CORNERSTONE EARTH GROUP

TYPE OF SERVICES	Screening Level Phase I Environmental Site Assessment
LOCATION	Hale Avenue Extension Morgan Hill, California
CLIENT	David J. Powers & Associates
PROJECT NUMBER	118-36-2
DATE	March 23, 2016

CORNERSTONE EARTH GROUP

Type of Services	**Screening Level Phase I Environmental Site Assessment**
Location	**Hale Avenue Extension Morgan Hill, California**
Client	**David J. Powers & Associates**
Client Address	**1871 The Alameda, Suite 200 San Jose, California 95126**
Project Number	**118-36-2**
Date	**March 23, 2016**

Prepared by

Stason I. Foster, P.E.
Senior Project Engineer

Ron L. Helm, C.E.G.
Senior Principal Geologist

1259 Oakmead Parkway | Sunnyvale, CA 94085
T 408 245 4600 | F 408 245 4620

1270 Springbrook Road, Suite 101 | Walnut Creek, CA 94597
T 925 988 9500 | F 925 988 9501

www.cornerstoneearth.com

CORNERSTONE EARTH GROUP

Table of Contents

CORNERSTONE EARTH GROUP

Type of Services	**Screening Level Phase I Environmental Site Assessment**
Location	**Hale Avenue Extension Morgan Hill, California**

SECTION 1: INTRODUCTION

This report presents the results of the Screening Level Phase I Environmental Site Assessment (ESA) performed for the planned Hale Avenue extension project in Morgan Hill, California (Site) as shown on Figures 1 and 2. This work was performed for David J. Powers & Associates in accordance with our agreement dated January 2016 (Agreement). We understand that David J. Powers & Associates is assisting the City of Morgan Hill (City) and providing consulting services to help the City comply with the California Environmental Quality Act (CEQA).

1.1 SITE/PROJECT DESCRIPTION

Based on information provided by David J. Powers & Associates, the following is a brief description of the proposed project.

Hale Avenue is part of the Santa Teresa Corridor, which is a north-south arterial through the City from Tilton Avenue to Watsonville Road that parallels US Highway 101. While the City's General Plan identifies this continuous corridor as Santa Teresa Boulevard, it is a disjointed thoroughfare with significant portions missing and other portions being made up of a series of north-south streets of different names. At the north boundary of the City, the corridor begins as Hale Avenue, which runs from Tilton Avenue to West Main Avenue. Between West Main Avenue and the DeWitt/Spring Avenue intersection, Hale Avenue does not exist but is planned to be constructed. Continuing south of the DeWitt/Spring Avenue intersection, the Santa Teresa corridor consists of DeWitt Avenue to the intersection of Edmundson Avenue. Connecting to the next piece of the corridor is a quarter-mile reach of east-west Edmundson Avenue. The last reach of the existing corridor is Sunnyside Avenue, which runs from its intersection with Edmundson Avenue to Watsonville Road.

This Screening Level Phase I ESA focuses on the planned Hale Avenue section between West Main Avenue and the DeWitt/Spring Avenue intersection (Site). As proposed, the Hale Avenue extension will be a two-lane road with a center median/turn lane in a rural configuration that does not have curb and gutter. One side of the street would have a detached sidewalk while the other side will have a wider linear park with a Class 1 path and landscaping. Street lights will be included. A water line also is included that extends the entire length of the project. Drainage structures will be installed at various locations. Overhead utility lines will be placed underground at certain locations where the voltage permits.

To facilitate roadway construction, an old concrete structure owned by PG&E located near the Hale Avenue/West Main Avenue intersection will need to be removed, along with a residence at

the western terminus of Warren Avenue, and a small shed on residential property at the West Dunne Avenue intersection.

1.2 PURPOSE AND SCOPE OF WORK

The purpose of this investigation was to strive to document, to the extent feasible pursuant to the scope of work presented in the Agreement, Recognized Environmental Conditions at the Site based on readily known historical and current land uses and to provide recommendations to further evaluate or mitigate these Recognized Environmental Conditions. This Screening Level Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions at the Site.

American Society for Testing and Materials (ASTM) E 1527-13, *Standard Practice for Environmental Site Assessments* was used as a guide for development of the project scope. As defined by ASTM E 1527-13, the term Recognized Environmental Condition means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions.

As presented in our Agreement, the scope of work performed for this Screening Level Phase I ESA included the following:

- A reconnaissance of the Site to note readily observable indications of significant hazardous materials releases to structures, soil or ground water. Our observations were made from readily accessible portions of the planned roadway alignment and from public right-of-ways.
- Drive-by observation of adjoining properties to note readily apparent hazardous materials activities that have or could significantly impact the Site.
- Acquisition and review of a regulatory agency database report of public records for the general area of the Site to evaluate potential impacts to the Site from reported contamination incidents on-Site or at nearby facilities.
- Interviews with persons reportedly knowledgeable of existing and prior Site uses.
- Review of readily available maps and aerial photographs to help evaluate past and current Site uses.
- Preparation of a written report summarizing our findings and recommendations.

The limitations for the Screening Level Phase I ESA are presented in Section 9.

1.3 ASSUMPTIONS

In preparing this Screening Level Phase I ESA, Cornerstone assumed that all records obtained by other parties, such as regulatory agency databases, maps, related documents and environmental reports prepared by others are accurate and complete. We have not independently verified the accuracy or completeness of any data received.

1.4 ENVIRONMENTAL PROFESSIONAL

This Screening Level Phase I ESA was performed by Stason I. Foster, P.E. and Ron L. Helm, C.E.G., environmental professionals who meet the qualification requirements described in ASTM E 1527-13 and 40 CFR 312 § 312.10 based on professional licensing, education, training and experience to assess a property of the nature, history and setting of the Site.

SECTION 2: USER PROVIDED INFORMATION

The ASTM standard defines the User as the party seeking to use a Phase I ESA to evaluate the presence of Recognized Environmental Conditions associated with a property. For the purpose of this Screening Level Phase I ESA, the User is David J. Powers & Associates.

2.1 SITE OWNERSHIP

Based on information provided by David J. Powers & Associates, we understand that the on-Site section of the Hale Avenue alignment will be constructed on property currently owned mainly by the City, the County of Santa Clara, PG&E, and several individuals.

2.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

An environmental lien is a financial instrument that may be used to recover past environmental cleanup costs. Activity and use limitations (AULs) include other environmental encumbrances, such as institutional and engineering controls. Institutional controls (ICs) are legal or regulatory restrictions on a property's use, while engineering controls (ECs) are physical mechanisms that restrict property access or use.

The regulatory agency database report described in Section 3.1 did not identify the Site as being in 1) US EPA databases that list properties subject to land use restrictions (*i.e.*, engineering and institutional controls) or Federal Superfund Liens or 2) lists maintained by the California Department of Toxic Substances Control (DTSC) of properties that are subject to AULs or environmental liens where the DTSC is a lien holder.

ASTM E 1527-13 categorizes the requirement to conduct a search for Environmental Liens and AULs as a User responsibility. A search of land title records for environmental liens and AULs was not within the scope of the current Phase I ESA.

2.3 SPECIALIZED KNOWLEDGE AND/OR COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

The ASTM Standard requires that if the User is aware of any specialized knowledge and/or commonly known or reasonably ascertainable information within the local community about the Site that is material to Recognized Environmental Conditions, such as environmental liens, a significantly lower purchase price due to the property being affected by hazardous materials, or other conditions that are material to Recognized Environmental Conditions in connection with the Site, it is the User's responsibility to communicate such information to the environmental professional. Based on our discussions with David J. Powers & Associates, we understand that David J. Powers & Associates does not have such specialized knowledge and/or commonly known or reasonably ascertainable information regarding the Site.

SECTION 3: RECORDS REVIEW

3.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Cornerstone conducted a review of federal, state and local regulatory agency databases provided by Environmental Data Resources (EDR) to evaluate the likelihood of contamination incidents at and near the Site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13. A list of the database sources reviewed, a description of the sources, and a radius map showing the location of reported facilities relative to the project Site are attached in Appendix A.

The purpose of the records review was to obtain reasonably available information to help identify Recognized Environmental Conditions. Accuracy and completeness of record information varies among information sources, including government sources. Record information is often inaccurate or incomplete. The Environmental Professional is not obligated to identify mistakes or insufficiencies or review every possible record that might exist with the Site. The customary practice is to review information from standard sources that is reasonably available within reasonable time and cost constraints.

3.1.1 On-Site Spill Incidents

No reported on-Site spill incidents were identified in the researched regulatory agency databases.

PG&E Morgan Hill Substation (listed at W. Main & Hale Avenue) and PG&E Morgan Hill General Construction Yard (listed at 250 W. Main Street) were identified in a Santa Clara County database of facilities that have submitted hazardous materials business plans (HMBPs). The database listings indicate the HMBPs are associated with 1 to 3 chemicals, suggesting relatively limited chemical use/storage. A portion of the planned Hale Avenue extension traverses PG&E property that presumably is occupied by these listed facilities. Santa Clara County Department of Environmental Health (DEH) files associated with these database listing were requested; however, no files were provided as of the date of this report.

3.1.2 Nearby Spill Incidents

Based on the information presented in the agency database report, no off-Site spill incidents were reported that appear likely to significantly impact soil, soil vapor or ground water beneath the Site. The potential for impact was based on our interpretation of the types of incidents, the locations of the reported incidents in relation to the Site and the assumed ground water flow direction.

SECTION 4: PHYSICAL SETTING

We reviewed readily available geologic and hydrogeologic information to evaluate the likelihood that chemicals of concern released on a nearby property could pose a significant threat to the Site and/or its intended use.

4.1 RECENT USGS TOPOGRAPHIC MAP

Provided construction plans (Mark Thomas & Company, 2012) and a USGS 7.5 minute topographic map were reviewed to evaluate the physical setting of the Site. The Site's elevations range from approximately 345 to 425 feet above mean sea level, with the lowest elevation at the northern end of the Site, and higher elevations on the southern portion of the Site and at the location where the alignment traverses Nob Hill (just north of W. Dunne Avenue). Topography in the Site vicinity generally slopes downward to the northeast.

4.2 HYDROGEOLOGY

The California Department of Conservation Division of Mines and Geology Seismic Hazard Zone Report (2004) for the Site area indicates historic high ground water depths of less than 5 feet in the area of the northern portion of the Site. Although the southern Site area is not depicted in the Seismic Hazard Zone Report, variable ground water depths would be expected based on the variable ground surface topography. Ground water beneath the Site likely flows generally to the northeast.

SECTION 5: HISTORICAL USE INFORMATION

The objective of the review of historical use information is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to Recognized Environmental Conditions at the property. The ASTM standard requires the identification of all obvious uses of the property from the present back to the property's first developed use, or back to 1940, whichever is earlier, using reasonably ascertainable standard historical sources.

5.1 HISTORICAL SUMMARY OF SITE AND ADJACENT PROPERTIES

The historical sources reviewed are summarized below. The results of our review of these sources are summarized in Table 1.

- **Historical Aerial Photographs:** We reviewed aerial photographs dated between 1939 and 2006 obtained from Environmental Data Resources, Inc. (EDR) of Milford, Connecticut. Additional aerial photographs of the northern portion of the Site (focusing on the PG&E property) dated between 1966 and 1990 were obtained from Quantum Spatial of Novato, California. Copies of aerial photographs reviewed are presented in Appendix B.

- **Historical Topographic Maps:** We reviewed USGS 15-minute and 7.5-minute historic topographic maps dated between 1917 and 1996; copies of historic topographic maps reviewed are presented in Appendix B.

- **Historical Fire Insurance Maps:** EDR reported that Sanborn fire insurance maps were not available for the Site area.

Table 1. Summary of Historical Source Information for Site Area

Date	Source	Comment
1939 and 1948	Aerial photographs	The Site appears to consist primarily of agricultural land consisting of orchards. The southern portion of the planned roadway alignment also is shown to traverse a parcel that appears to be occupied by a plant nursery with greenhouses. The existing PG&E substation and the on-Site PG&E building are additionally shown to be present. Many of the orchards are shown to have been removed by 1948.
1956 to 1980	Aerial photographs	The Site appears similar to that shown on the 1948 photograph. The existing on-Site residence at the western terminus of Warren Avenue is additionally shown. Most of the remaining orchard trees are shown to have been removed by 1965 and the plant nursery is shown to have been removed by 1975.
1982 to 2006	Aerial photographs	The Site appears similar to the existing conditions, consisting mainly undeveloped land, along with the PG&E building, a residence and a small shed (near an off-Site residence along W. Dunne Avenue). On the 1985, 1988 and 1990 photographs, the secondary containment basin (discussed in Section 6.2) is apparent on the south side of the PG&E building; several electrical transformers are visible nearby.
1917 to 1996	Topographic maps	Similar to the aerial photographs described above, the topographic maps depict the Site as being former agricultural land. The apparent plant nursery with greenhouses is depicted on the 1955, 1968 and 1973 topographic maps. The PG&E building is depicted on the 1955 map; the on-Site residence also is depicted on the 1955, as well as on subsequent maps.

SECTION 6: SITE RECONNAISSANCE

We performed a Site reconnaissance to evaluate current Site conditions and to attempt to identify Site Recognized Environmental Conditions. The results of the reconnaissance are discussed below. Additional Site observations are summarized in Table 2.

6.1 METHODOLOGY AND LIMITING CONDITIONS

To observe current Site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on February 25, 2016. Our observations were made by walking accessible portions of the planned roadway alignment and from public right-of-ways. Mr. Danny Miller, Industrial Power Engineer with PG&E, was present during our visit to the PG&E property; however, access to the interior of the on-Site PG&E structure was not available at the time of our visit. In addition, the on-Site residence at the western terminus of Warren Avenue and the on-Site shed on residential property along West Dunne Avenue were only observed from public right-of-ways.

6.2 OBSERVATIONS

At the time of our visit, the planned Hale Avenue alignment was observed to consist primarily of undeveloped land bordered by residential properties. An on-Site residence was observed at the western terminus of Warren Avenue and an on-Site, wood-framed storage shed was observed on residential property along West Dunne Avenue. The on-Site PG&E building was observed to

be a single story concrete structure with a roll-up door on the western side. The structure was located within PG&E's substation, which was surrounded by chain-link fencing. Based on our exterior observations, the use of the building was not readily apparent, and Mr. Miller was not familiar with the use or history of the building. A shallow (approximately 1-foot deep) containment basin was observed on the southern side of the building. This basin was paved with deteriorated asphalt and was dry at the time of our visit. The basin appeared likely to have historically been used as a secondary containment feature, probably associated with oil-containing electrical transformers. Discharge piping, controlled by a valve, was observed at the low point of the basin (southeast corner) that discharged into a small on-Site unlined ditch that extended to the east to a storm drain catch basin. The catch basin appeared to discharge via below ground piping to a nearby larger unlined drainage ditch located on the eastern side of the planned roadway alignment. No evidence of spills into the containment basin or the associated drainage ditch were readily apparent.

A fenced storm water detention basin was observed on the southern portion of the Site. No hazardous materials were observed on-Site.

Table 2. Summary of Readily Observable Site Features

General Observation	Comments
Aboveground Storage Tanks	Not Observed
Agricultural Wells	Not Observed
Air Emission Control Systems	Not Observed
Boilers	Not Observed
Burning Areas	Not Observed
Chemical Mixing Areas	Not Observed
Chemical Storage Areas	Not Observed
Clean Rooms	Not Observed
Drainage Ditches and Creeks	Observed as discussed above
Elevators	Not Observed
Emergency Generators	Not Observed
Equipment Maintenance Areas	Not Observed
Fill Placement	Not Observed
Ground Water Monitoring Wells	Not Observed
High Power Transmission Lines	Observed leading to the PG&E substation
Hoods and Ducting	Not Observed
Hydraulic Lifts	Not Observed
Incinerator	Not Observed
Petroleum Pipelines	Not Observed
Petroleum Wells	Not Observed
Railroad Lines	Not Observed
Row Crops or Orchards	Not Observed
Stockpiles of Soil	Not Observed
Sumps or Clarifiers	Not Observed
Transformers	Not Observed
Underground Storage Tanks	Not Observed
Vehicle Maintenance Areas	Not Observed
Vehicle Wash Areas	Not Observed
Wastewater Neutralization Systems	Not Observed

The comment "Not Observed" does not warrant that these features are not present on-Site; it only indicates that these features were not readily observed during the Site visit.

6.2.1 Site Photographs

Photograph 1. On-Site PG&E building and secondary containment basin, looking northeast.

Photograph 2. PG&E building, and discharge piping and valve at the southeast corner of the secondary containment basin.

Photograph 3. Drainage ditch leading from the secondary containment basin to a storm drain, looking west.

Photograph 4. View of the planned roadway alignment looking south from the PG&E building area.

Photograph 5. On-Site residence and western terminus of Warren Avenue, looking south.

Photograph 6. View of the planned roadway alignment over Nob Hill, looking south.

Photograph 7. View of the planned roadway alignment looking south from West Dunne Avenue.

Photograph 8. View of the on-Site shed (and fencing) at the West Dunne Avenue intersection.

Photograph 9. View of the planned roadway alignment looking northeast from Dewitt Avenue.

Photograph 10. View of the fenced storm water detention basin on the southern portion of the Site, looking northeast

SECTION 7: INTERVIEWS

During our Site visit, Mr. Danny Miller, Industrial Power Engineer with PG&E, was interviewed regarding his knowledge of the PG&E property and the on-Site PG&E building. Mr. Miller indicated that, in general, PG&E has historically used the property as an electrical substation and is considering future upgrades to the facility to improve system reliability in the Morgan Hill area. Mr. Miller indicated that he was not familiar with the history or prior uses of the on-Site structure. However, Mr. Miller indicated that other employees within PG&E or PG&E's Land Management Department may be able to provide additional details. Mr. Miller indicated that he would attempt to obtain additional information and/or provide appropriate contacts; no additional information or contacts were received as of the date of this report.

SECTION 8: CONCLUSIONS (FINDINGS) AND RECOMMENDATIONS

Cornerstone performed this Screening Level Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions. Our conclusions and recommendations are summarized below.

8.1 SITE HISTORY

Based on the information obtained during this study, the Site historically consisted primarily of agricultural land, mainly orchards. Most of the orchard trees were removed during the 1940s and 1950s. The southern portion of the planned roadway alignment also traverses a parcel that appears to have been occupied by a plant nursery with greenhouses. The nursery/greenhouses were removed by 1975. The on-Site structure owned by PG&E has been present at PG&E's electrical substation since at least the 1930s. The on-Site residence at the western terminus of Warren Avenue has been present since the 1950s. Except for these structures, and a small shed on a residential parcel at the planned West Dunne Avenue intersection, the Site currently consists of undeveloped land.

8.2 CHEMICAL STORAGE AND USE

No hazardous materials were observed on-Site at the time of our reconnaissance. Additionally, the Site does not appear to have historically been occupied by businesses that use or store hazardous materials, except for the PG&E substation located on the northern portion of the Site.

Historical aerial photographs depict several electrical transformers just west of the planned roadway alignment at the PG&E substation. A nearby containment basin (located partially on-Site) is present on the southern side of the on-Site PG&E building. This basin is paved with deteriorated asphalt and likely was historically used as a secondary containment feature associated with oil-containing electrical transformers. Discharge piping, controlled by a valve, is present at the low point of the basin (southeast corner) that discharges into a small on-Site unlined ditch that leads east to a storm drain catch basin. Based on the regulatory agency databases reviewed during this study, no chemical releases at the PG&E substation have been reported. However, for a higher degree of certainty, we recommend that soil sampling and laboratory analyses be conducted to evaluate soil quality at the locations where the planned roadway traverses the PG&E containment basin and associated drainage ditch. Historically, transformer oil commonly contained polychlorinated biphenyls (PCBs); other common contaminants include petroleum hydrocarbons and metals.

8.3 AGRICULTURAL USE

The Site was used for agricultural purposes for several decades including orchards and an apparent plant nursery with greenhouses. Pesticides may have been applied to crops in the normal course of farming operations. Residual pesticide concentrations may remain in on-Site soil. If elevated concentrations of agricultural chemicals are present, mitigation or soil management measures may be required during construction/earthwork activities. We recommend performing soil sampling to evaluate if agricultural chemicals are present. If earthwork activities will result in the accumulation of excess soil, this material will require sampling and analytical testing to evaluate appropriate disposal facilities. Elevated concentrations of pesticides in this material may significantly increase its disposal cost.

8.4 ASBESTOS CONTAINING BUILDING MATERIALS (ACBMS)

Due to the age of the on-Site structures, building materials may contain asbestos. If demolition, renovation, or re-roofing of the building is planned, an asbestos survey is required by local authorities and/or National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require the removal of potentially friable ACBMs prior to building demolition or renovation that may disturb the ACBM.

8.5 LEAD-BASED PAINT AND TERMITE CONTROL PESTICIDES

The Consumer Product Safety Commission banned the use of lead as an additive in paint in 1978. Based on the age of the buildings, lead-based paint may be present. The removal of lead-based paint is not required prior to building demolition if the paint is bonded to the building materials. However, if the lead-based paint is flaking, peeling, or blistering, it should be removed prior to demolition. In either case, applicable OSHA regulations must be followed; these include requirements for worker training, air monitoring and dust control, among others. Any debris containing lead must be disposed appropriately.

Additionally, soil adjacent to structures that are painted with lead-containing paint can become impacted with lead as a result of the weathering and/or peeling of painted surfaces. Soil near wood framed structures also can be impacted by pesticides historically used to control termites. No information was identified during this study regarding the use of lead based paint or termite control pesticides on-Site. Peeling paint, however, was observed on the PG&E structure.

Prior to the implementation of earthwork activities at the Site, we recommend that shallow soil adjacent to the on-Site residence at the western terminus of Warren Avenue be evaluated for the possible presence of lead and pesticides. Soil adjacent to the concrete PG&E building also should be evaluated for the possible presence of lead.

8.6 IMPORTED SOIL

If the planned development will require importing soil for Site grading, we recommend documenting the source and quality of imported soil. The DTSC's October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill.

8.7 POTENTIAL ENVIRONMENTAL CONCERNS WITHIN THE SITE VICINITY

Based on the information obtained during this study, no hazardous material spill incidents have been reported in the Site vicinity that would be likely to significantly impact the Site.

8.8 DATA GAPS

ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on significant data gaps that affect our ability to identify Recognized Environmental Conditions. A data gap is a lack of or inability to obtain information required by ASTM Standard Designation E 1527-13 despite good faith efforts by the Environmental Professional to gather such information. A data gap by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. The following data gaps were identified:

- Access to the interior of the on-Site PG&E building was not available at the time of our visit. Additionally, the provided PG&E contact was not familiar with the history or prior

uses of the structure, although we were informed that other employees within PG&E or PG&E's Land Management Department may be able to provide additional details.

- Santa Clara County Department of Environmental Health files associated with the PG&E property were requested; however, no files were provided as of the date of this report.

The general environmental setting of the Site appears to have been established based on the information reviewed from other data sources. However, the above data gaps may diminish our ability to identify Recognized Environmental Conditions.

8.9 DATA FAILURES

As described by ASTM Standard Designation E 1527-13, a 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 historical research objectives have not been met. Data failures are not uncommon when attempting to identify the use of a Site at five year intervals back to the first use or to 1940 (whichever is earlier). ASTM Standard Designation E 1527-13 requires the Environmental Professional to comment on the significance of data failures and whether the data failure affects our ability to identify Recognized Environmental Conditions. A data failure by itself is not inherently significant; it only becomes significant if it raises reasonable concerns. No significant data failures were identified during this Phase I ESA

SECTION 9: LIMITATIONS

Cornerstone performed this Phase I ESA to support David J. Powers & Associates in evaluation of Recognized Environmental Conditions associated with the Site. David J. Powers & Associates understands that no Phase I ESA can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site. This Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for Recognized Environmental Conditions. David J. Powers & Associates understands that the extent of information obtained is based on the reasonable limits of time and budgetary constraints.

Findings, opinions, conclusions and recommendations presented in this report are based on readily available information, conditions readily observed at the time of the Site visit, and/or information readily identified by the interviews and/or the records review process. Phase I ESAs are inherently limited because findings are developed based on information obtained from a non-intrusive Site evaluation. Cornerstone does not accept liability for deficiencies, errors, or misstatements that have resulted from inaccuracies in the publicly available information or from interviews of persons knowledgeable of Site use. In addition, publicly available information and field observations often cannot affirm the presence of Recognized Environmental Conditions; there is a possibility that such conditions exist. If a greater degree of confidence is desired, soil, ground water, soil vapor and/or air samples should be collected by Cornerstone and analyzed by a state-certified laboratory to establish a more reliable assessment of environmental conditions.

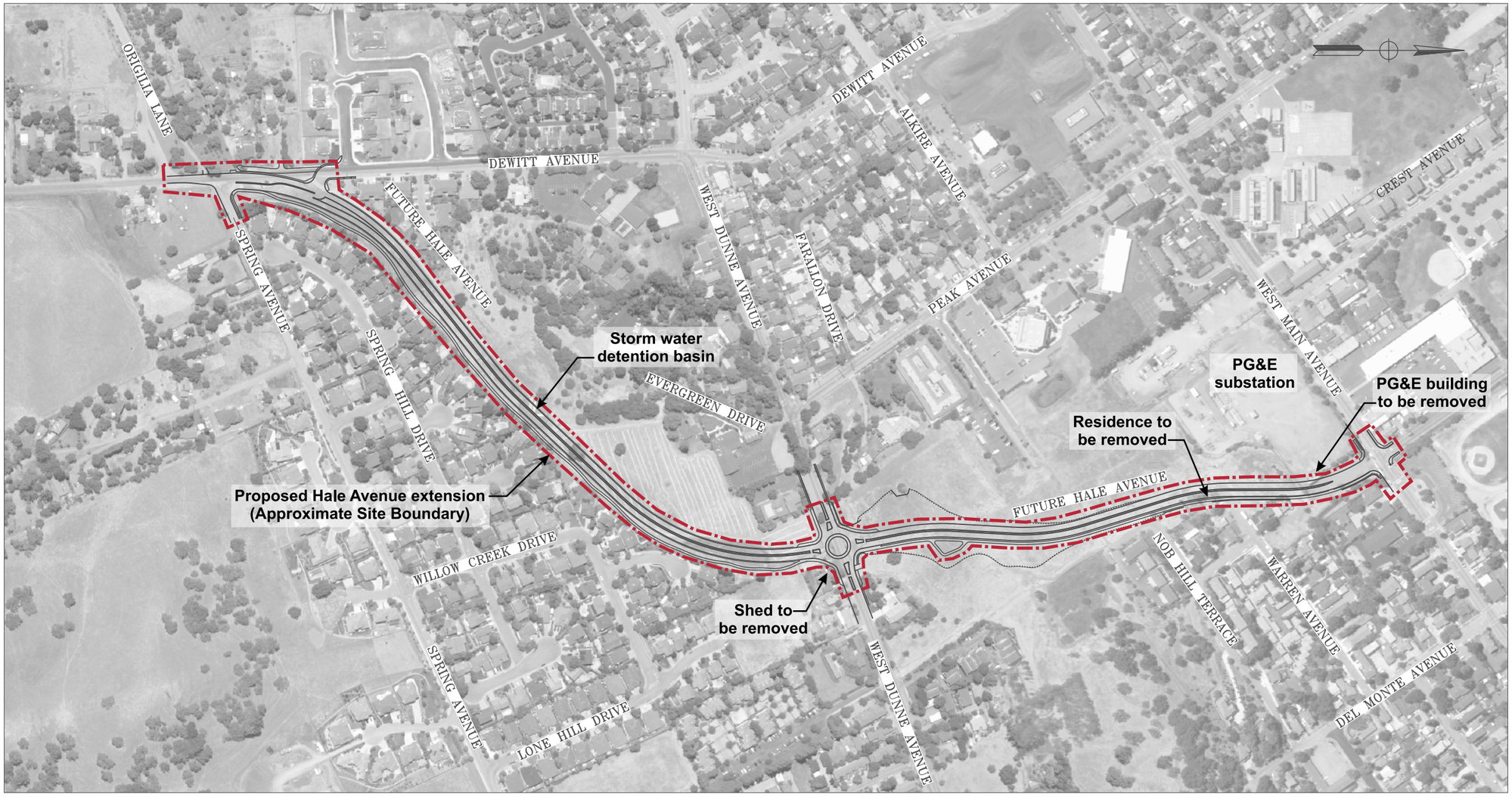
Cornerstone acquired an environmental database of selected publicly available information for the general area of the Site. Cornerstone cannot verify the accuracy or completeness of the database report, nor is Cornerstone obligated to identify mistakes or insufficiencies in the information provided (ASTM E 1527-13, Section 8.1.3). Due to inadequate address information, the environmental database may have mapped several facilities inaccurately or could not map the facilities. Releases from these facilities, if nearby, could impact the Site.

CORNERSTONE EARTH GROUP

Vicinity Map

Hale Avenue Extension
Morgan Hill, CA

Project Number	118-36-2
Figure Number	Figure 1
Date	March 2016
Drawn By	RRN



N

0 400 800

APPROXIMATE SCALE (FEET)

Base by Mark Thomas & Company, Inc., Project Location, Title Sheet Sheet - T-1, dated 7/20/2012

Project Number	118-36-2
Figure Number	Figure 2
Drawn By	RRN
Date	March 2016

Site Plan

Hale Avenue Extension
Morgan Hill, CA

CORNERSTONE EARTH GROUP

This report, an instrument of professional service, was prepared for the sole use of David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. An electronic transmission of this report may also have been issued. While Cornerstone has taken precautions to produce a complete and secure electronic transmission, please check the electronic transmission against the hard copy version for conformity.

Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

CORNERSTONE EARTH GROUP

APPENDIX A: DATABASE SEARCH REPORT

APPENDIX B: HISTORIC AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS