

<b>DOCKETED</b>	
<b>Docket Number:</b>	26-OPT-02
<b>Project Title:</b>	Seahawk Battery Energy Storage System
<b>TN #:</b>	270259
<b>Document Title:</b>	Section 3-5 Appendices Part 2
<b>Description:</b>	N/A
<b>Filer:</b>	Erin Phillips
<b>Organization:</b>	Dudek
<b>Submitter Role:</b>	Applicant Consultant
<b>Submission Date:</b>	5/27/2026 10:53:32 AM
<b>Docketed Date:</b>	5/27/2026



Year: 1968  
Source: USGS  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191



400  
Feet



Year: 1974  
Source: USGS  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191



400  
Feet



Year: 1982  
Source: USGS  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191



400  
Feet



Year: 1993  
Source: USGS  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191



400  
Feet



Year: 2003  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191



400  
Feet

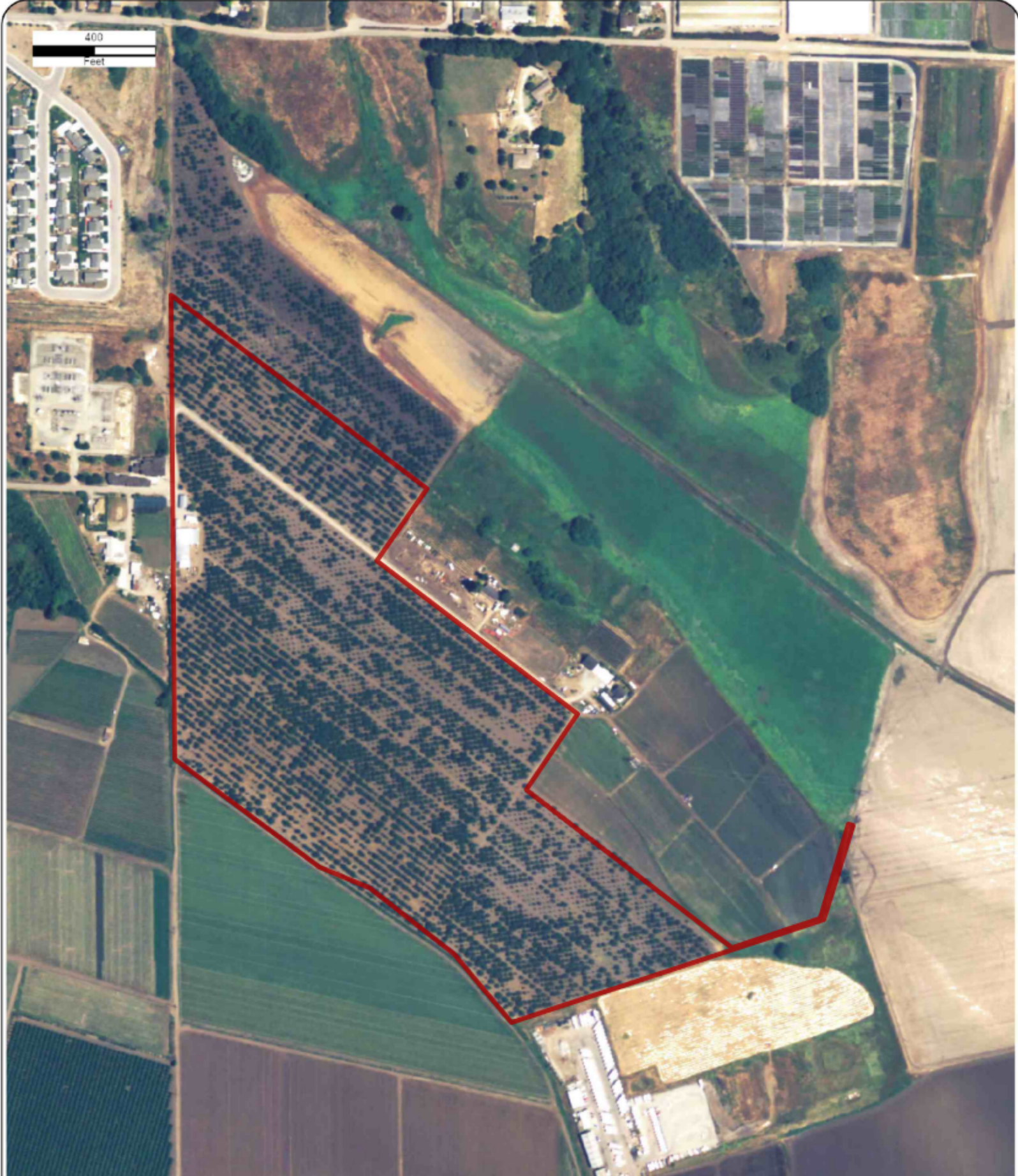


Year: 2004  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2005  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





400  
Feet

Year: 2009  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





400  
Feet

Year: 2010  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2012  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2014  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2016  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2018  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





Year: 2020  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





400  
Feet

Year: 2022  
Source: USDA  
Scale: 1" = 400'  
Comment:

Address: 90 Minto Road, Watsonville, CA  
Approx Center: -121.75670098,36.94918666

Order No: 25100700191





—  
FIRE  
INSURANCE  
MAPS

**Project Property:** Proposed Battery Storage  
90 Minto Road Watsonville CA 95076  
**Project No:** 250052689PR  
**Requested By:** EBI Consulting  
**Order No:** 25100700191  
**Date Completed:** October 07, 2025

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



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CITY  
**DIRECTORY**

**Project Property:** *Proposed Battery Storage  
90 Minto Road  
Watsonville, CA 95076*

**Project No:** *250052689PR*

**Requested By:** *EBI Consulting*

**Order No:** *25100700191*

**Date Completed:** *October 09, 2025*

**Environmental Risk Information Services**

*A division of Glacier Media Inc.*

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

October 09, 2025  
RE: CITY DIRECTORY RESEARCH  
90 Minto Road  
Watsonville, CA 95076

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**

ALL of Grimmer Rd  
ALL of Minto Rd

**Search Notes:**

## Search Results Summary

Date	Source	Comment
2023	DIGITAL BUSINESS DIRECTORY	
2020	DIGITAL BUSINESS DIRECTORY	
2016	DIGITAL BUSINESS DIRECTORY	
2012	DIGITAL BUSINESS DIRECTORY	
2008	DIGITAL BUSINESS DIRECTORY	
2003	DIGITAL BUSINESS DIRECTORY	
2000	HAINES	
1995	HAINES	
1990	HAINES	
1986	HAINES	
1980	HAINES	
1975	HAINES	
1965	POLKS	
1959	POLKS	
1955	POLKS	
1950	POLKS	
1946	POLKS	
1940	POLKS	
1935	POLKS	
1930	POLKS	

### Environmental Risk Information Services

A division of Glacier Media Inc.

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

196 PAJARO VALLEY UNIFIED SCH DIST...*BUSES-SCHOOL TRANSPORTATION SERVICE*  
 294 PAJARO VALLEY UNIFIED SCH DIST...*BUSES-SCHOOL TRANSPORTATION SERVICE*

10 DANIEL REYNA...*RESIDENTIAL*  
 11 CRISTINA REYNOSA...*RESIDENTIAL*  
 13 LISSETT ESPINOZA...*RESIDENTIAL*  
 13 LUCINO ESCUTIA...*RESIDENTIAL*  
 13 LUCINO'S GENERAL CONSTRUCTION...*BUILDING CONTRACTORS*  
 13 ROSA ESCUTIA...*RESIDENTIAL*  
 17 ESMERALDA SALDANA...*RESIDENTIAL*  
 19 AMANDA ROBLEDO...*RESIDENTIAL*  
 30 HILDA PERALTA...*RESIDENTIAL*  
 30 ISABEL AVELAR...*RESIDENTIAL*  
 33 ABELARDO OREGEL...*RESIDENTIAL*  
 33 JESSE ALANIS...*RESIDENTIAL*  
 33 LISA ERICKSON...*RESIDENTIAL*  
 33 MARIA ALBOR...*RESIDENTIAL*  
 33 SULEMA CASTANEDA...*RESIDENTIAL*  
 33 TERESA AMEZQUITA...*RESIDENTIAL*  
 33 VANESSA ORTEGA...*RESIDENTIAL*  
 78 JUANA ALANIS...*RESIDENTIAL*  
 90 BAUDELIO PEREZ...*RESIDENTIAL*  
 280 MAGALY DIAZ...*RESIDENTIAL*

294 PAJARO VALLEY UNIFIED SCH DIST...BUSES-SCHOOL TRANSPORTATION  
SERVICE

10 DANIEL REYNA...RESIDENTIAL  
11 CRISTINA REYNOSA...RESIDENTIAL  
13 LISSETT ESPINOZA...RESIDENTIAL  
13 LUCINO ESCUTIA...RESIDENTIAL  
13 LUCINO'S GENERAL CONSTRUCTION...BUILDING CONTRACTORS  
17 ESMERALDA SALDANA...RESIDENTIAL  
19 AMANDA SANCHEZ...RESIDENTIAL  
30 HILDA PERALTA...RESIDENTIAL  
30 ISABEL AVELAR...RESIDENTIAL  
33 ABELARDO OREGEL...RESIDENTIAL  
33 LISA ERICKSON...RESIDENTIAL  
33 MARIA ALBOR...RESIDENTIAL  
33 SULEMA CASTANEDA...RESIDENTIAL  
33 VANESSA ORTEGA...RESIDENTIAL  
48 ANGELICA RUIZ...RESIDENTIAL  
90 BAUDELIO PEREZ...RESIDENTIAL  
280 MAGALY DIAZ...RESIDENTIAL

196 PAJARO VALLEY UNIFIED SCH DIST...SCHOOLS

11 CRISTINA REYNOSA...RESIDENTIAL  
13 LISSETT ESPINOZA...RESIDENTIAL  
13 LUCINO ESCUTIA...RESIDENTIAL  
13 LUCINO'S GENERAL CONSTRUCTION...BUILDING CONTRACTORS  
13 ROSA ESCUTIA...RESIDENTIAL  
17 ESMERALDA SALDANA...RESIDENTIAL  
19 AMANDA SANCHEZ...RESIDENTIAL  
30 CARLOS AVELER...RESIDENTIAL  
30 HILDA PERALTA...RESIDENTIAL  
30 ISABEL AVELAR...RESIDENTIAL  
30 JULIO PERALTA...RESIDENTIAL  
30 PETE AVELAR...RESIDENTIAL  
33 ABELARDO OREGEL...RESIDENTIAL  
33 JESUS VILLARRUEL...RESIDENTIAL  
33 LAURA GARCIA...RESIDENTIAL  
33 LISA ERICKSON...RESIDENTIAL  
33 MARIA ALBOR...RESIDENTIAL  
33 SULEMA CASTANEDA...RESIDENTIAL  
33 VANESSA ORTEGA...RESIDENTIAL  
48 ANGELICA RUIZ...RESIDENTIAL  
90 BAUDELIO PEREZ...RESIDENTIAL  
280 MAGALY DIAZ...RESIDENTIAL

NO LISTING FOUND

9 CELESTINO MENDOZA...RESIDENTIAL  
9 HILDA RAMIREZ...RESIDENTIAL  
13 LUCINO'S GENERAL CONSTRUCTION...BUILDING CONTRACTORS  
19 AMANDA ROBLEDO...RESIDENTIAL  
19 AMANDA SANCHEZ...RESIDENTIAL  
19 ERIKA SANCHEZ...RESIDENTIAL  
19 RICARDO ROBLEDO...RESIDENTIAL  
20 MAGDALENA RENTERIA...RESIDENTIAL  
20 RAMON PADILLA...RESIDENTIAL  
24 ANGELA STAGNO...RESIDENTIAL  
30 ISABEL AVELAR...RESIDENTIAL  
30 JULIO PERALTA...RESIDENTIAL  
30 MARIA DEL C AVELAR...RESIDENTIAL  
30 W AVELAR...RESIDENTIAL  
48 MIGUEL BUSTOS JR...RESIDENTIAL  
76 M ETO...RESIDENTIAL  
76 MITSUGU ETO...RESIDENTIAL  
280 TAURINO GOMEZ...RESIDENTIAL

NO LISTING FOUND

6 ADRIANA RODRIGUEZ...RESIDENTIAL  
9 MARIA H RODRIGUEZ...RESIDENTIAL  
9 NORMA BARBOSA...RESIDENTIAL  
9 RODOLFO REYES...RESIDENTIAL  
13 GABRIEL E ESCAMIILA...RESIDENTIAL  
13 L & R HANDYMAN SVC...HANDYMAN SERVICE  
13 LUCINOS GENERAL CONSTRUCTION...COMM/OFF BLDG NEW CON  
13 LUCINOS GENERAL CONSTRUCTION...BUILDING CONTRACTORS  
19 AMANDA L SANCHEZ...RESIDENTIAL  
20 PEDRO GUZMAN...RESIDENTIAL  
20 RAMON PADILLA...RESIDENTIAL  
24 K IVERSEN...RESIDENTIAL  
26 D ALEXA...RESIDENTIAL  
26 TRACI A ROBERTS...RESIDENTIAL  
30 MARIA D PUGA...RESIDENTIAL  
30 THERESA GARCIA...RESIDENTIAL  
48 MARIA HERRERA...RESIDENTIAL  
76 M ETO...RESIDENTIAL  
78 CESAR BIBANCO...RESIDENTIAL  
78 FELIPE YANEZ...RESIDENTIAL  
90 ANGEL J JIMENEZ...RESIDENTIAL  
90 EDGAR E MEDINA...RESIDENTIAL  
90 EDGAR MEDINA...RESIDENTIAL

NO LISTING FOUND

- 6 C M POWELL...RESIDENTIAL
- 19 AMANDA L SANCHEZ...RESIDENTIAL
- 76 M ETO...RESIDENTIAL
- 78 EMA VILLANUEVA...RESIDENTIAL
- 78 J N NERI...RESIDENTIAL
- 90 ANGEL J JIMENEZ...RESIDENTIAL
- 200 PETRA MEDRANO...RESIDENTIAL

STREET NOT LISTED

6	CARO RAUL
9	RAMIREZ JUAN
10	XXXX
13	ESCAMILLA GABRIEL E
13	GARCIA REFUGIO L JR
14	VILLANUEVA RENE
17	XXXX
18	COFFEY SHIRLEY
19	SANCHEZ AMANDA L
20	PADILLA F
24	XXXX
30	COLE KATY L
30	ETON N
30	HERRERA MARIA
30	PUGA MARIA DEL CARMEN
78	XXXX
90	JIMENEZ ANGEL JOSE
114	XXXX
200	MEDRANO PETRA

STREET NOT LISTED

6 CLARK KEVIN F  
9 HEREDIAHERNANDEZ D  
9 POWELL C M  
10 XXXX  
13 XXXX  
14 VILLANUEVA RENE  
17 XXXX  
18 LARGE ROBERT  
19 ROBLEDO RICARDO  
19 SANCHEZ AMANDA L  
20 BARCENA ANTONIO Y  
20 PADILLA FILOMENO  
24 XXXX  
26 ALEXA DARLENE  
30 GARCIA ISABEL  
76 ETO M  
78 JOHNSON DON  
90 JIMÉNEZ ANGEL JOSE  
200 MEDRANO LORENA

STREET NOT LISTED

6	XXXX
13	XXXX
14	XXXX
17	LARGE ROY C JR
17	RICKARD CATHLEEN
17	RICKARD STEPHEN
18	XXXX
19	XXXX
20	XXXX
24	XXXX
26	XXXX
76	ETO M
78	DOERING LOUIS
78	DOERING MARIAN E
78	JOHNSON DON

STREET NOT LISTED

6	XXXX
13	CHRISTENSEN ARTHUR
14	XXXX
17	BROWER WM J
19	XXXX
20	PADILLA RAMON
24	XXXX
26	ALEXA D
30	XXXX
76	ETO M
78	DOERING LOUIS
78	DOERING MARIAN E
200	RAM FARMS

STREET NOT LISTED

6	LEEMAN R
10	SPELLINS JIM
13	CHRISTENSEN ARTHUR
14	MORRIS DAVID
17	BROWER W J
18	LARGE ROY C JR
19	XXXX
20	GOMEZ ARTURO
24	MUNOZ SUSAN
26	ALEXA D
30	GARCIA R L
76	ETO M
78	DOERING JOHN J
200	CASEY BARBARA
200	R&M FARMS

STREET NOT LISTED

6 BATTLE GUS  
9 KELLOGG ELSIE MRS  
10 SPELLINS JIM  
13 CHRISTENSEN ARTHUR  
14 DAWAL TED  
17 BROWER W J  
18 LARGE ROY C JR  
19 WHITE J A  
20 KEMPER JOHN  
24 RUTHERFORD MARY  
26 SO T H  
30 LIGHTFOOT DONALD  
76 ETO M  
78 DOERING JOHN J

STREET NOT LISTED

6	STONE LEWIS F
9	KELLOGG ELSIE MRS
10	PAGE ROBT T
13	CHRISTENSEN ARTH L
14	MORRAES RITA J MRS
16	MORRIS A F MRS
17	BROWDER WM J
18	LARGE ROY C
19	WHITE JOSEPH A
20	DEWART WM I
24	RUTHERFORD WM
26	SO TOSHI H
30	MONTGOMERY FRED B

**1959**

**GRIMMER RD**

SOURCE: POLKS

STREET NOT LISTED

**1959**

**MINTO RD**

SOURCE: POLKS

STREET NOT LISTED

**1955**

**GRIMMER RD**

SOURCE: POLKS

STREET NOT LISTED

**1955**

**MINTO RD**

SOURCE: POLKS

STREET NOT LISTED

**1950**

**GRIMMER RD**

SOURCE: POLKS

STREET NOT LISTED

**1950**

**MINTO RD**

SOURCE: POLKS

STREET NOT LISTED

1946

GRIMMER RD

SOURCE: POLKS

STREET NOT LISTED

1946

MINTO RD

SOURCE: POLKS

STREET NOT LISTED

1940

GRIMMER RD

SOURCE: POLKS

STREET NOT LISTED

1940

MINTO RD

SOURCE: POLKS

STREET NOT LISTED

**1935**

**GRIMMER RD**

SOURCE: POLKS

STREET NOT LISTED

**1935**

**MINTO RD**

SOURCE: POLKS

STREET NOT LISTED

1930

GRIMMER RD

SOURCE: POLKS

STREET NOT LISTED

1930

MINTO RD

SOURCE: POLKS

STREET NOT LISTED

# **Land Title Inquiries, Inc.**

8349 Lorraine Dr.  
Strongsville, OH 44149

Phone (440) 846-LAND

Email: landtitleinq@aol.com

Order No. 25-1232L

Subject Property Address: 90 Minto Rd., Watsonville, CA.

Current Owner of Record: Steven K. Dobler, Trustee of Steven K. Dobler  
2012 Heritage Trust

Environmental Lien/AUL Report prepared exclusively for:

**EBI Consulting**

EBI Project No. 2500052689PR

Effective Date: October 8, 2025

# Land Title Inquiries

Order No. 25-1232L

## ENVIRONMENTAL LIEN/AUL SEARCH

We have done a search of Santa Cruz County Recorders Records for “Environmental Liens” only on the subject property as identified as 90 Minto Rd., Watsonville, CA. Tax Parcel Nos. 051-101-77 & 051-101-78 and find the following:

None found

We have done a search of Santa Cruz County Recorders Records for “Activity and Use Limitations” (AUL’s) only on the subject property as 90 Minto Rd., Watsonville, CA. Tax Parcel Nos. 051-101-77 & 051-101-78 and find the following:

None found

## Appendix G

### Portions of Previous Reports

# Phase I Environmental Site Assessment

Proposed Battery Storage  
90 Minto Road  
Watsonville, California 95076

EBI Project No. 009807-PR

Report Date: April 1, 2024  
Site Inspection Date: March 21, 2024



Prepared for:  
Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc.  
55 Technology Drive, Suite 102  
Lowell, MA 01851

Prepared by:



21 B Street  
Burlington, MA 01803  
ebiconsulting.com

April 1, 2024

Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc.  
55 Technology Drive, Suite 102  
Lowell, MA 01851

Subject: Phase I Environmental Site Assessment  
Proposed Battery Storage  
90 Minto Road, Watsonville, California 95076  
EBI Project No. 009807-PR

To Whom It May Concern:

Attached please find our Phase I Environmental Site Assessment (the report) for the above-mentioned asset (the Subject Property). During the survey and research, our surveyor met with agents representing the Subject Property, or agents of the owner, and reviewed the Subject Property and its history. The report was completed according to the terms and conditions authorized by you, the Client. This report has been completed in conformance with the ASTM Standard E1527-21, and the Master Services Agreement by and between New Leaf Energy, Inc. and Envirobusiness, Inc. d/b/a EBI Consulting (EBI), dated March 28, 2016 (by way of assignment from Borrego Solar Systems, Inc. on July 27, 2022).

This report is addressed to Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc. and their respective successors and assigns.

The purpose of this report is to acquire environmental information, observe the general condition and maintenance status of the Subject Property, to suggest remediation and/or maintenance practices considered customary for the Subject Property to continue in its current operation, compared to properties of similar age and condition, and to identify recognized environmental conditions in connection with the Subject Property described in this report.

This report is addressed to, and may be relied upon by, New Leaf Energy, Inc. and its respective successors and assigns.

Reliance on the report and the information contained herein shall mean (i) the report may be referred to in and included, in whole or in part, with materials offering for sale of the System or an interest in New Leaf Energy, Inc. and (ii) the report speaks only as of its date in the absence of a specific written update of the report signed and delivered by EBI Consulting.

There are no intended or unintended third party beneficiaries to this report, except as expressly stated herein.

EBI is an independent contractor, not an employee of either the issuer or the borrower, and its compensation was not based on the findings or recommendations made in the report or on the closing of any business transaction.

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 312 and 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.

Thank you very much for the opportunity to provide environmental consulting services to Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc.. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,  
EBI Consulting

Signature for Philip Marquez  
Philip Marquez / Philip Marquez

Signature for Jon Hickey  
Jon Hickey / Program Manager  
jhickey@ebiconsulting.com  
917.804.5470

## Environmental Assessment Summary

Proposed Battery Storage  
 90 Minto Road  
 Watsonville, California, 95076

Site Size: 47.0 acre(s)  
 Property Type: Agricultural Development  
 Building Size (SF): 9,875 square feet  
 Assessor's Parcel Number(s): 051-101-77 and 051-101-78

The following Environmental Assessment Summary Table presents our findings, conclusions and recommended actions for the Subject Property. Refer to [Section 1.0](#) for full discussions of EBI's findings, opinions, conclusions and recommended actions.

Report Section	No Further Action	REC	HREC	CREC	De Minimis	BER	Other	Recommended Action	Estimated Cost
<a href="#">2.4</a> <a href="#">Adjoining Properties</a>	✓								
<a href="#">4.1</a> <a href="#">Standard Environmental Records</a>	✓								
<a href="#">4.1.5</a> <a href="#">Vapor Migration</a>	✓								
<a href="#">4.2.1</a> <a href="#">Past Uses of Subject Property</a>						✓		Limited subsurface investigation in the event of site redevelopment	\$10,000 to \$15,00
<a href="#">4.2.2</a> <a href="#">Past Uses of Adjoining and Surrounding Properties</a>	✓								
<a href="#">5.2.1</a> <a href="#">Hazardous Substances and Petroleum Products</a>	✓								
<a href="#">5.2.2</a> <a href="#">Waste Generation, Storage, and Disposal</a>	✓								
<a href="#">5.2.3</a> <a href="#">Underground Storage Tanks (USTs) &amp; Aboveground Storage Tanks (ASTs)</a>	✓								

Report Section		No Further Action	REC	HREC	CREC	De Minimis	BER	Other	Recommended Action	Estimated Cost
5.2.4	<u>Oil-Containing Equipment and Polychlorinated Biphenyls (PCBS)</u>	✓								
5.3	<u>Additional Site Conditions</u>	✓								
7.1	<u>Asbestos-Containing Material (ACM)</u>						✓		Sample suspect ACM prior to any renovation or demolition activities	Action Item
7.2	<u>Radon</u>	✓								
7.3	<u>Lead-Based Paint (LBP)</u>						✓		Sample painted surfaces prior to any renovation or demolition activities	Action Item
7.4	<u>Lead in Drinking Water</u>	✓								

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## 1.0 Introduction

At the request of Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc., EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 90 Minto Road in Watsonville, California, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E1527-21 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. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E1527-21.

### 1.1 Findings, Opinions and Conclusions

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E1527-21 of the property located at 90 Minto Road in Watsonville, California. Any exceptions to, or deletions from, this practice are described in [Section 8.0](#) of this report.

This assessment has identified no evidence of *recognized environmental conditions (RECs)*, *controlled recognized environmental conditions (CRECs)*, *significant data gaps*, *historical recognized environmental conditions (HRECs)*, or *de minimis conditions* in connection with the Subject Property.

However, the following *business environmental risk (BER)* was identified:

- The Subject Property has been utilized for agricultural purposes dating back to the 1920s, primarily as an apple orchard. As such, the on-site usage of agricultural chemicals, such as pesticides, herbicides and fertilizers, is presumed. According to Mr. Steven Dobler (property owner), the on-site apple farming is conducted under a permit to operate issued by the Santa Cruz County Agricultural Commissioner, and only chemicals registered on the permit have been utilized on-site. According to Santa Cruz County Environmental Health (SCCEH) records, the Subject Property was identified as a former Hazardous Materials Management Plan (HMMP) facility. The last inspection was conducted by the SCCEH on December 3, 2012, at which time the Subject Property was no longer storing hazardous materials. No violations or records of spills or pesticide releases have been documented at the Subject Property. In general, it has been EBI's experience that there is a low potential for soil contamination at concentrations in excess of regulatory thresholds as a result of the use of persistent pesticides/herbicides from normal crop application. It is EBI's understanding that the Subject Property will continue to operate as an apple orchard, with a planned installation of a proposed battery storage system on a portion of the property. EBI understands that the installation of a proposed battery storage system may involve limited ground disturbance and off-site disposal of subsurface soils. As such, the potential exists that pesticide and/or herbicide impacted soil may be encountered during construction of the battery storage system. This is considered a business environmental risk (BER).

### **1.1.1 Data Gaps**

Any data gaps identified herein, as defined by ASTM Practice E1527-21 § 3.2.19 and 3.2.78, are not considered to have significantly affected the ability to identify recognized environmental conditions in connection with the Subject Property and do not alter the conclusions of this report except for any significant data gaps discussed below.

No significant data gaps were identified for the Subject Property.

## **1.2 Recommendations**

Based upon the findings of this investigation, EBI offers the following:

- The potential exists that pesticide and/or herbicide impacted soil may be encountered during construction of the proposed battery storage system. As such, it would be prudent to conduct a limited subsurface investigation at the Subject Property prior to any site redevelopment, in order to evaluate current soil conditions. In the event that impacted soil is identified, EBI recommends the development and implementation of a Soil Management Plan (SMP). The primary objective of the SMP would be to provide protocols for the management of impacted soil to protect human health and worker safety and establishes protocols for proper soil disposal methods, if necessary. Estimated cost for limited subsurface investigation: \$10,000 to \$15,000.

## 2.0 Subject Property Description

### 2.1 Ownership and Location

[Figure 1](#) depicts the location of the Subject Property on a street map of Watsonville, California. [Figure 2](#) depicts the location of the Subject Property on the United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. [Figure 3](#) depicts the configuration of the Subject Property and adjoining properties.

Item	Subject Property Description
Address	90 Minto Road Watsonville, California 95076
County	Santa Cruz
Relative Location	Approximately 900 feet to the south of Paulson Road and approximately 1,750 feet to the east of Green Valley Road
Current Owner	Steven K Dobler 2012 Heritage Trust
Primary Land Use	Agricultural Development
Current Occupant(s)	Minto Road Property
Number of Parcels	Two (2)
Tax ID / Parcel #(s)	051-101-77 and 051-101-78
Parcel Configuration	Irregular-shaped
Subject Property Acreage	47.0

### 2.2 Subject Property Improvements and Current Use

The Subject Property primarily consists of an apple orchard. Several structures are located on the westernmost portion of the property, including the following: a small office building, a large barn, a main residence with a detached garage, and a secondary residence. The main and secondary residential structures are occupied by three tenants. A fourth tenant lives within a residential space located in the barn structure. Minto Road intersects the northern portion of the Subject Property, trending northwest to southeast. The remaining portion of the Subject Property consists of rows of apple trees, with no other notable improvements. The Subject Property was reportedly first developed in the 1920s.

### Subject Property Improvements

Address	Floors	Basement	Area (SF)	DOC	DOR	Lot Size (Acres)
90 Minto Road	One	No	9,875	Circa 1950	N/A	47.0
SF: Square Feet DOC: Date of Construction DOR: Date of Renovation						

### Current Occupants and Operations

Occupant	Location	Operations	Notable Hazardous Substances / Petroleum Products Identified
Minto Road Property	Western Portion	Agricultural Development	Yes

Please refer to [Hazardous Substances and Petroleum Products](#) for discussion regarding hazardous substances and petroleum products at the Subject Property.

## 2.3 Municipal Services & Utilities

The Subject Property is serviced by the following municipal services and utilities:

Utility	Provider/Source
Potable Water Supply	City of Watsonville Water Division (CWWD)
Sewage Disposal System	Septic System
Electrical Service	Pacific Gas and Electric (PG&E)
Natural Gas Service	PG&E
Oil Service	None

## 2.4 Adjoining Properties

Property use in the vicinity of the Subject Property is primarily characterized by agricultural and residential development. The seasonal College Lake is located farther to the northeast. One Pacific Gas and Electric (PG&E) Substation is located just northwest of the Subject Property.

Direction	Description
Northeast	Agricultural and residential development (280-298 Minto Road) with College Lake further to the northeast
Southeast	Portions of the Pajaro Valley Unified School District Transportation Office/Former Roy Wilson Maintenance Yard (196 and 198 Grimmer Road)

Direction	Description
Southwest	Agricultural development
West	Residential development and a PG&E Substation (76 Minto Road)

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties.

## 2.5 Physical Setting

Topography	
Setting	Description
Elevation	Approximately 114 feet above mean sea level (msl)
General Topography	Tiered
Slope	Moderately sloping
General Slope of Surrounding Area	Northeast

Geology and Soils	
Setting	Description
Bedrock	No bedrock outcroppings observed.
Geologic Formation/ Physiographic Province	Information concerning the geology of the Subject Property was obtained from the USGS Ground Water Atlas of the United States, California region (1995). The Subject Property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, commonly metamorphosed marine and continental sediments.
Soil Classification/ Type	Pinto and Watsonville loam - 2 to 15 percent slopes, deep, permeable, somewhat poorly to moderately well-drained soils formed from alluvium and found on alluvial fans and marine terraces per Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS) website ( <a href="http://websoilsurvey.nrcs.usda.gov/app/">http://websoilsurvey.nrcs.usda.gov/app/</a> )

Hydrogeology and Hydrology	
Setting	Description
Nearest Body of Water/ Distance	College Lake (seasonal) / Approximately 500 feet to the northeast of the Subject Property
Estimated Depth to Groundwater	3 to 12 feet below grade surface (bgs)
Anticipated Groundwater Flow Direction	Northeast

### 3.0 User Provided Information

The following section summarizes information provided by Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc. with regard to this Phase I Environmental Site Assessment. Additionally, a User Questionnaire was forwarded to the designated Client contact. The User Questionnaire has been completed and returned to our offices. The information requested in the User Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. Relevant documentation referenced below is presented in the [Pre-Survey Questionnaire and Other Relevant Documentation](#) Appendix.

Type of Information	User Provided	Issue Identified	Comments
Title Records	No	No	
Environmental Liens or Activity and Use Limitations	No	No	
Specialized Knowledge	No	No	
Commonly Known or Reasonably Ascertainable Information	No	No	
Valuation Reduction for Environmental Issues	No	No	
Previous Reports	Yes	No	If provided, previous environmental assessments or other documentation are presented in Section 4.2.
User Provided Documentation	Yes	No	The User provided contact information for the Subject Property owner, manager and/or occupants.
Reason for Performing the Phase I	Yes	No	In connection with a real estate transaction.
ASTM User Questionnaire	Yes	No	

## 4.0 Records Review

### 4.1 Standard Environmental Records

A review of standard environmental databases maintained by Federal, state, and tribal offices was completed through Environmental Data Resources, LLC (EDR). The databases were searched for properties with reported environmental conditions located within approximate minimum search distances as specified by ASTM Standard E1527-21, by using geocoding information that identified the coordinates of the properties in the databases or by checking the street addresses of practically reviewable non-geocoded “orphan” properties within the same zip code. The database report is presented in the [Regulatory Database Report](#) Appendix.

It should be noted that plotted locations of listed sites are not always accurate. With regard to listings that are determined or suspected to be inaccurate, based on information from other sources such as direct observation or consultation with individuals familiar with the property, EBI uses the best available data when evaluating the location of listed sites discussed below.

The following table provides a summary of the findings of the environmental database report. Specific properties identified within the database report are further discussed in the sections below. Properties that are identified within the database report that are not discussed further in the sections below are not considered to be a concern to the Subject Property based on one or more of the following rationale(s): absence of reported releases, current regulatory status, distance, presumed hydrogeologic gradient and/or nature/extent of contamination.

#### Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
NPL	1.000	0	0	0	0	0	0
Delisted NPL	1.000	0	0	0	0	0	0
SEMS	0.500	0	0	0	0	NR	0
SEMS-ARC HIVE	0.500	0	0	0	0	NR	0
CORRACTS	1.000	0	0	0	0	0	0
RCRA-TSDF	0.500	0	0	0	0	NR	0
RCRA-LQG	0.250	0	0	0	NR	NR	0
RCRA-SQG	0.250	0	0	0	NR	NR	0
RCRA-VSQ G	0.250	0	0	0	NR	NR	0

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
US ENG CONTROLS	0.500	0	0	0	0	NR	0
US INST CONTROLS	0.500	0	0	0	0	NR	0
ERNS RESPONSE	0	NR	NR	NR	NR	NR	0
ENVIROSTOR	1.000	0	0	0	0	0	0
ENVIROSTOR	1.000	0	0	0	0	1	1
SWF/LF	0.500	0	0	0	0	NR	0
LUST	0.500	0	0	1	2	NR	3
CPS-SLIC	0.500	0	0	0	0	NR	0
UST	0.250	0	0	0	NR	NR	0
AST	0.250	0	0	2	NR	NR	2
VCP	0.500	0	0	0	0	NR	0
BROWNFIELDSDS	0.500	0	0	0	0	NR	0
US BROWNFIELDSDS	0.500	0	0	0	0	NR	0
WMUDS/SWAT	0.500	0	0	0	0	NR	0
CERS HAZ WASTE	0.250	0	0	1	NR	NR	1
Toxic Pits	1.000	0	0	0	0	0	0
SWEEPS UST	0.250	0	0	0	NR	NR	0
HIST UST	0.250	0	0	1	NR	NR	1
CA FID UST	0.250	0	0	0	NR	NR	0
CERS TANKS	0.250	0	0	1	NR	NR	1
RCRA NonGen / NLR	0.250	0	1	1	NR	NR	2
Cortese	0.500	0	0	1	2	NR	3
CUPA Listings	0.250	0	1	1	NR	NR	2

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HIST CORTESE	0.500	0	0	0	1	NR	1
UST FINDER RELEASE	0.500	0	0	1	2	NR	3

#### 4.1.1 Orphans Listings

The database report did not identify any “orphan sites.” Orphan sites are those facilities that could not be automatically mapped or geocoded due to inadequate location information.

#### 4.1.2 Subject Property Listings

The Subject Property was not identified in the regulatory databases searched.

#### 4.1.3 Adjoining and Surrounding Property Listings

Adjoining property and surrounding property listings of note within the ASTM-specified radii are discussed below:

##### Surrounding Properties Summary

Site Name	Database	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
T-MOBILE WEST CORPORATION SF15112A	CUPA Listings	298 MINTO RD, WATSONVILLE, CA, 95076	84.00/E	104.0	Current Hazardous Materials Management Plan (HMMP) facility (Facility ID FA0005880). There are no reported spills, releases, incidents, or violations associated with these operations.

Site Name	Database	Address	Dist. (ft) / Dir.	Elevation (ft)	Comments
ROY WILSON MAINTENANCE YARD	LUST, CERS TANKS, Cortese, LA County Site Mitigation, UST FINDER RELEASE	198 GRIMMER RD, WATSONVILLE, CA, 95076	85.00/SE	90.0	Open - Verification Monitoring Facility associated with a Leaking Underground Storage Tank (LUST) incident (see below).

According to information obtained from the database report and the California State Water Resource Control Board (SWRCB), the "Roy Wilson Maintenance Yard" site at 198 Grimmer Road is identified as an "open-verification monitoring" facility resulting from a Leaking Underground Storage Tank (LUST) incident first identified in 1989 during an inventory assessment. Impacts are reported to have included soil, groundwater and soil vapor at the facility, and remedial activity, including removal of three (3) former USTs has been ongoing since that time. In 2011, it was determined that natural attenuation would be the best course of action. The Santa Cruz County Environmental Health Service (SCCEHS) concurred with this finding, and annual verification monitoring has been ongoing since 2011. The most recent monitoring was conducted by Geosyntec Consultants (GSC) in March 2023. This monitoring identified concentrations of total petroleum hydrocarbons as diesel (TPHd) at 2.0 to 9.5 micrograms per liter (ug/L), TPH as gasoline (TPHg) at 7.3 to 9.9 ug/L, benzene at 0.77 to 1,300 ug/L, toluene at 12 to 320 ug/L, ethylbenzene at 220 to 300 ug/L, xylenes at 47 to 350 ug/L, MTBE at 14 to 35 ug/L, and 1,2-DCA at 3.0 ug/L. Although concentrations of benzene, toluene, methylbenzene, xylenes, MTBE and 1,2-DCA are reported to be above their respective San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 Environmental Screening Levels (ESLs), according to information obtained from the SWRCB, impacts from the release are not believed to have extended beyond 250 feet from the original tank excavation. The Subject Property is reported to be located approximately 800 feet to the northwest of impacted areas. Due to the relative distance of the Subject Property to this area, and because the listing is located hydraulically cross-gradient to the Subject Property, this release is not currently expected to represent a significant environmental concern.

The remaining identified surrounding Federal, State and Tribal Agency Database listings are not considered an environmental concern to the Subject Property based on one or more of the following rationale: absence of reported releases, regulatory status, presumed hydrogeologic gradient relative to the Subject Property, and/or nature/extent of contamination.

#### 4.1.4 Local Regulatory Agency Records

Local municipal offices consulted during the completion of this assessment included the following:

Agency	Available Files Reviewed	Issue Identified	Comments
City of Watsonville Building Department (CWBD)	NA	NA	FOIA response pending
City of Watsonville Planning Department (CWPD)	Yes	No	According to the CWPD, the Subject Property is zoned as CA-AIA (commercial agriculture)
Monterey Bay Air Resources District (MBARD)	No	No	FOIA response pending
Santa Cruz County Environmental Health (SCCEH)	Yes	No	According to the SCCEH, the Subject Property was identified as a former Hazardous Materials Management Plan (HMMP) facility. The last inspection was conducted by the SCCEH on December 3, 2012. The inspection noted that the Subject Property was no longer storing hazardous materials. No violations were reported. In addition, no documentation regarding spills, releases, or incidents was identified as part of this assessment.
Santa Cruz County Assessor's Office (SCCAO)	Yes	No	According to the SCCAO, the Subject Property is associated with the APNs 051-101-77 and 051-101-78.
California State Water Resources Control Board (SWRCB) - Geotracker	Yes	No	According to the SWRCB, there are no reported USTs, ASTs, or documented spills, releases, incidents, or violations associated with the Subject Property.
California Department of Toxic Substance Control (DTSC) - ENVIROSTOR	Yes	No	According to the DTSC, there are no reported USTs, ASTs, or documented spills, releases, incidents, or violations associated with the Subject Property.
California Environmental Protection Agency (CalEPA)	Yes	No	According to the SWRCB, there are no reported USTs, ASTs, or documented spills, releases, incidents, or violations associated with the Subject Property.
California Department of Conservation - Geologic Energy Management Division (CalGEM) - Well Mapper	Yes	No	According to CalGEM, there are no oil or gas wells located on the Subject Property or adjoining properties.

#### 4.1.5 Vapor Migration

EBI conducted a vapor migration screening survey of the Subject Property. EBI's site observations and review of the environmental database report (cited in the [Standard Environmental Records](#) Section) did not identify any conditions on the Subject Property or on adjoining properties that would indicate a REC relative to vapor migration exists at the Subject Property. Therefore, EBI has no recommendations for further investigations.

This vapor migration screening was conducted in accordance with ASTM E1527-21 and is not intended to satisfy the requirements of ASTM E2600-22. The scope of this screening was limited to visual observations and review of the environmental database report and did not include the collection and laboratory analysis of air samples to confirm the presence of airborne contaminants by vapor intrusion.

#### 4.2 Historical Use

EBI attempted to determine the history of the Subject Property dating back to 1940 or first developed use. The following table summarizes the historical records that were available for review for the Subject Property, adjoining properties, and surrounding properties.

Year	Aerial Photographs	Historical Topographic Maps	Fire Insurance Maps	City Directories	Other
Not Available			✓		✓
Pre-1940's		1912			
1940's	1948				
1950's	1956	1954			
1960's	1968	1968		1968	
1970's	1974			1976	
1980's	1981	1987		1986	
1990's	1993	1995		1995	
2000's	2005			2000	
2010's	2012	2018		2010	
2020's	2020	2021		2020	

##### 4.2.1 Past Uses of Subject Property

Based on User provided information and a review of available records including aerial photographs, topographic maps, city directories, and fire insurance maps, the previous uses of the Subject Property are described in the tables below in intervals where meaningful property changes were noted.

*Maps, Aerial Photographs, Other Records*

Date	Description	Historical Source
1914 - 1929	The Subject Property appears to be primarily undeveloped and/or agriculturally developed.	Topographic Maps
1929 - Present	The Subject Property appears primarily as agricultural development. Several residential and shed-like structures are depicted in the northwestern portion. Minto Road trends through the northeastern portion.	Topographic Maps Aerial Photographs City Directories Interviews

*City Directories*

Year	Subject Property Listings
1960 - 1971	No listings for Subject Property address
1976 - 1986	Lukrich Orchards
1992	No Listings
1995	Angel Jiminez
2000	No Listings
2005	Ledisalo Perez
2010	Pedro Guzman
2014 - 2020	Baudelio Perez

The Subject Property has been utilized for agricultural purposes dating back to the 1920s, primarily as an apple orchard. As such, the on-site usage of agricultural chemicals, such as pesticides, herbicides and fertilizers, is presumed. According to Mr. Steven Dobler (property owner), the on-site apple farming is conducted under a permit to operate issued by the Santa Cruz County Agricultural Commissioner, and only chemicals registered on the permit have been utilized on-site. According to Santa Cruz County Environmental Health (SCCEH) records, the Subject Property was identified as a former Hazardous Materials Management Plan (HMMP) facility. The last inspection was conducted by the SCCEH on December 3, 2012, at which time the Subject Property was no longer storing hazardous materials. No violations or records of spills or pesticide releases have been documented at the Subject Property. In general, it has been EBI's experience that there is a low potential for soil contamination at concentrations in excess of regulatory thresholds as a result of the use of persistent pesticides/herbicides from normal crop application. It is EBI's understanding that the Subject Property will continue to operate as an apple orchard, with a planned installation of a proposed battery storage system on a portion of the property. EBI understands that the installation of a proposed battery storage system may involve limited ground disturbance and off-site disposal of subsurface soils. As such, the potential exists that pesticide and/or herbicide impacted soil may be encountered during construction of the battery storage system. This is considered a business environmental risk (BER).

#### 4.2.2 Past Uses of Adjoining and Surrounding Properties

Based on a review of available records including aerial photographs, topographic maps, city directories, and fire insurance maps, the previous uses of the adjoining and surrounding properties are described in the tables below.

##### Maps, Aerial Photographs, Other Records

Date	Description	Historical Source
1914 - 1955	Adjoining properties consist of undeveloped and/or agricultural development and rural residential development.	Aerial Photographs Topographic Maps
1956 - Present	Adjoining properties consist primarily of agricultural and rural residential development with what appears to be an electrical substation to the northwest	Aerial Photographs Topographic Maps Interviews

##### City Directories

Year	Adjoining and Surrounding Property Listings
1960-1971	No listings for adjoining properties
1976-1981	Lukrich Orchards (84 Minto Road)
1986- 2000	No listings for adjoining properties
2005	Max Renteria (198 Grimmer Road) and Salvador Mora (280 Minto Road)
2010	Jessica Machado (196 Grimmer Road), Max Renteria (198 Grimmer Road), and Martha Moreno (280 Minto Road)
2014	Pajaro Unified School District (196 Grimmer Road), Max Renteria (198 Grimmer Road), and Julio Diaz (280 Minto Road)
2017	Pajaro Unified School District (196 Grimmer Road) and Sulema Castaneda (280 Minto Road)
2020	Pajaro Unified School District (196 Grimmer Road)

The review of historical records identified adjoining properties primarily as agricultural and rural residential development from at least 1914 to the present. Adjoining property to the southeast has been occupied by the Pajaro Unified School District since at least 2014.

#### 4.2.3 Recorded Land Title Records

Land title records provide information on previous ownership of a property. Typically, deeds signifying transfer of a land parcel are recorded in county files and can be researched to determine the identity of past owners. A “chain of title” is a continuous record of ownership for a specific parcel. A 50-year chain of title search was not included in the scope of work for this assessment.

#### 4.2.4 Property Tax Records

The property card for the Subject Property was obtained at the Santa Cruz County Assessor's Office (SCCAO). The property card identifies the Subject Property being associated with Assessor's Parcel Numbers (APNs) 051-101-77 and 051-101-78.

#### 4.2.5 Environmental Liens and Activity and Use Limitations

EBI retained Land Title Inquiries, Inc. to conduct a search for Environmental Liens and Activity and Use Limitations for the Subject Property. The search was completed by a title professional and included review of reasonably ascertainable Land Title and Judicial records. The findings of the Environmental Lien Search are summarized below, and a copy of the Environmental Lien Search Report and accompanying documentation is presented in Appendix F.

Environmental Lien Search	
Target Property:	90 Minto Rd., Watsonville, CA
Title Vested In:	John A. Lukrich
Legal Description:	Tax Parcel No. 051-101-77 & 051-101-78
Environmental Lien:	No
1st Party:	NA
2nd Party:	NA
Lien Recorded:	NA
Book/Page:	NA
Comments:	No environmental liens were found of record.

#### 4.2.6 Previous Environmental Reports

EBI was provided with the following previous environmental report(s) performed for the Subject Property. Relevant information from the previous report(s) is discussed in the appropriate sections of this report, and portions of the previous report(s) are presented in [Portions of Previous Reports](#).

##### **Phase I Environmental Site Assessment, 90 Minto Road, Watsonville, California, AEI Consultants (AEI), Walnut Creek, California, February 2, 2021**

The AEI Report was completed in general conformance with ASTM Standard E 1527-13. The following information was presented in the AEI Report:

- The Subject Property was reportedly utilized for agricultural purposes at the time of AEI's site reconnaissance. This historical use was also described as agricultural development.
- The AEI assessment was conducted on a four-acre portion on the northern end of the Subject Property and excluded the existing structures from their assessment.

- Three power poles were observed on the Subject Property. However, they were not identified as a potential concern.

Based upon the findings of the Phase I Environmental Site Assessment, AEI did not identify evidence of recognized environmental conditions (RECs) or controlled recognized environmental conditions (CRECs) in connection with the Subject Property, and recommended no further investigation at the time. AEI did identify the following item associated with the Subject Property, which was considered an "Other Environmental Consideration" (OEC):

- The Subject Property was and had historically been used for agricultural purposes. AEI stated that there was a potential that agricultural chemicals, such as pesticides, herbicides and fertilizers, used on site had impacted the Subject Property. However, based on the planned continued use of the Subject Property for agricultural production, no further investigation was considered warranted at the time. AEI stated that soil sampling would be recommended prior to any redevelopment of the Subject Property.

#### **4.2.7 Other Historical Records**

No other historical records were researched as part of this assessment. Refer to [Section 6.0](#) for a discussion of interviews conducted as part of this assessment.

## 5.0 Subject Property Reconnaissance

The Subject Property reconnaissance was conducted by report author, Philip Marquez, on March 21, 2024. Mr. Marquez was accompanied by and interviewed Mr. Steven Dobler, the Subject Property owner.

### 5.1 Methodology and Limiting Conditions

The Subject Property reconnaissance consisted of visual and/or physical observations of the Subject Property and improvements, adjoining properties as viewed from the Subject Property boundaries, and the surrounding area based on visual observations made from adjacent public thoroughfares. Unimproved portions of the Subject Property were observed along the perimeter and in a general grid pattern in safely accessible areas. Building exteriors were observed along the perimeter from the ground, unless described otherwise. Building interiors were observed as they were made safely accessible, unless described otherwise.

Weather	Sunny
Temperature	60 °F
Areas Observed	Office structure, garage structure, barn structure
Inaccessible Areas	Interior of residential tenant spaces
Reason for Exclusion of Inaccessible Areas	Objections from tenants occupying units

There were no other significant portions of the Subject Property that were inaccessible or excluded from this survey.

### 5.2 Site Reconnaissance Findings

The following is a summary of visual and/or physical observations of the Subject Property on the day of the site visit. Photographs of pertinent Subject Property features are presented in the [PHOTOGRAPHS](#) Appendix.

Feature or Condition	Identified on Subject Property	Concern Identified
Hazardous Substances and Petroleum Products	Yes	No
Waste Generation, Storage, and Disposal	No	No
Underground Storage Tanks & Aboveground Storage Tanks	No	No
Oil-Containing Equipment and Polychlorinated Biphenyls (PCBs)	No	No
Interior Drains, Trenches, or Sumps	No	No
Interior Stains or Corrosion	Yes	No
Unusual Odors	No	No

Feature or Condition	Identified on Subject Property	Concern Identified
Stained Soil or Pavement	Yes	No
Stressed Vegetation	No	No
Indications of Solid Waste Disposal	No	No
Exterior Pits, Ponds, or Lagoons	No	No
Wastewater or Stormwater Discharge/Disposal	Yes	No
Oil-Water Separators or Clarifiers	No	No
Septic Systems or Cesspools	Yes	No
Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)	Yes	No
Petroleum or Natural Gas Pipelines/Easements	No	No

### 5.2.1 Hazardous Substances and Petroleum Products

#### 5.2.1.1 Hazardous Substances and Petroleum Products (Identified Uses)

Notable hazardous substances or petroleum products in connection with identified uses observed at the Subject Property are described below.

Hazardous Substances and Petroleum Products					
General Type of Material	Approximate Quantity	Container	Material	Location	Storage Condition
Latex Paints	20-Gallons	5-gallon pail	Latex Paint	Garage	Good: No leaks or spills
Cleaning Compounds and Janitorial Supplies	10 to 15 Gallons	Various sized containers	Soaps, detergents, and general cleaning supplies	Garage, Office, Barn Structure	Good: No leaks or spills
Automotive Oil	5-Gallons	Various sized containers	New oil	Garage and Barn Structure	Good: No leaks or spills
Propane	Two (2) 200-Gallon	AST	Propane gas for heating	Primary Residential Structure	Good: No leaks or spills
Automobile Batteries	Several Batteries	NA	Lead acid	Barn Structure	Good: No leaks or spills

EBI did not identify evidence of significant leaks, spills, or the improper handling of petroleum or hazardous substances that might impact the environmental condition of the Subject Property. It should be noted that a compliance audit was beyond the scope of work for this assessment and was not performed.

As noted above, observed stored chemicals and petroleum products appeared to be used for general maintenance and heating (propane). No evidence of staining or leakage was associated with the identified containers and ASTs.

**5.2.1.2 Hazardous Substances and Petroleum Products (Unidentified Uses)**

EBI did not observe evidence of hazardous substance or petroleum products containers at the Subject Property that were not in connection with identified uses.

**5.2.1.3 Unidentified Substances Containers**

EBI did not observe evidence of unidentified substances containers at the Subject Property.

**5.2.2 Waste Generation, Storage, and Disposal**

EBI identified the following waste streams generated at the Subject Property:

<b>Waste generation, Storage, and Disposal</b>			
<b>Type of Waste / Generation Process</b>	<b>Type of Storage</b>	<b>Location</b>	<b>Disposal Method / Contractor</b>
<b>Non-Regulated Solid Waste</b>			
Municipal Solid Waste / Routine Site Operations	Trash Dumpster	Western portion of the Subject Property	Green Waste Recovery
<b>Non-Regulated Liquid Waste</b>			
Sanitary Sewage / Routine Site Operations	Septic System	East of the primary residence	Leach line in the apple orchard
"Gray water" discharge system	PVC piping and metal roof shingling within a small trench	East of the barn structure	Leach line in the apple orchard
<b>Regulated Solid or Liquid Waste</b>			
None identified	NA	NA	NA
<b>Biomedical Waste</b>			
None identified	NA	NA	NA

As noted above, the primary residence is connected to a septic system which discharges through a leach line located within the apple orchard located east of the residence. No reported releases or incidents were identified in association with the operation of this septic system.

According to Mr. Steven Dobler (property owner), a "gray water" discharge system was likely installed approximately 10 to 15 years ago and is used to drain water from a washing machine observed east of the barn structure and from an outdoor sink attached to the secondary residential structure. The system includes PVC piping connected to the washing machine and sink. This piping is connected to the main PVC pipeline stored within a shallow trench, which terminates at the end of a dirt road, near the apple orchard. According to Mr. Dobler, the system discharges into a leach line which empties out into the apple orchard. Mr. Dobler also noted that metal roofing material was placed on top of the trench in order to capture stormwater runoff from the barn structure roof. No evidence of pouring or dumping of hazardous chemicals and/or petroleum products into the system was identified. In addition, Mr. Dobler also had no knowledge of dumping or pouring of these materials activities ever occurring.

### 5.2.3 *Underground Storage Tanks (USTs) & Aboveground Storage Tanks (ASTs)*

#### 5.2.3.1 *Existing Storage Tanks*

Based upon site reconnaissance, interviews, and a review of state and/or local records, EBI identified no evidence of existing USTs at the Subject Property. However, the following ASTs were observed:

Storage Tanks					
Tank Type	Tank Size (Gallons)	Contents	Location	Leak Detection	Staining / Releases
AST	200	Propane	East of the primary residential structure	None identified	None Identified
AST	200	Propane	East of the primary residential structure	None identified	None Identified

Two (2) 200-gallon steel aboveground storage tanks (ASTs) containing propane are located east of the primary residential structure. The ASTs appeared to be in good condition, with no staining or other evidence of a release of hazardous substances or petroleum products observed in the vicinity of these containers. These tanks are not expected to represent an environmental concern to the Subject Property.

#### 5.2.3.2 *Former Storage Tanks*

Based upon site reconnaissance, interviews, and a review of state and/or local records, EBI identified no evidence of former USTs located at the Subject Property. EBI identified the following evidence of a former AST located near the northeastern portion of the barn structure:

Former Storage Tanks				
Tank Type	Tank Size (Gallons)	Contents	Location	Status
AST	500	Diesel Fuel	Near the northeastern wall of the barn structure	Removed

According to Mr. Dobler, one approximately 500-gallon diesel fuel AST was previously located near the outside northeastern portion of the barn structure between the years 1996 and 2010 and was removed from the Subject Property at that time. Mr. Dobler had no knowledge of any releases, spills, or incidents associated with the operation of the AST. In addition, no evidence of staining releases, or odors was identified on the day of the site reconnaissance.

#### 5.2.4 Oil-Containing Equipment and Polychlorinated Biphenyls (PCBS)

Polychlorinated biphenyls (PCBs) are a chemical component of many dielectric fluids, heat transfer fluids, hydraulic fluids, lubricating oils, paints, or coatings manufactured prior to July 2, 1979. Equipment that may potentially contain PCBs includes electrical equipment such as transformers or capacitors or hydraulically operated equipment, such as elevators, compaction equipment, or manufacturing equipment. The manufacture and distribution in commerce of PCBs was banned for use in 1979 by the United States Congress, which enacted the Toxic Substance and Control Act (TSCA). In accordance with *US Code of Federal Regulations Title 40 - Protection of Environment, Chapter 1 - Environmental Protection Agency, Subchapter R - Toxic Substance Control Act (TSCA), Part 761 - Polychlorinated Biphenyls (PCBs) Manufacturing, Processing, Distribution in Commerce, and Use Prohibitions*, the owner of a transformer or other PCB-containing equipment is responsible for equipment maintenance and remediation in the event of a leak or release.

The following oil-containing equipment was identified at the Subject Property:

Oil-Containing Equipment					
Type of Equipment	Ownership	Year Installed	Location	Staining / Releases Identified	Suspected of Containing PCBs
<b>Transformers</b>					
Pole-top Electrical Transformers Placarded with blue Non-PCB labels	PG&E	Not Reported	Western edge of the Subject Property	No	No

### **5.3 Additional Site Conditions**

#### **5.3.1 Interior Drains, Trenches, or Sumps**

No interior drains, trenches, or sumps were identified on the Subject Property.

#### **5.3.2 Interior Stains or Corrosion**

At the time of assessment, localized areas of surface staining were identified on the dirt floor throughout the barn structure. According to Mr. Dobler, minor equipment and vehicle repair work was historically conducted within the barn structure and open-air storage areas associated with the barn structure. It does not appear that incidental spills or releases have occurred in sufficient quantity to have significantly impacted subsurface conditions at the Subject Property.

#### **5.3.3 Unusual Odors**

No unusual odors were identified at the Subject Property.

#### **5.3.4 Interior Pools of Liquid**

No pools of liquid were identified in the interior of the Subject Property.

#### **5.3.5 Stained Soil or Pavement**

No significantly stained soil or pavement were identified at the Subject Property.

#### **5.3.6 Stressed Vegetation**

No stressed vegetation was observed at the Subject Property.

#### **5.3.7 Indications of Solid Waste Disposal**

No indications of solid waste disposal or fill were observed at the Subject Property.

#### **5.3.8 Exterior Pits, Ponds or Lagoons**

No exterior pits, ponds or lagoons were observed at the Subject Property.

### **5.3.9 Wastewater or Stormwater Discharge/Disposal**

Stormwater runoff within the apple orchard is limited primarily to ground infiltration. According to Mr. Dobler, stormwater runoff in the area of the observed structures is directed towards the previously identified "gray water" discharge system.

### **5.3.10 Oil-Water Separators or Clarifiers**

No oil-water separators, grease traps, or clarifiers were observed at the Subject Property.

### **5.3.11 Septic Systems or Cesspools**

As noted above, a septic system is associated with the primary residential structure. The system is located east of the residential structure and is reported to discharge into a leach line located within the apple orchard. According to Mr. Dobler, the system was likely installed sometime between the 1960s and 1970s. Mr. Dobler believed that discharges to the system were limited to general residential sewage and was unaware of any pouring or dumping of hazardous chemicals and/or petroleum products into the system. Mr. Dobler also noted that no floor drains, or other discharge systems have been connected to the septic system. Mr. Dobler believed that the septic system was pumped out on a regular basis.

### **5.3.12 Wells (Drinking Water Wells, Monitoring Wells, Agricultural/Irrigation Wells, or Process Water Wells)**

One active agricultural irrigation well was observed southeast of the barn structure. To the best of Mr. Dobler's knowledge, the well is electrically powered, and was installed sometime in the 1980s.

An inoperable agricultural well was also observed south of the barn structure. According to Mr. Dobler, this well was deactivated because it went dry. It was his understanding that this well was also electrically powered.

### **5.3.13 Petroleum or Natural Gas Pipelines/Easements**

No petroleum or natural gas pipelines or easements were observed or reported at the Subject Property.

## 6.0 Interviews

EBI personnel interviewed the Subject Property contact on the day of the site reconnaissance. The contact also completed a Pre-Survey Questionnaire. The information requested in the Pre-Survey Questionnaire is intended to assist in gathering information that may be material to identifying recognized environmental conditions in connection with the Subject Property. The Pre-Survey Questionnaire and any accompanying documentation is presented in the [PRE-SURVEY QUESTIONNAIRE AND OTHER RELEVANT DOCUMENTATION](#) Appendix.

The following personnel were interviewed to obtain information regarding recognized environmental conditions in connection with the Subject Property:

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<b>Interviews</b>			
<b>Contact / Affiliation</b>	<b>Date of Communication</b>	<b>Years Associated with Subject Property</b>	<b>Information Provided</b>
Mr. Steven Dobler/Property Owner (831) 801-0008	March 14, 2024 (PSQ) and March 21, 2024 (Site Reconnaissance)	Approximately 40 to 50 Years	<p>According to Mr. Dobler, the Subject Property has historically been used for agricultural purposes, including an apple orchard since 1920. To the best of his knowledge, the Subject Property was owned by his uncle until his passing in 2022. Mr. Dobler has been the identified property owner since 2023. Mr. Dobler was unsure of the exact dates of construction associated with the on-site structures. However, he believed that it would have likely been sometime between to 1930s and 1950s. He believed that the barn structure was likely the oldest of the structures. Mr. Dobler had no knowledge of any USTs ever being associated with the Subject Property. However, he believed that one diesel fuel AST was located near the outside northeastern wall of the barn structure. He was unaware of any spills, releases, or incidents associated with the AST. It was his understanding that the AST was associated with the Subject Property between at least 1996 and 2010.</p> <p>To the best of Mr. Dobler's knowledge, the barn structure was historically used for minor equipment and vehicle repair work. However, he was unaware of any floor drains, or subsurface features, including mechanic's pits and dry wells. He was unaware of any spills, releases, or incidents associated with these operations.</p>

<b>Interviews</b>			
<b>Contact / Affiliation</b>	<b>Date of Communication</b>	<b>Years Associated with Subject Property</b>	<b>Information Provided</b>
			<p>Mr. Dobler stated that a "gray water" discharge system, observed near the barn structure, is used to collect wastewater from a washing machine and outdoor sink, and stormwater runoff from the barn structure roof. It was his understanding that this system was installed 10 to 15 years ago. He was unaware of any pouring or dumping of hazardous chemicals and/or petroleum products into the system.</p> <p>Mr. Dobler also noted that one active electrically powered irrigation well and one inactive electrically powered irrigation well are located southeast and south of the barn structure, respectively. He was unaware of any spills, releases, or incidents associated with the operation of these wells.</p>

## 7.0 Conditions Outside the Scope of ASTM Practice

The following sections address environmental issues or conditions at the Subject Property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM Practice E1527-21 (non-scope considerations).

### 7.1 Asbestos-Containing Material (ACM)

Asbestos is a term used to describe a group of six naturally occurring crystalline fiber minerals. Asbestos has excellent thermal stability, a high degree of tensile strength, and has been used extensively in the textile, insulation, and building industries, particularly as a component in fireproofing, decorative coatings, insulation materials, and as reinforcement for plaster binders in building products. Asbestos-containing building materials are generally classified as friable or non-friable. Friable materials are those which can be crumbled, pulverized, or reduced to powder by hand pressure, or by normal use or maintenance can be expected to emit asbestos fibers into the air. Non-friable ACM is a potential concern if it is damaged by maintenance work, demolition, or other activities, at which time it may be considered friable.

EBI conducted a limited visual screening survey for the presence of ACM at the Subject Property. EBI identified the following suspect ACM:

Suspect ACM Observed				
Material	Location	Friability	Condition	Estimated Quantity
Drywall and joint compound	On-Site Structures	Friable	Good	NA
Floor tile and floor mastic	On-Site Structures	Non-Friable	Good	NA
Acoustical ceiling material	On-Site Structures	Non-Friable	Good	NA
Roofing materials	On-Site Structures	Non-Friable	Not Observed	NA
SF: Square Feet LF: Linear Feet				

Observed materials appeared to be in good condition at the time of assessment. Please note that this survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of undamaged suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems.

It should be noted that the limited visual screening survey conducted under the scope of work for this assessment does not constitute a full asbestos inspection, in which all areas of the building(s) would have been thoroughly surveyed and sampled. The possibility exists for ACM to be present in areas of the building(s) not accessed or sampled by EBI personnel. Based on the limited scope of this assessment, additional suspect ACM may also present in areas of the building(s) that were accessed as part of this assessment.

Due to the continued distribution of a wide variety of asbestos-containing building materials, asbestos may be present in some of the roofing, flooring, wall and ceiling materials, caulking/putties, adhesives, spackling compounds, and insulation materials, as well as other building materials that may be used at the Subject Property. Sampling many of these materials requires techniques that may be destructive to subject facilities, and in the case of roofing material, may void warranties. It is recommended that an asbestos inspection be performed in accordance with all applicable federal, state, and local regulatory requirements prior to renovation, demolition, or other activities that could cause a material disturbance. Any removal or disturbance of ACM or suspect ACM should be performed by properly trained personnel and in compliance with federal, state, and local regulations.

## 7.2 Radon

Radon is a naturally-occurring, colorless and odorless radioactive gas that is generated primarily in granitic rocks. The United States Surgeon General has published information that radon is a cause of lung cancer. Radon usually enters a building at the points of contact or nearest contact with the soil, and therefore is the greatest potential health concern to residents of the lowest level of a building.

The EPA Map of Radon Zones indicates the Subject Property is located in a Zone 2 radon area. Zone 2 is defined as an area that has a moderate potential for radon gas, with a predicted average indoor radon screening level between 2.0 picoCuries per liter (pCi/L) and 4.0 pCi/L. The EPA recommended Action Level for radon is 4.0 pCi/L.

Based upon the radon propensity in the vicinity of the Subject Property and in accordance with the scope of work for this assessment, EBI did not conduct a limited short-term radon screening at the Subject Property.

## 7.3 Lead-Based Paint (LBP)

Use of lead in household paint was banned by the U.S. Environmental Protection Agency (EPA) effective January 1, 1978. The EPA and the U.S. Department of Housing and Urban Development (HUD) consider lead-based paint as containing a lead concentration equal to or greater than 1.0 milligram per square centimeter (mg/cm<sup>2</sup>) or 0.5% lead by weight, as defined by Title X of the 1992 Housing and Community Development Act.

Based on the original dates of construction, there is the potential that LBP is present at the Subject Property. EBI conducted a visual assessment of the painted surfaces in areas accessed at the Subject Property. The painted surfaces observed were noted to be in generally fair condition with no significant chipping or peeling paint observed at the time of assessment. In accordance with the scope of work for this assessment, no testing of the painted surfaces was conducted.

## 7.4 Lead in Drinking Water

Lead has historically been used in pipes, solder, and brass fixtures used in water distribution systems and building plumbing systems. In 1986, EPA banned the use of lead at concentrations exceeding 0.2% lead in solder and 8% lead in other plumbing materials. Lead in drinking water results primarily from corrosion of lead containing materials in service lines or from corrosion of lead containing materials in building plumbing systems such as lead solder, brass, bronze, and other lead containing alloys. The EPA Action Level for lead in public drinking water supplies is 0.015 parts per million (ppm) or 0.015 milligrams per liter (mg/L).

Municipal water service is provided to the Subject Property by the City of Watsonville Water Division (CWWD). Potable water is reportedly obtained from fourteen (14) public production wells. Based upon review of the 2022 Drinking Water Supply and Water Quality Report, the municipal water supply meets all current criteria established by the Safe Drinking Water Act (SDWA) and local municipal drinking water standards, including those for lead. Based upon the existing municipal water service and in accordance with the scope of work for this assessment, EBI did not conduct lead-in-drinking water sampling at the Subject Property.

## 8.0 Purpose And Scope

This report documents the findings, opinions, and conclusions of a Phase I Environmental Site Assessment (ESA) of the property located at 90 Minto Road in Watsonville, California.

Critical Dates for Report Viability (ASTM E1527-21 § 4.6.2)	
Component	Date
Date of Government Record Reviews	March 12, 2024
Date of Site Reconnaissance	March 21, 2024
Date of Interviews	March 14 and March 21, 2024
Date of Declaration (Date of Issuance)	April 1, 2024

### 8.1 Purpose

The purpose of this ESA was to identify *recognized environmental conditions* and certain environmental conditions outside the scope of ASTM Practice E1527-21 in connection with the property at the time of the property reconnaissance.

### 8.2 Scope-of-Services

This ESA was conducted utilizing a standard of good commercial and customary practice that was consistent with the ASTM Practice E1527-21. Any significant scope-of-work additions, deletions or deviations to ASTM Practice E1527-21 are noted below or in the corresponding sections of this report. The scope-of-work for this assessment included an evaluation of the following:

- Physical characteristics of the Subject Property through a review of referenced sources for topographic, geologic, soils and hydrologic data.
- Subject Property history through a review of referenced sources such as land deeds, fire insurance maps, city directories, aerial photographs, prior reports, and interviews.
- Current Subject Property conditions, including observations and interviews regarding the following: the presence or absence of hazardous substances or petroleum products; generation, treatment, storage, or disposal of hazardous, regulated, or biomedical waste; equipment that utilizes oils which potentially contain PCBs; and storage tanks (aboveground and underground).
- Usage of surrounding area properties and the likelihood for releases of hazardous substances and petroleum products (if known and/or suspected) to migrate onto the Subject Property.
- Information in referenced environmental agency databases and local environmental records, within specified minimum search distances.

- Past ownership through a review of available prior reports and local municipal file review.

The scope-of-work also included consideration of the following potential environmental conditions that are outside the scope of ASTM Practice E1527-21: asbestos-containing materials (ACM), lead-based paint (LBP), lead in drinking water, radon, mold, wetlands, and emerging contaminants.

### 8.3 Assumptions, Limitations and Exceptions

This Phase I Environmental Site Assessment (the report) has been prepared for the use of Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc., in accordance with our Master Services Agreement by and between New Leaf Energy, Inc. and Envirobusiness, Inc. d/b/a EBI Consulting (EBI), dated March 28, 2016 (by way of assignment from Borrego Solar Systems, Inc. on July 27, 2022) (the Agreement). A copy of the Agreement is maintained at the EBI Consulting office in Burlington, Massachusetts. To the extent any provisions of this report conflict with the terms of the Agreement, the Agreement will control.

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. This report was prepared with no exceptions or deletions from ASTM Standards E1527-21.

This Phase I Environmental Site Assessment has been prepared to assess a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) and petroleum products. As such, this practice is intended to permit Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc. to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability: that is, the practices that constitute “all appropriate inquiry into the previous ownership and uses of the Subject Property consistent with good commercial or customary practice” as defined in 42 U.S.C. § 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by this practice is to identify recognized environmental conditions. The term recognized environmental conditions means (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. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term does not include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The information reported was obtained through sources deemed reasonably ascertainable, as defined in ASTM Standard E1527-21; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact (performed by video reconnaissance) and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of

standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with the authorities having jurisdiction over the Subject Property. Findings, conclusions, and recommendations included in the report are based on our visual observations in the field, the standard environmental record sources and municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied documents and drawings. EBI relies completely on the information, whether written, graphic, or verbal, provided by the Subject Property contact or as shown on any documents reviewed or received from the Subject Property contact, owner or agent, or municipal source, and assumes that information to be true and correct unless the information is known to be inaccurate or if it is obvious, based on other information obtained as part of the assessment, that the information is not accurate. Although there may have been some degree of overlap in the information provided by these various sources, EBI did not attempt to verify independently the accuracy or completeness of all information reviewed or received during the course of these environmental services.

The information reported, as well as EBI's findings, conclusions, and recommendations are based upon sources deemed reasonably ascertainable, as defined in ASTM Standard E1527-21; a visual site survey of areas readily observable, easily accessible or made accessible by the Subject Property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the Subject Property and a review of standard federal, state, and tribal environmental record sources. Municipal information was obtained through review of reasonably ascertainable standard government record sources and interviews with authorities having jurisdiction over the Subject Property. Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc. agrees that EBI has no obligation to independently verify the accuracy or completeness of the information reviewed or received during the course of these environmental services. EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under un-surveyed and/or inaccessible portions of the Subject Property. Unsurveyed and inaccessible portions of the Subject Property are described below. In addition, EBI renders no opinion as to the presence of hazardous substances or petroleum products in, on or under the Subject Property where direct observation of the interior walls, floor, or ceiling of a structure was obstructed by objects or coverings on or over these surfaces.

EBI Services and opinions are based on the scientific or technical tests or procedures specifically set forth in the scope of the Services described in this report. The ASTM Standard E1527-21 does not encompass analytical testing to evaluate asbestos containing materials, radon, lead-based paint, drinking water quality, indoor air quality, stored chemicals, debris, fill materials, surface water, or subsurface samples (soil and groundwater) as part of a Phase I ESA. Because geologic and soil formations are inherently random, variable, and indeterminate in nature, the Services and opinions provided under this Agreement are not guaranteed to be a representation of actual conditions on the Subject Property, which are also subject to change with time as a result of natural or man-made processes, including water permeation. In performing the Services, EBI used that degree of care and skill ordinarily exercised by environmental consultants or engineers performing similar services in the same or similar locality at the same time and under similar circumstances. Any analytical testing performed at the Subject Property has been conducted in accordance with the Master Services Agreement approved and signed by Sequoia Energy Storage I, LLC c/o New Leaf Energy, Inc. (the Agreement) and the client-specific Scope of Work. Unless otherwise specified herein, such testing involves screening methods intended to provide a broad and approximate evaluation of conditions at readily accessible portions of the Subject Property, limited by project constraints, and should not be construed as a

comprehensive program designed to comply with a specific regulatory program. If a thorough and regulatory-compliant study is warranted based on the findings of the Phase I ESA, EBI will recommend the appropriate further investigation. In certain cases, quantitative laboratory testing is performed as part of the assessment and analyses have been conducted by an outside laboratory. EBI relies upon the data provided by the outside laboratory, and has not conducted an independent evaluation of the reliability of this data. No other representation, expressed or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed and delivered by EBI. Additional information that becomes available after our survey and draft submission concerning the Subject Property should be provided to EBI so that our conclusions may be revised and modified if necessary, at additional cost.

Client and EBI agree that to the fullest extent permitted by law, EBI shall not be liable to Client for any special, indirect, consequential, punitive, exemplary, incidental or indirect damages or losses whatsoever, whether caused by EBI's negligence, errors, omissions, strict liability, breach of contract, breach of warranty or other cause or causes whatsoever. Further, by agreeing to allow EBI to incorporate photographic and/or video documentation taken by a third-party site contact and/or personnel not affiliated with EBI, Client agrees to release and hold harmless EBI for any inaccuracies or deficiencies in such photographic or video documentation.

#### **8.4 Special Terms and Conditions**

This Phase I Environmental Site Assessment (the report) has been prepared to acquire environmental information, observe the general condition and maintenance status of the Subject Property, to suggest remediation and/or maintenance practices considered customary for the Subject Property to continue in its current operation, compared to properties of similar age and condition, and to identify recognized environmental conditions in connection with the Subject Property described in this report. This report can be relied upon by only the parties stated in the transmittal letter at the front of this report. EBI's liability to a purchaser wishing to use this report is limited to the cost of the report. Amendments to EBI's limitations as stated herein that may occur after issuance of the report are considered to be included in this report. Payment for the report is made by, and EBI's contract and report extends to New Leaf Energy, Inc., only, in accordance with the Master Services Agreement, entered into March 28, 2016, by and between Borrego Solar Systems, Inc. (BSSI) and EnviroBusiness, Inc., d/b/a EBI Consulting (EBI) by way of assignment to New Leaf Energy, Inc. (NLE) on July 27, 2022.

## 9.0 References

<b>Phase I Environmental Site Assessment References</b>
ASTM Designation E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.
Environmental Data Resources, LLC, EDR Historical Aerial Photograph report
Environmental Data Resources, LLC, EDR Historical Sanborn Map report
Environmental Data Resources, LLC, EDR Historical Topographic Map report
Environmental Data Resources, LLC, The EDR City Directory Abstract
Environmental Data Resources, LLC, The EDR Radius Report with GeoCheck®

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## 10.0 Terminology

### ASTM E1527-21 Terminology

The following provides definitions and descriptions of certain terms defined by ASTM Standard Practice E1527-21. The Standard Practice should be referenced for further detail related to definitions or additional explanation regarding the meaning of terms.

**Recognized Environmental Condition (REC):** (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*.

**De minimis condition:** A condition related to a *release* that generally does not present a threat to human health or the *environment* and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a *de minimis condition* is not a *recognized environmental condition* nor a *controlled recognized environmental condition*.

**Controlled Recognized Environmental Condition (CREC):** 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*).

**Historical Recognized Environmental Condition (HREC):** 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*). A *historical recognized environmental condition* is not a *recognized environmental condition*.

**Material Threat:** An *obvious* threat which is likely to lead to a *release* that, in the opinion of the *environmental professional*, would likely result in impact to public health or the *environment*. An example might include an aboveground storage tank system that contains a *hazardous substance* and which shows evidence of damage. The damage would represent a *material threat* if it is deemed serious enough that it may cause or contribute to tank integrity failure with a *release* of contents to the *environment*.

**Obvious:** That which is plain or evident; a condition or fact that could not be ignored or overlooked by a reasonable observer.

**Property Use Limitation:** Limitation or restriction on current or future use of a *property* in connection with a response to a *release*, in accordance with the applicable regulatory authority or authorities that allows *hazardous substances* or *petroleum products* to remain in place at concentrations exceeding unrestricted use criteria.

**Business Environmental Risk (BER):** A risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of *commercial real estate*, not necessarily related to those environmental issues required to be investigated in this practice. Consideration of *business environmental risk* issues may involve addressing one or more non-scope considerations.

**Significant Data Gap:** A *data gap* that affects the ability of the *environmental professional* to identify a *recognized environmental condition*. Significant Data Gaps and how they affect the ability to identify RECs/CRECs must be discussed in the Conclusions as well as if additional information would assist in determining the presence of RECs/CRECs.

DRAFT

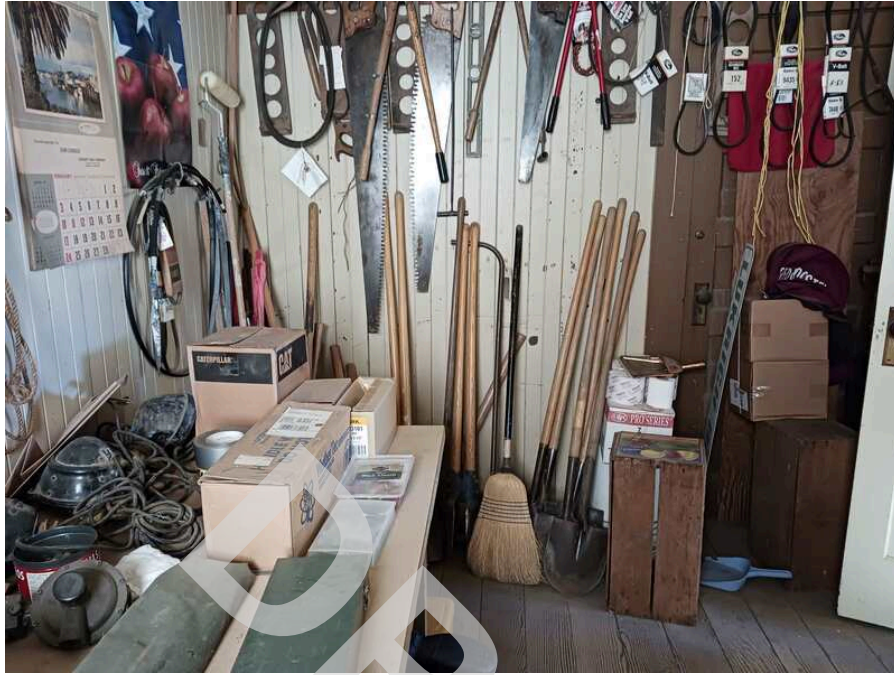
**Appendix A**  
**Photographs**



1. Exterior of the office building.



2. Interior of the office building.



3. Interior of the office building



4. Overview of the garage structure.



5. Interior of the garage structure.



6. Storage rooms attached to the garage structure.



7. Storage room interior.



8. Exterior of the main residential structure.



9. Exterior of the main residential structure.



10. Exterior of the main residential structure.



11. Backyard area associated with the main residential structure.



12. Propane tanks used to heat the main residential structure.



13. Exterior of the barn structure.



14. Exterior of the barn structure.



15. Open equipment storage area associated with the barn structure.



16. Open equipment storage area associated with the barn structure.



17. Office space observed within the open equipment storage area.



18. Overview of the office space interior.



19. Overview of the office space interior.



20. Overview of the area occupied by the barn structure.



21. Interior of the barn structure.



22. Interior of the barn structure.



23. Interior of the barn structure.



24. Interior of the barn structure.



25. Equipment storage including vehicle batteries.



26. Storage rooms observed within the barn structure.



27. Storage room interior.



28. Storage room interior.



29. Overview of "gray water" drainage system.



30. Washing machine attached to the "gray water" drainage system.



31. Trench area associated with the "gray water" drainage system.



32. Second residential structure exterior.



33. Second residential structure exterior.



34. Sink attached to the "gray water" drainage system.



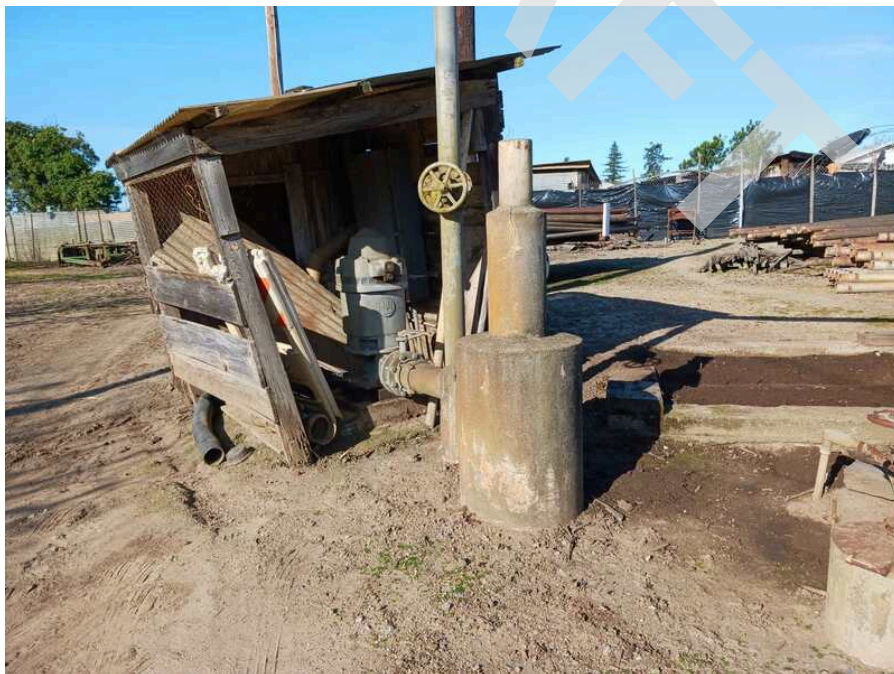
35. PVC piping connecting the sink to the "gray water" drainage system.



36. Termination point of "gray water" drainage system.



37. Active domestic well.



38. Inactive former domestic well.



39.

Pole-mounted transformers observed in the northwestern portion of the Subject Property.



40.

Overview of the northwestern portion of the Subject Property.



41. Overview of the Subject Property orchard.



42. Overview of the Subject Property orchard.



43. Overview of the Subject Property orchard.



44. Overview of the Subject Property orchard.



45. Overview of the Subject Property orchard.



46. Overview of the Subject Property orchard.



47. Adjoining property to the northeast.



48. Adjoining property to the northeast.



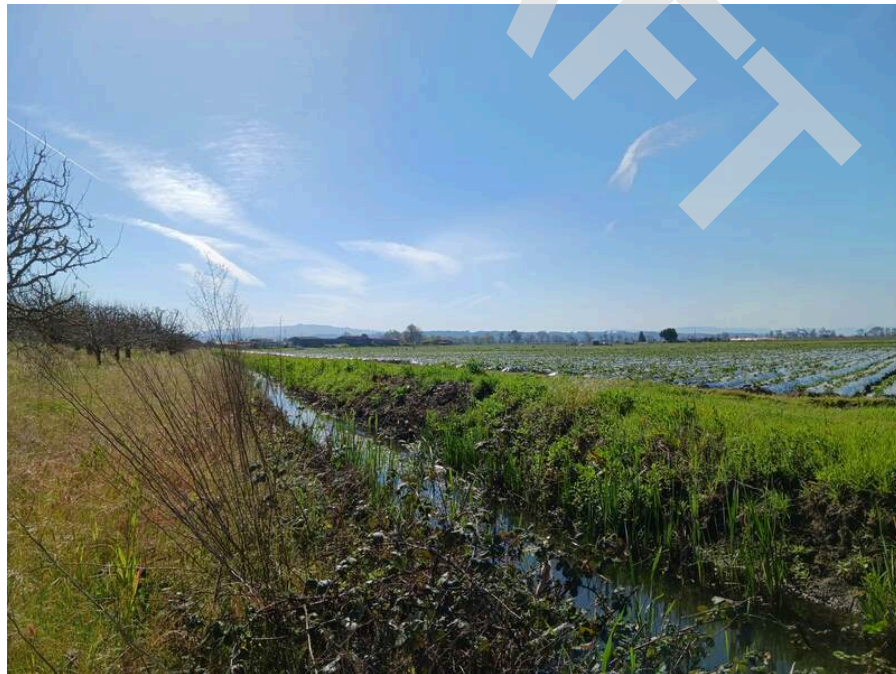
49. Adjoining property to the northeast.



50. Adjoining property to the southeast.



51. Adjoining property to the southeast



52. Adjoining property to the southwest.

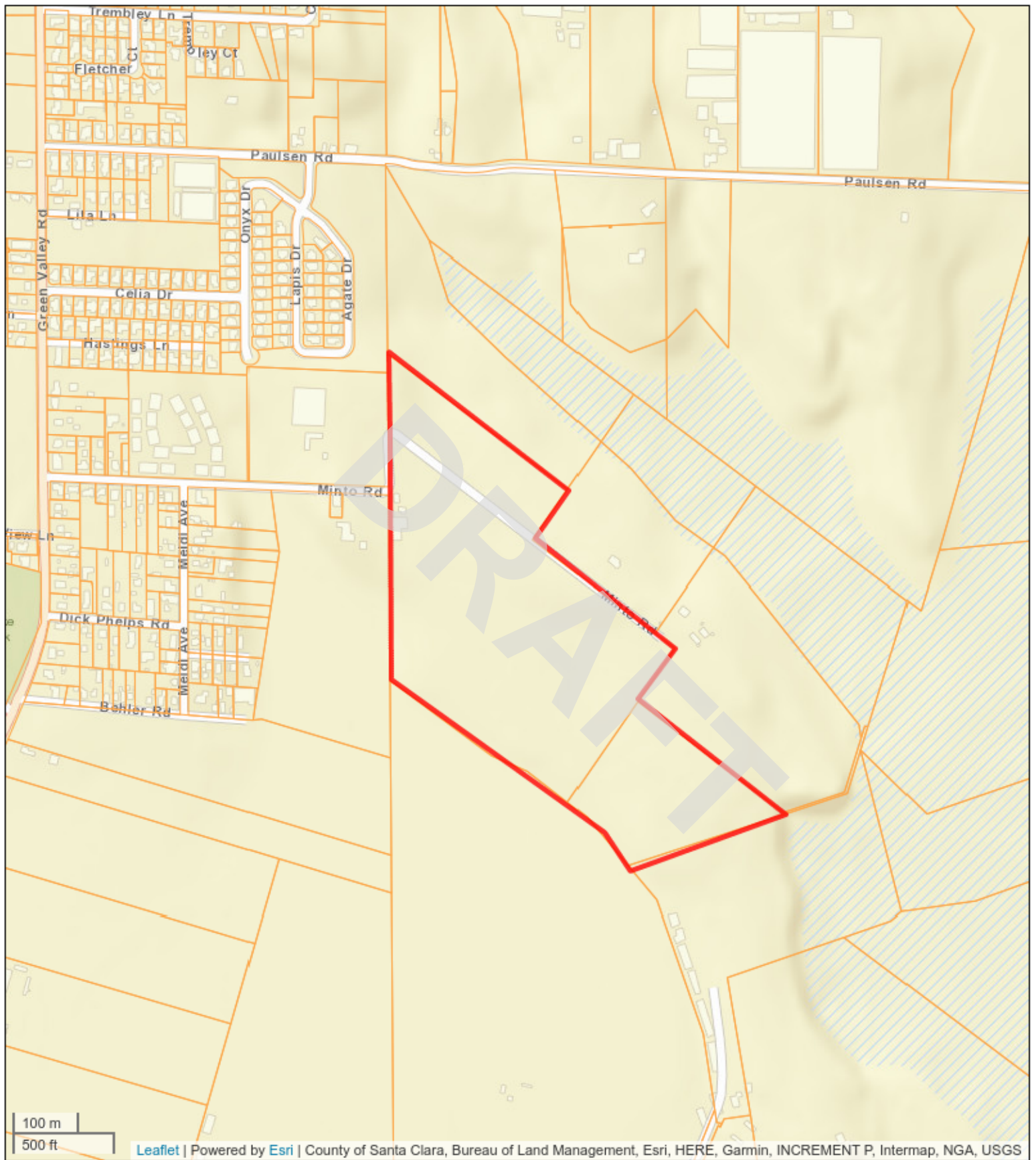


53. Adjoining property to the west.



54. Adjoining property to the west.

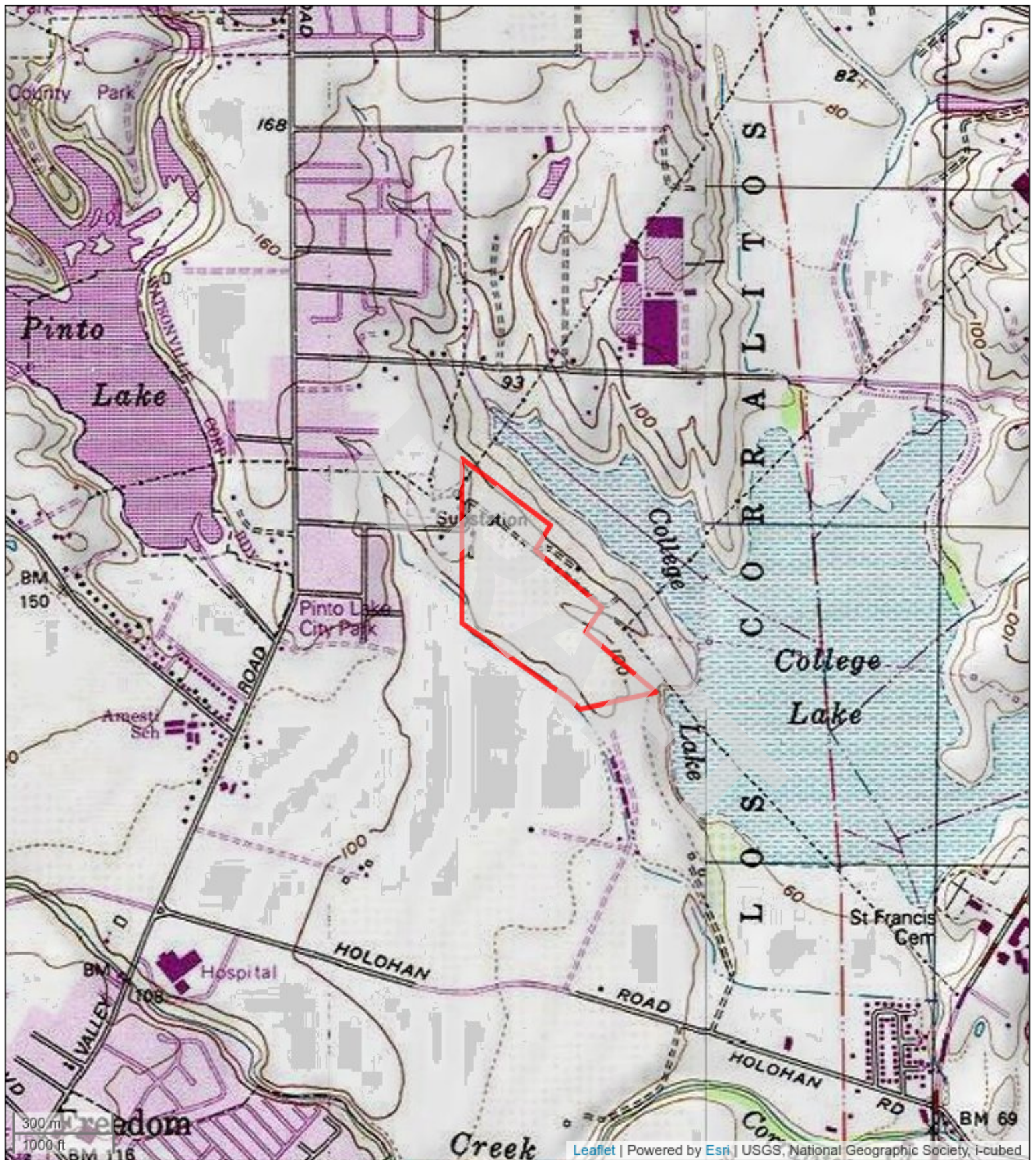
**Appendix B**  
**Figures**



**Figure 1: Site Location Map**

Proposed Battery Storage - 90 Minto Road, Watsonville, CA 95076  
90 Minto Road  
Watsonville, California 95076





**Figure 2: Topographic Map**

Proposed Battery Storage - 90 Minto Road, Watsonville, CA 95076  
 90 Minto Road  
 Watsonville, California 95076



**Figure 3: Site Plan**

Proposed Battery Storage - 90 Minto Road, Watsonville, CA 95076  
 90 Minto Road  
 Watsonville, California 95076



**Appendix C**  
**Pre-Survey Questionnaire and Other Relevant Documentation**

## ESA AAI USER QUESTIONNAIRE (ASTM E1527)

Subject Property Name: Proposed Battery Storage EBI Project #: TBD

Address: 90 Minto Road, Watsonville, CA 95076

1. Are you aware of any environmental cleanup liens against the Subject Property that are filed or recorded under federal, tribal, state or local law?

Yes / **No** / Unknown / Not Applicable

If yes, please attach a copy.

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Yes / **No** / Unknown / Not Applicable

If yes, please attach a copy.

3. As the user of this ESA do you have any specialized knowledge or experience related to the Subject Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Subject Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business? Or, do you have documentation (i.e., Phase I ESAs, Phase II subsurface investigations, Tank Removal reports, remedial reports, asbestos sampling and/or abatement reports, lead-based paint sampling and/or abatement reports, etc.) for the Subject Property that may be relevant to the Phase I ESA?

Yes / **No** / Unknown / Not Applicable

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Does the purchase price being paid for this Subject Property reasonably reflect the fair market value of the Subject Property?

**Yes** / No / Unknown / Not Applicable

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 Subject Property?

Yes / No

Comments: \_\_\_\_\_  
\_\_\_\_\_

5. Are you aware of commonly known or reasonably ascertainable information about the Subject Property that would help the environmental professional to identify conditions indicative of release or threatened releases? For example, as user,
- a. Do you know the past uses of the Subject Property?
  - b. Do you know the specific chemicals that are present or once were present at the Subject Property?
  - c. Do you know of spills or other chemical releases that have taken place at the Subject Property?
  - d. Do you know of any environmental cleanups that have taken place at the Subject Property?

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please attach copies of previous environmental reports prepared for the Subject Property.

6. As the user of this ESA, based on your knowledge and experience related to the Subject Property are there any obvious indicators that point to the presence or likely presence of contamination at the Subject Property?

Yes / **No** / Unknown / Not Applicable

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please be sure to attach copies of documentation, as available.**

Completed by:

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Company Name

\_\_\_\_\_

Date

Presented above is the User Questionnaire (as cited in the Appendix X3 of ASTM Standard E 1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). This questionnaire is designed to address one of the requirements to satisfy the intent of the Standard, as noted in Section 1.1 of ASTM E 1527. Specifically, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), **the User (the Client) of EBI's Phase I ESA report** must provide the information addressed below (if available) to EBI. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. To note, it is acceptable if you (the Client and User of this report) have no significant information regarding the questions below. The ASTM standard simply requires that we document your answers to this questionnaire. As such, the User Questionnaire can only be completed by the User (the Client). Please also note that EBI provides the site contact with a separate, Pre-Survey Questionnaire. This questionnaire is more detailed and documents their knowledge of the Subject Property.



# EBI Consulting

environmental | engineering | due diligence

Please fill out and sign this questionnaire to the best of your knowledge for the Scientist's site visit. Email to at or fax to, for our report files, and keep the original to provide to the Scientist.

1.

**Subject Property Name:** Minto Rd **EBI Project #:** \_\_\_\_\_  
**Address:** 90 Minto Rd Watsonville CA 95076  
**Subject Property Owner:** Steven K Dabler 2012 Heritage Trust **Purchase Date:** October 2023  
**On-Site Property Contact:** Steven **Telephone:** 831 801-0008  
**Fax:** \_\_\_\_\_ **Email:** sdabler@dablerandsens.com  
Steven Dabler, trustee S. Dabler 3-14-24  
**Your Name and title** **Signature** **Date**

Additional plans and documentation (see page 4) must be forwarded to the site for the Scientist during the survey. For questions not applicable please respond "N/A." Attach additional pages if necessary. This questionnaire and your responses will be included as an exhibit in the Environmental report. Accurate and full completion is critical to a timely completion of our reports, and timely loan closing.

### LOCAL JURISDICTIONAL INFORMATION

1. What is the property ID #, Lot and Block, or Township/Range ID #? \_\_\_\_\_
2. What is the legal Municipality or County that has jurisdiction over the property? Santa Cruz County
3. What is the assessors file ID number and tax file ID number if available? APN 051-101-77 #051-101-78

### PROPERTY INFORMATION

4. What is the size of the subject property lot or lots, in acres? 47 acres
5. How many buildings comprise the subject property? 3
  - a. If the property is a mall or large retail center, please confirm and list ownership of each building. \_\_\_\_\_
6. What is the gross and net rentable square footage of the building(s)? 600<sup>sq</sup> house / 2500<sup>sq</sup> Barn / 1200<sup>sq</sup> pole Barn
7. What is the date of construction of the building(s)? When was the building(s) first occupied? Un Known
8. How many tenant spaces or apartments are at the Subject Property? 4
9. Please list, to the best of your knowledge, any structural, water infiltration, mold, roof, plumbing, HVAC, Fire Alarm or electrical deficiencies or problems. \_\_\_\_\_
10. Please list any deficiencies noted during any Building, Fire or Health Department inspections in the last three years. \_\_\_\_\_

11. Please list the following utility providers:
 

Electricity:	<u>PG and E</u>
Water:	<u>City of Watsonville</u>
Sanitary Sewer:	<u>Septic tank</u>
Trash Hauler:	<u>Greenwaste Recovery</u>
Storm Drainage:	_____
Natural Gas or Oil:	<u>Propane tank delivery</u>
and, Frequency of Pick-ups:	<u>Weekly</u>

12. Please attach a brief history of the property. Family owned since 1920 - Vegetables then Apples Uncle owned and operated - He passed in 2022 - Left the property to current owner

### ENVIRONMENTAL SITE ASSESSMENT PRE- SURVEY QUESTIONNAIRE

1. Describe the current uses of the property noting tenant names and oil/chemical usage. Apple Farming only Chemicals registered on Permit with County Agricultural Commission
2. Describe the past uses of the property noting tenant names and oil/chemical usage. Apple Farming since 19405 - Registered Chemicals with County Agricultural Commission

Environmental Site Assessment Pre-Survey Questionnaire

3. (Y)  (N) Has a previous environmental site assessment report been prepared for the property? If yes, for what reason? Can EBI have a copy? \_\_\_\_\_
4. (Y)  (N) Has a subsurface investigation (Phase II) ever been conducted on the property, including soil sampling, groundwater sampling, or installation of groundwater monitoring wells? If yes, for what reason? What were the results? Can EBI have a copy of the report? Are there any groundwater monitoring wells currently located on the property? NO
5. (Y)  (N) Has contamination been identified at the Subject Property? Describe the nature of the contamination (i.e., source, media impacted, location, sampling, cleanup activities, regulatory status, etc.). Can EBI have copies of related documentation? \_\_\_\_\_
6. (Y)  (N) Has a spill or surficial release occurred at the Subject Property? Describe the nature of the spill/surficial release (i.e., source, location, response/cleanup actions, regulatory status, etc.). Can EBI have copies of related documentation? \_\_\_\_\_
7. (Y)  (N) Is the Subject Property listed with the USEPA and/or the state environmental regulatory agency as a contaminated site? If yes, please describe. Can EBI have copies of related documentation? \_\_\_\_\_
8. (Y)  (N) Has there ever been previous sampling for Asbestos, Lead-Based Paint, Lead in Water, or Radon? If yes, please describe. Can EBI have copies of related documentation? \_\_\_\_\_
9. (Y)  (N) Has there been any Asbestos or Lead-Based Paint abatement or Radon mitigation conducted at the Subject Property? Are there Asbestos and/or Lead-Based Paint Operations and Maintenance Plans for the Subject Property? If yes, please describe. Can EBI have copies of related documentation? \_\_\_\_\_
10. (Y)  (N) Any known environmental liens, deed restrictions, or use limitations for the Property? If yes, please describe. Can EBI have copies of related documentation? \_\_\_\_\_
11. (Y)  (N) Any permitted or regulated activities (Hazardous waste generator, air) on the Property? If yes, please describe. Only Agricultural Commissioner permit to operate
12.  (Y) (N) Are there any transformers or other electrical equipment, which may contain PCBs? If yes, please describe. Where are they? Who owns the transformer(s)? Who services them? PGE Electric Poles on property - visible
13. (Y)  (N) Has an industrial or manufacturing operation, gas station, motor repair facility, commercial printing facility, dry cleaners, photo-developing laboratory, junk yard, landfill or waste, treatment, storage, disposal processing or recycling facility ever been located at or adjacent to the property? If yes, please describe, \_\_\_\_\_
14. (Y)  (N) Are there any discarded drums, barrels or containers, construction debris, damaged or discarded automobile or industrial batteries, or pesticides, paints or other chemicals in individual containers or drums of greater than five gallons or fifty gallons in aggregate located on the property? If yes, please describe, \_\_\_\_\_
15. (Y)  (N) Have there ever been any waste storage or treatment lagoons, pits, ponds, or surface impoundments on the property? If yes, please describe, \_\_\_\_\_
16. (Y)  (N) Does the property have floor drains not discharging to a sewer? Septic System? If yes, please describe, \_\_\_\_\_
17. (Y)  (N) Are there currently and/or have there been previously aboveground or underground storage tanks at the property? If yes, complete table.

Type of Tank	Size	Content	Installation Date	Spill/Leak Detection? Y or <input checked="" type="radio"/> N
<input checked="" type="radio"/> Above or <input type="radio"/> Underground	500 gal	Diesel	? 1996	
<input type="radio"/> Above or <input checked="" type="radio"/> Underground	gal		Removed 2010	
<input type="radio"/> Above or <input checked="" type="radio"/> Underground	gal			
<input type="radio"/> Above or <input checked="" type="radio"/> Underground	gal			

18. Are you aware of any information to indicate that the Subject Property was sold for substantially below its fair market value? If so, please provide an explanation: NO

19. Additional comments and/or pertinent information relevant to this Phase I ESA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DOCUMENT AND INFORMATION CHECKLIST**

Please provide the following information (as much as possible in electronic format) so the Scientist can proceed with the survey of the property.

<b>A. Plans</b>	<b>B. Municipal Documents</b>	<b>C. Additional Information</b>
<ul style="list-style-type: none"><li>▪ ALTA Survey or Site Plan</li><li>▪ Reduced scale Site and Building Plans</li></ul>	<ul style="list-style-type: none"><li>▪ Certificate of Occupancy</li><li>▪ Building Permit</li><li>▪ Copy of tax cards</li><li>▪ UST/AST Registrations</li></ul>	<ul style="list-style-type: none"><li>▪ Tenant Rent Roll</li><li>▪ Historical Uses</li><li>▪ Previous Due Diligence Reports</li><li>▪ Copy of most Recent Appraisal</li></ul>

**EBI ACCESS REQUIREMENTS**

At the time of the site visit the Consultant is required to gain access to all areas of the property. This includes:

- All building interiors, including as applicable, common areas, lobbies, a representative sampling of offices, retail spaces, manufacturing or assembly areas, or apartments, community rooms, exercise rooms, pool areas, storage rooms, attics and basements, garages.
- All building perimeters
- All site amenities
- All building roofs, unless pitched asphalt shingles. This may require you to obtain and provide a ladder.
- All mechanical, electric, sprinkler, HVAC, utility, service, elevator, storage and equipment rooms



# COUNTY OF SANTA CRUZ

## PARCEL RESEARCH REPORT - WITHOUT INSPECTION

Page: Page 1 of 2

Date: 4/1/2024

Time: 10:50.23

**APN:** 05110177

SITUS ADDRESS: 90 MINTO RD, WATSONVILLE CA 95076-1339

MAILING ADDRESS: 320 EDENVALE CT, WATSONVILLE CA 95076

### PARCEL INFORMATION:

SQ FT: 1,611,720.00 (ESTIMATE)

ACREAGE: 37.00 (ESTIMATE)

BUILDING SQ FT: 760

ZONING: CA

PLANNING AREA: PAJARO VALLEY

SUPERVISORIAL DISTRICT: SUPER-4

GENERAL PLAN: AG

### CURRENT ASSESSOR'S CHARACTERISTICS (Does not confirm legality)

YEAR BUILT: 1929

ROOM COUNT: 4

BEDROOMS: 2

BATHROOMS: 1/0

MISC OTHER BUILDINGS: Y

NUMBER OF UNITS: 0

USL: No

RSL: No

### PARCEL SPLIT/COMBOS

PARCEL IN	PARCEL IN STATUS	PARCEL OUT	PARCEL OUT STATUS	DATE OF APN CHANGE
05110121	Inactive	05110177	Active	03/13/2002
	Inactive	05110178	Active	03/13/2002
05110177	Active	05110177	Active	03/13/2002
	Active	05110178	Active	03/13/2002

### CODE COMPLIANCE COMPLAINT:

SR#	Request Date	Inspector	Additional Information
-----	--------------	-----------	------------------------



# C O U N T Y O F S A N T A C R U Z

## PARCEL RESEARCH REPORT - WITHOUT INSPECTION

Page: Page 2 of 2

Date: 4/1/2024

Time: 10:50.23

### CODE COMPLIANCE CASE(S)

Case No.	Processed Date	Milestone	Case Info
----------	----------------	-----------	-----------

### BUILDING APPLICATIONS:

APPLICATION #:

APPLICATION DATE:

STATUS:

### DISCRETIONARY APPLICATIONS:

App No	App Date	Project Planner	Project Description
--------	----------	-----------------	---------------------

### CANNABIS APPLICATIONS:

App No	App Date	Project Planner	Applicant Name	Project Description
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FOR TAX PURPOSES ONLY

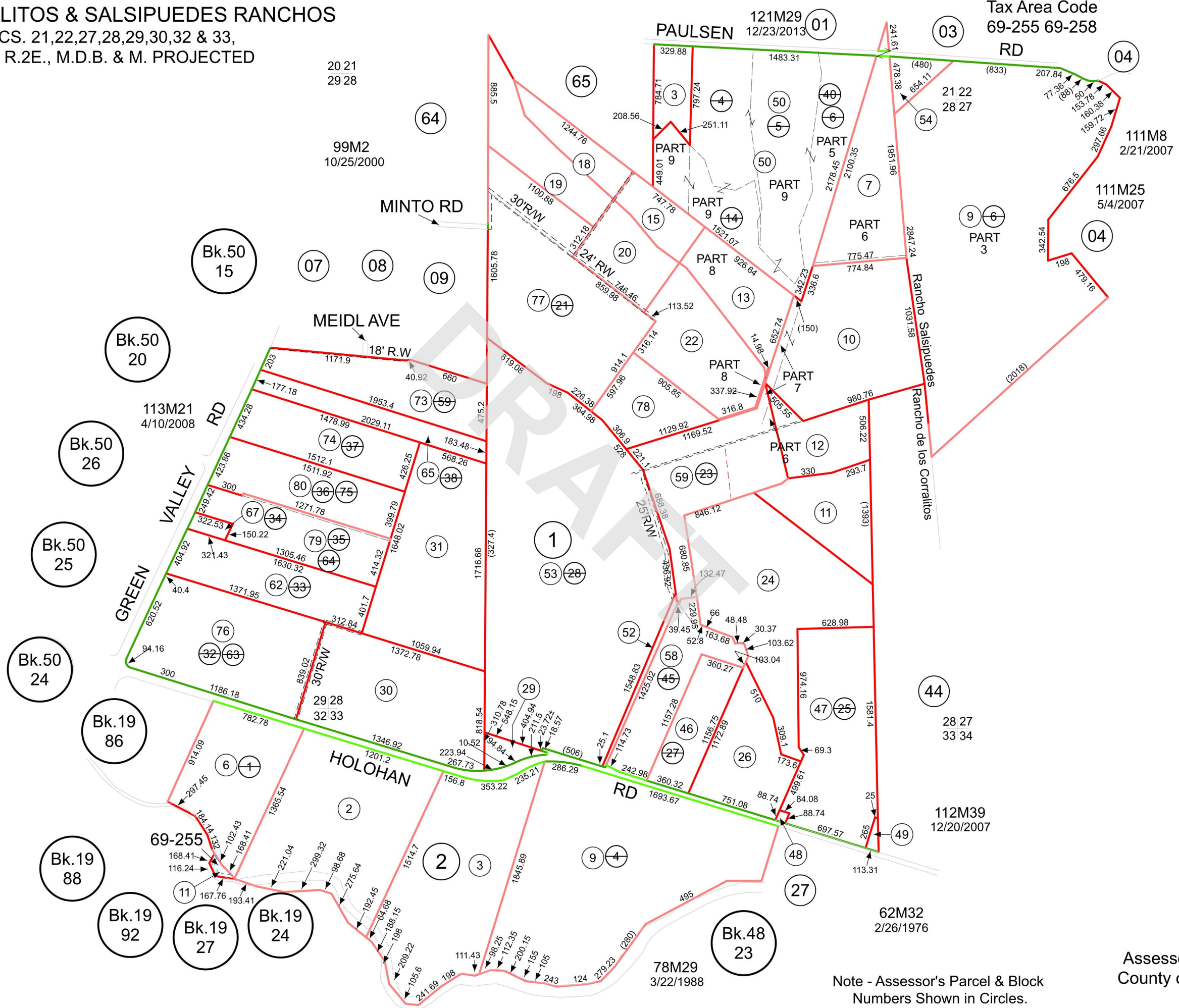
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED. © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1996

# POR. CORRALITOS & SALSIPUEDES RANCHOS

SECS. 21,22,27,28,29,30,32 & 33,  
T.11S., R.2E., M.D.B. & M. PROJECTED

Tax Area Code  
69-255 69-258

51-10



- Electronically Repositioned 9/18/96 rw
- Rev 11/27/00 mvm (99RS2)
- Rev 1/2/01 CB (Removed 2-08 & 10 to pg 19-86)
- Rev 1/4/01 CB (Chng pg ref)
- Rev 6/6/01 mvm (changed page refs.)
- Rev 1/7/02 mvm (TCA)
- Rev 2/26/02 mvm (st name)
- Rev 6/27/02 DD (2-0018408 & 09, 1-77 & 78)
- Rev 7/13/07 id (corr. to 1-74 & 75 per 3387620)
- Rev 7/13/07 id (corr. to boundary of 1-54 & 09)
- Rev 7/13/07 id (11TRS6 & 11TRS25)
- Rev 7/25/07 CB (7-0028983, LBA 1-79 & 80)
- Rev 7/25/07 CB (Cor to TCA Info)
- Rev 10/6/08 CB (Spatial Adjustment)
- Rev 1/22/09 CB (112RS39)
- Rev 3/26/13 CB (Accepted 1-66 & 72 to the st as per 3337157)
- Rev 2/19/14 CB (12TRS29)
- Rev 10/5/21 AM (Boundary Correction 1-59)

Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 51-10  
County of Santa Cruz, Calif.  
Sept. 1996

Download Map Info Eye

oad Watsonvil

1 site found

90 Minto Rd, Watsonville, CA 95076

C SF15112A

5076



o Rd, Watsonville, C X

Search results for 90 Mint...



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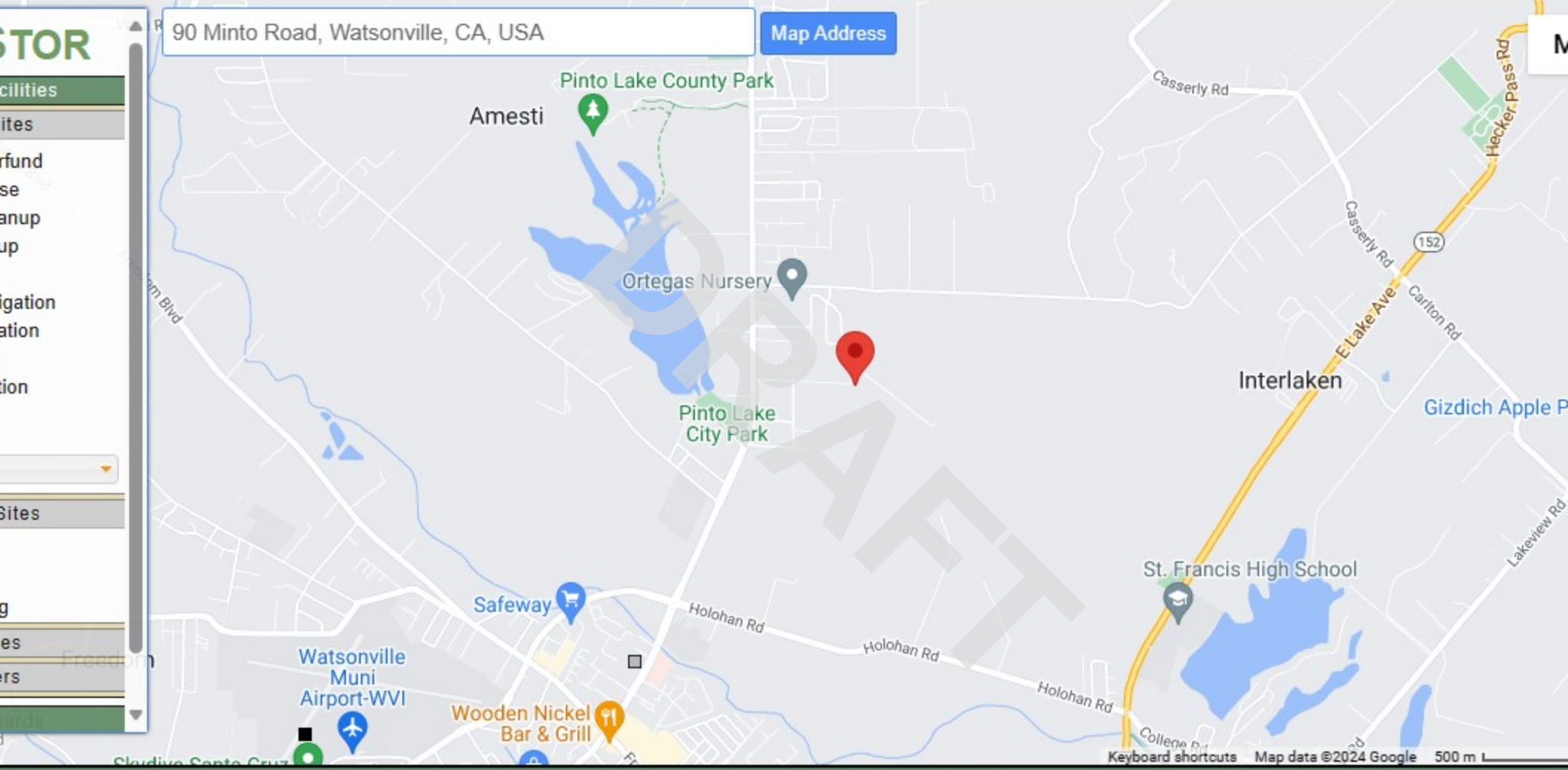
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ards

90 Minto Road, Watsonville, CA, USA

Map Address



2 SITES LISTED

	STATUS	PROJECT TYPE	ADDRESS
<a href="#">ALTERNATIVE EDUCATION FACILITY</a>	NO FURTHER ACTION	SCHOOL INVESTIGATION	229 GREEN VALLEY ROAD
<a href="#">STATION, WATSONVILLE (J09CA7089)</a>	NO FURTHER ACTION	MILITARY EVALUATION	100 AVIATION WAY

MONTEREY BAY AIR RESOURCES DISTRICT  
24580 SILVER CLOUD COURT  
MONTEREY, CA 93940  
(831)647-9411

Attn: Cynthia Searson, Engineering and Compliance Specialist  
E-Mail: [csearson@mbard.org](mailto:csearson@mbard.org)

### PUBLIC RECORDS REQUEST FORM

**ATTENTION REQUESTOR:** To expedite your request for records, please fill out this form completely. Specifically, identify the type of records you are requesting from the list below.

#### REQUESTOR INFORMATION

NAME: Philip Marquez	DATE: 3/15/24	
COMPANY: EBI Consulting		
MAILING ADDRESS: 5669 N Fresno Street, #148		
CITY: Fresno	STATE: CA	ZIP: 93710
PHONE #: (559) 270-8684	EMAIL: marquezphilip655@yahoo.cc	

#### RECORDS REQUESTED (3 ITEMS PER FORM)

- |   |  |
|---|--|
| <input type="checkbox"/> Permit Application(s)                          | <input type="checkbox"/> Permit Inspection Report(s)                   |
| <input checked="" type="checkbox"/> Permit(s) to Operate (PTO)          | <input checked="" type="checkbox"/> Source Test Report(s)              |
| <input type="checkbox"/> Authorities to Construct (ATC)                 | <input checked="" type="checkbox"/> Air Monitoring Data                |
| <input type="checkbox"/> Engineering Evaluation(s)                      | <input type="checkbox"/> Complaints                                    |
| <input checked="" type="checkbox"/> Notice(s) of Violation (NOV)        | <input checked="" type="checkbox"/> Asbestos Notification(s)/Record(s) |
| <input checked="" type="checkbox"/> Notice(s) to Comply (NTC)           |  |
| <input type="checkbox"/> AB2588 "Hot Spots" information (air toxics)    |  |
| <input type="checkbox"/> Other (Describe below or on additional pages): |  |

#### REQUESTED FACILITY INFORMATION (If Applicable)

FACILITY NAME:	APN: 05110177	
FACILITY ADDRESS: 90 Minto Road		
CITY: Watsonville	STATE: CA	ZIP: 95076

#### METHOD OF DELIVERY

- |  |   |                                      |
|--|---|--------------------------------------|
| <input type="checkbox"/> Pick Up   | <input checked="" type="checkbox"/> Email   |                                      |
| <input type="checkbox"/> U.S. Mail   | <input type="checkbox"/> CD/DVD/Flash Drive | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Inspection of records only, no copies required. (You will be contacted to set an appt.) |   |                                      |
| <input type="checkbox"/> If the requested records exceed \$ _____, I request to be contacted prior to copying.   |   |                                      |

MAPS >

LAYERS >



Measure



- 1 ?
- 1 ?
- 1 ?
- 1 ?
- ?
- 1 ?
- 1 ?



1:9,028  
36.951 | -121.766

Historical Building Permit Information - 90 Minto Road Watsonville, CA



Recipients  plnbuildinginfo@santacruzcountyca.gov 

Cc Bcc

Historical Building Permit Information - 90 Minto Road Watsonville, CA

Hello,

I was wondering how I would go about getting a list of historical building permits for the following address:

90 Minto Road  
Watsonville, CA 95076

Thank You

Philip Marquez  
(559) 270-8684

Send



AA





FACILITY NAME: Lukrich Ranch DATE: 12/3/12

**INSPECTION SUMMARY AND OBSERVATIONS/VIOLATIONS**

CONSENT TO INSPECT GRANTED BY: (Name/Title): John Lukrich  
 Inspection may involve obtaining photographs, review and copying of records, and determination of compliance with environmental regulations.

- No violations of underground tank, hazardous materials and/or hazardous waste laws, regulations, and requirements were discovered during the inspection.
- Violations were observed as listed below. All violations must be corrected by implementing the corrective action listed by each violation. You may request a meeting with the Program Manager to discuss the inspection findings and/or proposed corrective actions. The issuance of this Summary of Violations does not preclude Santa Cruz County Environmental Health Services from taking administrative, civil, or criminal action as a result of the violations noted.

**ALL MINOR VIOLATIONS MUST BE CORRECTED WITHIN 30 DAYS OR AS SPECIFIED BELOW.** A copy of this page with a completed **Certification of Return to Compliance** section may be forwarded to our department at 701 Ocean St, Room 312 in Santa Cruz along with any supporting documentation that the inspector requires to certify that the violation(s) have been corrected. Your facility may be reinspected any time during normal business hours. Should a reinspection be necessary in order to verify compliance, a reinspection fee may be charged.

PROGRAMS INSPECTED:  HMMP  UST  HW Generator  Cal ARP  Tiered Permits  APSA

Violation Code	Violation Classification			VIOLATION DESCRIPTION AND CORRECTIVE ACTION(S) REQUIRED
	Class I	Class II	Minor	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Facility is no longer storing hazardous materials
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Close file</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Close per insp. rept.
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Inspected by: \_\_\_\_\_ Facility Rep Name: JOHN LUKRICH  
 Signature: [Signature] Signature: [Signature]

**CERTIFICATION OF RETURN TO COMPLIANCE**

I certify that the violations noted above on this report have been corrected. I have personally examined any documentation attached to this certification to establish that the violations have been satisfactorily corrected.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



**CERTIFIED UNIFIED PROGRAM AGENCY (CUPA)  
 HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP) INSPECTION REPORT**

FACILITY NAME: <u>John L Krich</u>	DATE: <u>4/20/12</u>	<b>INSPECTION TYPE</b> <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Reinspection <input type="checkbox"/> Complaint
ADDRESS: <u>90 Minto Rd, Watsonville</u>		

**Inspection Report:** The items checked in the "NO" column below are violations of the California Health & Safety Code (HSC); Title 19 of the California Code of Regulations (CCR); or Chapter 7.100 of the Santa Cruz County Code as referenced and must be corrected as described on the inspection summary page of this report:

YES	NO	Code	HAZARDOUS MATERIALS MANAGEMENT PLAN (HMMP)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	101	The business has a current Health Permit for storage of hazardous materials [SC County Code 7 100.060]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	102	HMMP information is complete, current, & available during inspection [HSC 25503.5; Title 19 CCR 2729]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	103	Inventory of hazardous materials is complete and accurate [HSC 25504; Title 19 CCR 2729]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	104	Annual inventory reporting requirements have been met [HSC 25503.3]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	105	Site layout/facility maps are accurate [HSC 25504; Title 19 CCR 2729]
YES	NO	Code	HANDLING AND STORAGE OF HAZARDOUS MATERIALS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	106	Facility is operated and managed to prevent a release of hazardous materials [Title 19 CCR 2731 (c); SC County Code 7.100.170 and 7.100.180]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	107	Adequate secondary containment is provided for materials stored [SC County Code 7.100.160]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	108	Warning signs are posted in areas where hazardous materials are stored [SC County Code 7 100.170]
YES	NO	Code	EMERGENCY RESPONSE PLAN & TRAINING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	109	Facility has an appropriate training program [Title 19 CCR 2732; 22 CCR 66265.16]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	110	Training documentation is maintained on site [Title 19 CCR 2732; 22 CCR 66265.16]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	111	Contingency plan is complete, updated, and maintained on site [HSC 25504; Title 19 CCR 2731; 22 CCR 66265.53/54]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	112	Simplified emergency procedures posted in locations where hazardous materials are stored [SC County Code 7.100.220]
<input type="checkbox"/>	<input type="checkbox"/>	113	Other HMMP violation not listed above [SC County Code 7.100 170 or as referenced on summary page]

COMMENTS: Note additional emergency contact  
phone number.



# County of Santa Cruz

Health Services Agency – Environmental Health Services  
701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073  
(831) 454-2022 FAX: (831) 454-3128 http://www.co.santa-cruz.ca.us/

HWG

## CERTIFIED UNIFIED PROGRAM AGENCY (CUPA) HAZARDOUS WASTE GENERATOR INSPECTION REPORT

FACILITY NAME: <u>John Lukrich</u>	DATE: <u>4/20/12</u>	INSPECTION TYPE <input checked="" type="checkbox"/> Routine <input type="checkbox"/> Reinspection <input type="checkbox"/> Complaint
ADDRESS: <u>90 Monte Rd.</u>		

**Inspection Report:** The items checked in the "NO" column below are violations of the California Health & Safety Code (HSC); Title 22 of the California Code of Regulations (CCR); or Chapter 7.100 of the Santa Cruz County Code as referenced and must be corrected as described on the inspection summary page of this report:

YES	NO	Code	EPA ID # - RECORDKEEPING – DOCUMENTATION (Generator ID# _____)
<input type="checkbox"/>	<input type="checkbox"/>	133	Generator has an EPA ID# to treat, store, dispose, transport or transfer hazardous waste [Title 22CCR 66262.12]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	134	Hazardous waste determination conducted [Title 22 CCR 66262.11] <input checked="" type="checkbox"/> own knowledge <input type="checkbox"/> analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	135	Hazardous waste analysis/test records are kept for at least 3 years [Title 22 CCR 66262.40.(c)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	136	Hazardous wastes are shipped with manifest [Title 22 CCR 66262.20]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	137	Manifests and/or receipts are retained by generator for 3 years [Title 22 CCR 66263.42/ 66262.23]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	138	Hazardous wastes were transported to a facility with an EPA ID NO. and permit or authorization from DTSC [HSC 25189.5, Title 22 CCR 66262.12] Wastes transported by: <u>Ferrell</u>
YES	NO	Code	STORAGE AND MANAGEMENT OF CONTAINERS/TANKS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	139	Hazardous wastes are accumulated on site for not more than 90/180/270 days dep. on quantity [T22 CCR 66262.34]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	140	Hazardous waste "satellite" collection is managed properly. [Title 22 CCR 66262.34(e)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	141	Containers of hazardous waste are properly labeled (includes appropriate date, "HAZARDOUS WASTE," waste composition/physical state, haz properties, name/address of generator) [Title 22 CCR 66262.31-.33]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	142	Containers/tanks containing hazardous wastes are in good condition/handled to minimize release or reaction [Title 22 CCR 66265.171/.191, 66265.177(c)]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	143	Containers/tanks/liners are compatible with waste stored or transferred [Title 22 CCR 66265.172]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	144	Containers storing hazardous wastes are closed/sealed [Title 22 CCR 66265.173]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	145	Empty containers are properly labeled and managed within one year [Title 22 CCR 66261.7]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	146	Weekly inspection conducted of areas where hazardous waste containers are stored [Title 22 CCR 66265.174]
YES	NO	Code	RECYCLABLE WASTES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	147	Used oil is managed as hazardous waste until recycled (proper labeling, storage, etc) [HSC 25250.4]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	148	Used oil filters for recycling are managed properly (drained of free flowing liquid, stored in closed rainproof container, labeled "drained used oil filters," and transferred for metal reclamation) [Title 22 CCR 66266.130]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	149	Spent lead-acid batteries are transferred offsite under manifest or bill of lading for recycling, reuse, or reclamation [Title 22 CCR 66266.81]
<input type="checkbox"/>	<input type="checkbox"/>	150	Solvents/other recyclable materials are managed as hazardous wastes until recycled [Title 22 CCR 66266.3]
<input type="checkbox"/>	<input type="checkbox"/>	151	Universal Wastes (including electronic & CRT wastes) are properly managed [Title 22 CCR 66273.30-.39]
<input checked="" type="checkbox"/>	<input type="checkbox"/>	152	Other hazardous waste violation not listed above [SC County Code 7.100.170 or asreferenced on summary page].

COMMENTS: Facility is in the Farm Program.  
Waste oil and filters are taken to Bayside



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FACILITY NAME: <u>John Lukrich</u>	DATE: <u>4/20/12</u>
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**INSPECTION SUMMARY AND OBSERVATIONS/VIOLATIONS**

CONSENT TO INSPECT GRANTED BY: (Name/Title): John Lukrich  
 Inspection may involve obtaining photographs, review and copying of records, and determination of compliance with environmental regulations.

- No violations of underground tank, hazardous materials and/or hazardous waste laws, regulations, and requirements were discovered during the inspection.
- Violations were observed as listed below. All violations must be corrected by implementing the corrective action listed by each violation. You may request a meeting with the Program Manager to discuss the inspection findings and/or proposed corrective actions. The issuance of this Summary of Violations does not preclude Santa Cruz County Environmental Health Services from taking administrative, civil, or criminal action as a result of the violations noted.

**ALL MINOR VIOLATIONS MUST BE CORRECTED WITHIN 30 DAYS OR AS SPECIFIED BELOW.** A copy of this page with a completed **Certification of Return to Compliance** section may be forwarded to our department at 701 Ocean St, Room 312 in Santa Cruz along with any supporting documentation that the inspector requires to certify that the violation(s) have been corrected. Your facility may be reinspected any time during normal business hours. Should a reinspection be necessary in order to verify compliance, a reinspection fee may be charged.

PROGRAMS INSPECTED:	<input checked="" type="checkbox"/> HMMP	<input type="checkbox"/> UST	<input checked="" type="checkbox"/> HW Generator	<input type="checkbox"/> Cal ARP	<input type="checkbox"/> Tiered Permits	<input type="checkbox"/> APSA
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Violation Code	Violation Classification			VIOLATION DESCRIPTION AND CORRECTIVE ACTION(S) REQUIRED
	Class I	Class II	Minor	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>No changes in the inventory.</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>All paperwork and housekeeping are very good.</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Inspected by: <u>Rebecca Supplee</u>	Facility Rep Name: <u>JOHN LUKRICH</u>
Signature: <u>Rebecca Supplee</u>	Signature: <u>John Lukrich</u>

<b>CERTIFICATION OF RETURN TO COMPLIANCE</b>		
I certify that the violations noted above on this report have been corrected. I have personally examined any documentation attached to this certification to establish that the violations have been satisfactorily corrected.		
Signature: _____	Title: _____	Date: _____