EDR 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 EDR, rather, information is provided based upon vicinity zip codes, city name, and state. The minimum search distance from the federal and state environmental records database listings specified in the current ASTM Standard E1527 is included in Section 5.1. A copy of the regulatory database report, which includes detailed descriptions of the databases noted below as well as the total number of sites identified, is included in Appendix C of this 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, adjoining properties and/or nearby sites of concern that were determined to warrant additional discussion, if any, are identified and further discussed in Section 5.1.

5.1 RECORDS SUMMARY

Database	Search Distance (Miles)	Subject Property	Adjoining Property	Other Nearby Sites of Concern
Federal NPL (Superfund) sites	1.0			
Federal Delisted NPL sites	0.5			
Federal CERCLA removals/orders sites	0.5			
Federal CERCLA sites with NFRAP	0.5			
Federal RCRA facilities undergoing Corrective Action	1.0			
Federal RCRA TSD facilities	0.5			
Federal RCRA generators (LQG, SQG, VSQG)	SP/ADJ			
Federal RCRA NonGen/NLR sites	SP/ADJ	✔	✔	
Federal IC/EC sites	SP			
Federal ERNS sites	SP			
State/tribal "Superfund" equivalent sites	1.0			
State/tribal hazardous waste facilities	0.5	✔		
State/tribal landfill and solid waste disposal facilities	0.5			
State/tribal leaking storage tanks	0.5	✔		
State/tribal registered storage tanks	SP/ADJ			

Database	Search Distance (Miles)	Subject Property	Adjoining Property	Other Nearby Sites of Concern
State/tribal voluntary cleanup sites	0.5			
State/tribal IC/EC registries	SP			
State/tribal brownfield sites	0.5			
Orphans	N/A			
Additional Environmental Record lists	SP/ADJ	✔		

Facility Name	Pestarino Property, Sedgwick Elementary
Address	10480 Finch Avenue
Distance & Direction	Subject Property
Hydrologic Position	N/A
Databases Listed	ENVIROSTOR, RGA LUST (x2), LUST, HIST LUST, SCH, Cortese, HIST CORTESE, UST FINDER RELEASE, CERS, HWTS, HAZNET, RCRA NonGen/NLR, FINDS (x2), ECHO
Comments	According to the regulatory database, Pestarino Property is listed as a LUST site issued closure by a Santa Clara County agency in March 1997. Aida Pestarino manifested other empty containers >= 30-gallons in 1996, expected to have been generated as part of UST removal activities. Sedgwick Elementary School is listed as a School Cleanup site with a status of "Certified" issued by the CalEPA DTSC in February 2019. Sedgwick Elementary manifested asbestos-containing waste in 2018, expected to have been generated during demolition of the former on-site residential structures. Listings are discussed in detail in Section 4.6. Review of the above information did not reveal any evidence of RECs, although HRECs were identified as a result of the case closures.

Facility Name	630 Stendhal Lane
Address	630 Stendhal Lane
Distance & Direction	Adjoining to the west
Hydrologic Position	Up-gradient
Databases Listed	RCRA NonGen/NLR
Comments	According to the regulatory database, 630 Stendhal Lane is listed as a non-generator of RCRA waste in January 2019 with no historic generator or violation data. No other pertinent information is included. No unauthorized releases are associated with the above facility name. Based on the lack of a documented release, the review of regulatory agency files for this site was not deemed necessary, and the site does not represent a REC.

5.2 Vapor Migration

A vapor encroachment condition (VEC) is the presence or likely presence of Chemical(s) of Concern (COC) vapors in the vadose zone of the subject property caused by the release of vapors from contaminated soil and/or groundwater either on or near the subject property.

AEI conducted a limited screening for potential VECs that may affect the subject property. The VEC screening focused on the current and historical usage of the subject property and also utilized the aforementioned regulatory agency database report provided by EDR to evaluate identified Chemicals of Concern (COCs), including petroleum hydrocarbons.

Determination of AOC

To identify the area of concern (AOC) for contaminated sites with non-petroleum hydrocarbon COCs, AEI utilized the approximate minimum search distance defined by the current ASTM E2600 of 1,760 feet (1/3 mile) from the subject property boundary for COC-contaminated sites. For sites contaminated with petroleum hydrocarbon COCs, AEI utilized the AOC approximate minimum search distance of 528 feet (1/10 mile). The AOC was adjusted accordingly based on review of physical setting characteristics, known release information, property and land features, groundwater flow direction, and soil type, et al.

ASTM's Vapor Encroachment guidance indicates that when groundwater flow direction can be estimated or determined, the cross-gradient or downgradient radius distances can be significantly reduced. AEI calculated the reduced AOC distances when considering groundwater flow direction by utilizing the following default distances, which were determined using the Buonicore Methodology:

Non-petroleum hydrocarbon COCs:

- 1,760 feet in the upgradient direction
- 365 feet in the cross-gradient direction
- 100 feet in the downgradient direction

Petroleum hydrocarbon COCs if Light, Non-Aqueous Phase Liquid, (LNAPL, i.e. floating product) is suspected:

- 528 feet in the upgradient direction
- 165 feet in the cross-gradient direction
- 100 feet in the downgradient direction

Petroleum hydrocarbon COCs if LNAPL is *not* suspected:

- 528 feet in the upgradient direction
- 95 feet in the cross-gradient direction
- 30 feet in the downgradient position

Additional adjustment of the AOC may be conducted based on AEI's professional judgment.

Conclusions

Source	VEC Identified	VEC Not Identified	Comments
Subject Property		✔	N/A
Adjoining and/or Nearby Site(s)		✔	N/A

5.3 PER- AND POLYFLUOROALKYL SUBSTANCES (PFAS)

As defined in Section 3.2.36 of the current ASTM Standard E1527, hazardous substance means "those substances defined as a hazardous substance pursuant to CERCLA 42 USC § 9601(14), as interpreted by EPA regulations and the courts." Hazardous substances that are not defined (or not yet defined) as hazardous substances under CERCLA are outside of the scope of the current ASTM Standard E1527.

On July 8, 2024, the Final EPA rule became effective that designates perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS) as CERCLA hazardous substances. Per the current ASTM Standard E1527, once this rule went into effect, these substances are evaluated within the scope of this standard, and a release or likely release of PFOA and/or PFOS is considered a REC.

Other than PFOA/PFOS, compounds classified as PFAS are not currently classified as hazardous substances under CERCLA, and thus the potential presence of PFAS (other than PFOA/PFOS) is outside of the scope of the current ASTM Standard E1527, and does not constitute a REC at this time. However, the report User should be aware that regulatory criteria and classifications are subject to change.

AEI's research of potential PFAS contamination focuses on the release/likely release of PFOA/PFOS. However, if additional information pertaining to other PFAS is identified, AEI will also assess/discuss these compounds, as deemed applicable/appropriate within the scope of this investigation.

It should be noted that AEI's screening of PFOA/PFOS and other PFAS is based solely on review of the resources cited within this report. Identification, or lack thereof, is not a warranty that PFOA/PFOS or other PFAS contamination is present or absent at a site. Additionally, it should be noted that given the evolving nature of science and regulatory oversight of PFOA/PFOS and other PFAS, additional sources of contamination may exist at the subject property, adjoining properties and/or other nearby sites that were not identified by the limited data and screening tools cited within this report.

5.3.1 POTENTIAL ON-SITE PFAS SOURCES/CONCERNS

AEI researched the standard historical and regulatory sources cited within this report to determine if a release or likely release of PFOA/PFOS has occurred at the subject property.

A voluntary industry phaseout of PFOA and PFOS was first implemented in the late 1990s and was fully implemented for PFOS by 2002 and PFOA by 2015. Although PFOA and PFOS have been generally phased out since 2015, studies have found that precursor PFAS in wastewater treatment systems may form PFOA and PFOS. As such, even after 2015, the presence of PFAS in wastewater discharges is considered a likely source of PFOA and PFOS contamination.

Potential Source	Yes	No
Past or present industrial operations that potentially included the use of PFAS (if "yes" see *Potential PFAS Sources from Industrial Uses* section/table below)		✔
The use or discharge of AFFF (if "yes" see *Potential Sources of AFFF* section/table below)		✔
Electroplating (1950s-present) NOTE: Electroplating (specifically hard chromium plating) is an industrial activity where PFAS-containing mist suppressants may have been used		✔
Agricultural uses, specifically 1970s-present that included application of biosolids/WWTP sludge that potentially contained PFAS		✔

Potential Source	Yes	No
Wastewater treatment plant (WWTP) (1960s-present)		✔
Landfill operations / waste disposal areas (1960s-present)		✔
Mining / quarrying / oil production		✔
Commercial carwash (1989-2010)		✔
Dry cleaner and/or commercial laundry (1970s-2010)		✔

Based on a review of historical sources, the subject property was historical used for agricultural uses. However, agricultural uses ceased on or prior to the 1970s. As such, it is considered unlikely that biosolids containing PFAS were spread at the subject property.

6.0 INTERVIEWS AND USER PROVIDED INFORMATION

6.1 INTERVIEWS

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

6.1.1 INTERVIEW WITH OWNER

Name	Cupertino Union School District, c/o Superintendent
Date Interviewed	N/A
Method of Contact	N/A
Year First Associated w/Property	2017 (per PropertyShark.com)
Notes	Not interviewed; refer to Section 1.5

6.1.2 INTERVIEW WITH KEY SITE MANAGER

Name	Mr. Jason Bocanegra, Cupertino Union School District, Maintenance & Grounds Operations Manager
Date Interviewed	January 23, 2026
Method of Contact	Telephone
Year First Associated w/Property	2019
Notes	Interviewed; see below
Interview Summary	Mr. Bocanegra stated that the subject property was historically occupied by a single-family residence. Mr. Bocanegra was not aware of any environmental issues associated with the subject property, nor any existing or former UST, ASTs, oil-water separators, sumps, septic tanks, or wells.

Mr. Jason Bocanegra, Cupertino Union School District, Maintenance & Grounds Operations Manager was asked if they were aware of any of the following:

	Yes	No
Any knowledge of USTs, clarifiers or oil/water separators, sumps, or other subsurface features.		✔
Any knowledge of previous environmental investigations conducted on site.		✔
Any knowledge of current or past industrial operations and/or other operations which would involve the use of hazardous substances and/or petroleum products.		✔
Any known plans for site redevelopment or change in site use.		✔
Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.		✔
Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.		✔
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.		✔
Any incidents of flooding, leaks, or other water intrusion, and/or complaints related to indoor air quality.		✔

6.1.3 Past Owners, Operators, and Occupants

AEI did not attempt to interview past owners, operators, and occupants of the subject property because information from these sources would likely be duplicative of information already obtained from other sources.

6.1.4 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 the current ASTM Standard E1527 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 did not complete the ASTM User Questionnaire or provide the User information to AEI. AEI assumes that qualification for the LLPs is being established by the User in documentation outside of this assessment.

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?	Information not provided
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?	Information not provided
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?	Information not provided
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? 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?	Information not provided

Question	Response/ Comment
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? (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?	Information not provided
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 contamination at the property?	Information not provided
Purpose/reason for conducting Phase I ESA:	Information not provided; AEI assumes the purpose is to qualify for an LLP to CERCLA liability

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 and AUL Search Information Reports

To meet the requirements of 40 CFR 312.20 and 312.25, a search for the existence of environmental liens and AULs that are filed or recorded against the subject property must be conducted. The current ASTM Standard E1527 recognizes two acceptable methods to meet this requirement:

- **Method 1** consists of a review of title documents by the User (or a title professional engaged by the User) for environmental liens and AULs.

  Note: this method must be completed by the User (or a title professional engaged by the User), and thus cannot be completed by AEI.

  Refer to Section 6.2 User Provided Information for information (if any) provided by the User via the User Questionnaire.

- **Method 2** consists of obtaining and relying on title search information reports designed to search for environmental liens and AULs.

Note: these reports are not included within the scope of the current ASTM E1527 Standard. Thus, these reports can only be obtained by a consultant if explicitly added to the agreed upon scope of work between the consultant and the client.

The inclusion of a title search information report designed to search for environmental liens and AULs was not part of AEI's approved scope of services.

7.0 SITE RECONNAISSANCE

Site Reconnaissance Date	January 23, 2026
AEI Site Assessor(s)	Adrian Angel
Property Escort(s)/ Relationship(s) to Property	Mr. Jason Bocanegra/Maintenance & Grounds Operations Manager for the Cupertino Union School District
Units/Areas Observed	Ground surface of subject property
Area(s) not accessed and reason(s)	None
Other Physical Constraints	• Volume of vegetation Refer to Section 1.5 for discussion of limiting condition(s)
General Observations	The subject property consists of vacant land on a roughly square-shaped parcel. No improvements were observed with the exception of metal perimeter fencing. No hazardous materials or features of concern were observed on-site.

Reconnaissance Findings Summary

Feature	Observed on Subject Property (see Section 7.1)	Observed on Adjoining Property (see Section 7.2)
Regulated Hazardous Substances/Wastes and/or Petroleum Products in Connection with Property Use (including drums, totes, and intermediate bulk containers)		
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 or Cesspools		
Biomedical Wastes		
Other		

7.1 SUBJECT PROPERTY RECONNAISSANCE FINDINGS

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

7.2 Adjoining Property Reconnaissance Findings

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

7.2.1 Drains, Sumps, and Clarifiers

Several storm drains were observed in the parking areas of the adjoining properties and adjoining roadways. AEI did not observe evidence of hazardous substances or petroleum products in the vicinity of the drains. Based on the use of the drains solely for storm water runoff, the presence of the drains is not considered evidence of a REC.

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 Naturally-Occurring Radon

Radon is a naturally-occurring, odorless, and invisible radioactive gas. According to the United States EPA, radon is the second leading cause of lung cancer. Natural radon levels vary and are closely related to geologic formations, soils, and foundation construction. Radon may enter buildings through basement sumps or other openings such as cracks and other holes in foundations.

US EPA Map

In 1993 the United States EPA prepared a map to assist national, state, and local organizations to target their resources and to implement radon-resistant building codes. The Map of Radon Zones should not be used to determine if individual buildings need to be tested. The map identifies counties of the US with the greatest potential for elevated indoor radon levels based on indoor radon measurement data, geology, soil parameters, and foundation types. The map divides the country into three radon zones based on potential radon accumulation, but is not to be considered predictive of radon accumulation.

The 1993 EPA map identifies the following three radon zones:

- Zone 1 - Average indoor radon levels may be greater than 4.0 pCi/L
- Zone 2 - Average indoor radon levels may be between 2.0 and 4.0 pCi/L
- Zone 3 - Average indoor radon levels may be less than 2.0 pCi/L

It is important to note that elevated levels of radon can be found in all three zones, and the EPA and other agencies recommend site-specific testing to determine radon levels at a specific property.

It should also be noted that EPA's 1993 Map of Radon Zones was based on limited data collected prior to 1993 and therefore may be supplemented with available state-developed or other data to further understand the radon potential for a specific area.

According to the US EPA, the assigned radon zone level for the County is Zone 2, which predicts an average indoor screening level between 2.0 pCi/L and 4.0 pCi/L, which is below or at the action level of 4.0 pCi/L assigned by the US EPA.

California Department of Health Services Radon Database

According to additional data obtained from California Department of Health Services Radon Database, of 93 tests conducted in the subject property zip code (95014) in 2016, 4 of the tests were above 4.0 pCi/L. 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.

Radon sampling would be necessary to determine site-specific radon conditions. Radon sampling was not requested as part of this assessment.

8.4 Suspect Mold or Microbial Growth Conditions

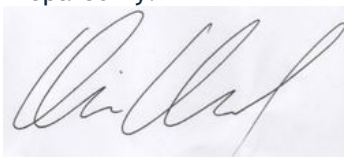
The subject property is currently vacant land or lacks structures. Consequently, suspect mold was not addressed as part of this assessment.

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:



Adrian Angel
Associate Geoscientist

Reviewed By:

Cameron Stanley, PG
Senior Author

10.0 REFERENCES

Item	Date(s)	Source
Soils Information	Accessed January 2026	USDA Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx
Depth to Groundwater Information	February 2019	*Removal Action Completion Report, Sedgwick Elementary School Expansion Project, 10480 Finch Avenue, Cupertino, CA*, prepared by Padre Associates Inc.
Aerial Photographs	1939-2022, non-inclusive	EDR
Sanborn Map Report/Search	September 10, 2025	EDR
City Directories	1962-2022, non-inclusive	EDR
Historical Topographic Maps	1889-2021, non-inclusive	EDR
Environmental Health Department	January 16, 2026	Santa Clara County Department of Environmental Health
Fire Department	September 11, 2025	Santa Clara County Fire Department
Building Department	January 16, 2026	Cupertino Building Department
Planning Department	January 16, 2026	Cupertino Planning Department
Assessor's Information and Parcel Map	January 26, 2026	Santa Clara County
Other Agencies Searched	January 16, 2026 (BAAQMD) January 26, 2026 (others)	SWRCB GeoTracker, DTSC HWTS, DTSC EnviroStor, CalEPA Regulated Site Portal, and Valley Water (formerly Santa Clara Valley Water District)
Oil and Gas Wells	January 26, 2026	California Geologic Energy Management Division
Oil and Gas Pipelines	January 26, 2026	NPMS Public Map Viewer https://www.npms.phmsa.dot.gov/PublicViewer/composite.jsf
Regulatory Database Report	January 13, 2026	EDR
Interview with Key Site Manager	January 23, 2026	Mr. Jason Bocanegra, Cupertino Union School District, Maintenance & Grounds Operations Manager
Radon Zone Information	1993	US EPA Map of Radon Zones https://www.epa.gov/radon
Additional Radon Information	2016	California Department of Health Services Radon Database https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon-Test-Results.aspx