

Appendix G
Phase II Environmental Site Assessment

June 13, 2020 (Revised November 2, 2020)

Mark Irving

A0702 Morgan Hill, L.P.
2000 E. Fourth St. Suite 205
Santa Ana, CA 92705



Via email: mirving@uhcllc.net

**Subject: Shallow Soil Sampling Report
 15480 Watsonville Road
 Assessor's Parcel Number 779-04-075 (South 3.7-acres)
 Morgan Hill, Santa Clara County, California 95038
 Project No. 1219003**

Reference: *"Phase I Environmental Site Assessment, Residential Redevelopment Property, APN 779-04-075 (South 3.7 Acres); 15480 Watsonville Road, Santa Clara County, California"* dated April 2, 2020, Project 1219003a, TAGDD

Dear Sir:

The following letter report documents limited soil sampling conducted at the referenced site location on June 3, 2020 in accordance with our approved Change Order No. 2 dated April 5, 2020.

BACKGROUND

TA-Group DD, LLC (TAGDD) conducted a Phase I Environmental Site Assessment (ESA) in April 2020 (referenced above) for the southern half of a 3.7-acre property located at the southeast corner of Monterey Road and Watsonville Road, at an address of 15480 Watsonville Road, in the City of Morgan Hill, Santa Clara County, California.

The Phase I concluded that a *Recognized Environmental Condition* (REC) was present at the site, based on the historic presence of a toxic insecticide (*Perm-Up 3.2EC*) used at the facility, which contained volatile organic compounds (VOC). Interviews with the operators indicated that surface water collected at the facility, which would presumably contain the insecticide, was gathered in a sump on the west side of the facility and subsequently discharged via a sprinkler system located at the southern end of the facility.

Based on the TAGDD recommended that limited soil sampling be conducted within the sprinklered area to assess the potential presence of VOC (and organochloride pesticides). Three shallow soil samples were collected and analyzed for this purpose.

PREPARATION ACTIVITIES

Prior to conducting field activities, TAGDD staff coordinated site access with Client. Utility clearance had formerly been conducted (DigAlert ticket (Ticket No. X002600208-00x).

SAMPLING RATIONALE & ANALYTICAL PROGRAM

Historical information indicated that water potentially containing *Perm-Up 3.2EC-related* VOC, was collected and disbursed in a sprinkler system at the southern end of the facility. If present, contaminants would be expected to be greatest near surface. Three shallow soil samples were collected in the sprinkler disbursement area and analyzed for VOC by EPA Method 8260b and Organochloride Pesticides by EPA Method 8181. **Figure 1** shows sample locations.

SAMPLING PROCEDURES

Excavation tools were cleaned prior and between holes to prevent cross contamination. Soil samples were collected by excavating to a depth of 6-10 inches below grade with a shovel, to moist relatively undisturbed soil. The holes were cleared 4-ounce glass sample jars used to collect samples. Jars were forced into the loosened subgrade soil, the soil leveled, and the sample lid screwed tightly down to prevent headspace. The sampler changed latex gloves between sample locations. Jars were immediately labeled and placed into a dry-ice chilled cooler prior to immediate transport to the laboratory; Torrent Laboratories, in Milpitas, California.

SOIL SAMPLE RESULTS

EPA 8260b VOCs were not detected in any samples. Laboratory results are attached. The pesticides Chlordane and DDT/DDE were found in one sample. **Table 1** includes sample results and referenced guidance.

Table 1 Results in ug/Kg EPA Method 8260B					
Sample ID	VOC EPA 8026	4.4'-DDT	4.4'-DDE	Chlordane	Gamma-Chlordane/ Alpha-Chlordane
1219003-HA-1	ND	7.20	7.34	477	30.5 / 49.4
1219003-HA-2	ND	ND	ND	ND	ND
1219003-HA-3	ND	ND	ND	ND	ND
Reporting Limits	5.0	3.9	2.6	42	3.3/3.5
2019 SFRWQCB Tier 1 ESL*	N/A	1.1**	330**	8.5	(not listed; use 8.5)

**San Francisco RWQCB Tier 1 Environmental Screening Levels 2019, Revision 2; Based on a generic site conceptual model designed for use at most sites*
*** ESL refers only to "DDE" and "DDE"*

DISCUSSION/CONCLUSIONS

No VOC related to the former application of *Perm-Up 3.2EC* insecticide was found in samples collected by TAGDD. Pesticides attributed to previous agricultural use on the property including DDT, DDE, and Chlordane and Chlordane isomers were found in only one of three samples. Based on experience at similar sites and the absence of these compounds in two or three samples, it is likely that these pesticides are present non-uniformly, and not representative of surficial soil conditions.

RECOMMENDATIONS

Post demolition, TAGDD recommends that a sampling grid be superimposed and discrete shallow samples collected at points currently under building foundations to identify any potential areas impacted by Chlordane and/or DDT isomers. In our experience, hot spots of pesticide-impacted soils are typically of limited volume and are typically excavated and disposed of without substantial grading. For larger quantities of soils that are non-hazardous, subject to regulatory approval, such soils may generally be placed under interior roads, parking areas, or buildings during normal grading operations to prevent future residential exposure.

LIMITATIONS

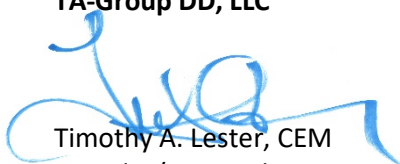
Findings provided herein have been derived in accordance with current standards of practice, and no warranty is expressed or implied. Standards of practice are subject to change with time. This report has been prepared for the sole use of the Client. Site conditions, land use (both onsite and offsite), or other factors may change as a result of manmade influences, and additional work may be required with the passage of time.

This report should not be relied upon by other parties without the express written consent of TAGDD or our Client, subject to our contract limitations. Any use or reliance upon this environmental evaluation by a party other than the Client, shall be solely at the risk of such third party and without legal recourse against TA-Group DD, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute, or otherwise. The Client has the responsibility to see that all parties to the project, including the designer, contractor, subcontractor, and building official, etc. are aware of this report in its complete form.

This report contains information which may be used in the preparation of contract specifications; however, the report is not designed as a specification document, and may not contain sufficient information for use without additional assessment. TAGDD assumes no responsibility or liability for work or testing performed by others. In addition, this report may be subject to review by the controlling authorities.

Thank you for contacting TAGDD regarding this important project. If you have questions, please contact the undersigned at (760) 473-0645.

Sincerely,
TA-Group DD, LLC



Timothy A. Lester, CEM
Founder/Principal

Attachments: Figure 1: Sampling Locations
Torrent Laboratory Report

Selected References:

TA-Group DD; *"Phase I Environmental Site Assessment, Residential Development Property, APN 779-04-075 (South 3.7-acres), 15480 Watsonville Road, Santa Clara County, California"*, dated April 2, 2020.

"Environmental Screening Levels", San Francisco Regional Water Quality Control Board, 2019, Revision 2: