

APPENDIX F

Phase I Environmental Site Assessment



PHASE I ENVIRONMENTAL SITE ASSESSMENT

Stonehouse Residential Project

**APN 5764-001-017 and -18
935 and 965 E. Grand View Avenue
Sierra Madre, California 91024**

Prepared For:

VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

September 18, 2023

Project 0623001

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Prepared for:

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30900 Rancho Viejo Road, Suite 100
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Subject Property:

Stonehouse Residential Project
APN 5764-001-017 and -18
935 and 965 W. Grand View Avenue
Sierra Madre, California 91024

Prepared and edited by:

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Project 0623001

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GENERAL SUBJECT PROPERTY INFORMATION

Project No.: 0623001

Subject Property:

Stonehouse Residential Project
APN 5764-001-017 and -18
935 and 965 W. Grand View Avenue
Sierra Madre, California 91024

Client Information:

VCS Environmental
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Inspection Date: August 22, 2023 / **Report Date:** September 18, 2023

Site Assessor: Timothy Lester – Principal

Environmental Professional (EP) Certification: I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Timothy Lester
Managing Principal

AAI Certification: 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.



Timothy Lester
Managing Principal

EXECUTIVE SUMMARY

At the request and authorization of the Client (VCS Environmental), TA-Group DD, LLC (TAGDD) conducted a Phase I Environmental Site Assessment (ESA) for the 9-acre property located at addresses of 935 and 965 W. Grand View Avenue, in the City of Sierra Madre, County of Los Angeles, California (i.e., “subject property”). The purpose of this Phase I ESA was to assess the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment (i.e., *recognized environmental condition* as delineated in ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation ASTM E1527-2021 (E1527-21).

The following bulleted items summarize the information obtained during the preparation of this ESA:

- The subject property is located northwest of the intersection of Chantry Drive and E. Grand View Avenue, in the City of Sierra Madre, County of Los Angeles, California. The subject property encompasses approximately 9-acres on two parcels identified as Assessor’s Parcel Numbers (APNs) 5764-001-017 and -18. The street addresses are 935 and 965 W. Grand View Avenue, Sierra Madre, California 91024.

The subject property is bound primarily by residential with the exception of a municipal fire station located immediately adjacent to the southeast corner. According to the City of Sierra Madre Zoning Map adopted in 2021, the subject property is zoned as “Hillside Residential” (H).

- Based on historical records such as aerial photographs and topographic maps, a residence was present at the southeast corner of the subject property by 1900-1928 and remained the sole building until sometime between 1941-1952. Topographic maps appear to show Grand View Avenue present at since the late 1890s. By 1941 a second residence and garage were constructed northwest of the original residence, and 2 more potential residences were noted on the southeast. By 1952 a small orchard was seen at the southwest corner. From this time forward the subject was essentially unchanged with the exception of an area in the northwest which was apparently cleared and developed with a small orchard between 1972-1982.
- TAGDD contacted the City of Sierra Madre, the County of Los Angeles, the California Department of Toxic Substances Control (DTSC), State Water Resources Control Board (SWRCB), Los Angeles Regional Water Quality Control Board (SARWQCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or aboveground tank). The subject property was not listed on any of the databases reviewed.
- On August 22, 2023, TAGDD personnel conducted a reconnaissance of the subject property to physically observe the property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental concerns* exceeding *de minimis* were noted on the subject property during our site reconnaissance.

- TAGDD performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store or dispose of potential chemicals of concern or have documented releases, may migrate as vapors onto the property, because of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on the results of a Tier 1 and Tier 2 VES as outlined in the ASTM E2600-15 practice, TAGDD concluded that a VEC can be ruled out.

Findings and Opinions:

Based on the information obtained in this ESA, TAGDD has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-21 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-21 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-21 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De Minimis Conditions* – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM E1527-13/21.

The following *de minimis* conditions were revealed in connection with the subject property:

Housekeeping: A variety of sheds and covered areas are present on the subject property at which housekeeping is poor. Several batteries, gasoline-containers, and oil containers were noted at various exposed locations. No spillage or stains were noted. It is likely that small releases have occurred over the years at various locations on the property. We consider these *de minimis* as we do not believe they involve reportable quantities under local, state, or federal regulations.

Conclusions and Recommendations

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-21 of the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the *subject property*.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the subject property located northwest of the intersection of Chantry Drive and E. Grand View Avenue, in the City of Sierra Madre, County of Los Angeles, California (**Figure 1**). *Recognized environmental conditions (RECs)* include property uses that may indicate the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term *REC* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the ASTM International *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation ASTM E1527-21 (E1527-21).

1.2 Scope of Services

The following scope of services was conducted by TAGDD:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject property.
- A review of readily available maps, aerial photographs, and other documents relative to historical subject property usage and development.
- A review of previous environmental reports and regulatory file information pertaining to both existing and historic property conditions.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions on the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of VCS Environmental (Client), the city of Sierra Madre, and the County of Los Angeles. This assessment should not be relied upon by other parties without the express written consent of TAGDD and Client. Any use or reliance upon this assessment by a party other than the Client; therefore, shall be solely at the risk of such third party and without legal recourse against TAGDD, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject property, but rather is intended to provide a preliminary indication of onsite impacts from previous property usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence. The findings in this report are based upon published geologic and hydrogeologic information, information (both documentary and oral) provided by the Client, various local, state and federal agencies, Environmental Data Resource® (i.e., agency database search), and TAGDD's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Subject Property Description

The subject property is located northwest of the intersection of Chantry Drive and E. Grand View Avenue, in the City of Sierra Madre, County of Los Angeles, California (**Figure 2**). The subject property encompasses approximately 9-acres on two parcels identified as Assessor's Parcel Numbers (APNs) 5764-001-017 and -18. The street addresses are 935 and 965 W. Grand View Avenue, Sierra Madre, California 91024. A total of 4 residences are present.

TAGDD understands that the property is intended to be developed into a single family home residential development, with an associated 4-acre habitat/undeveloped area, access road(s), and related improvements. No further details are known. According to the City of Sierra Madre Zoning Map adopted in 2021, the subject property is zoned as "Hillside Residential" (H).

2.2 Topography

The subject property is located on the United States Geological Survey (USGS) 2018 7.5 Minute, Mt. Wilson Quadrangle, California. Based on a review of the Googleearth© website, the elevation ranges from a high of approximately 960 feet AMSL on the north end to a low of approximately 800-feet AMSL at the south end. The western half of the property is characterized by alternating north-south ridges and arroyos; portions of the eastern and southern ends are relatively level.

2.3 Regional and Local Geology

According to the referenced City of Sierra Madre General Plan Update: *"The City is within the boundaries of two geomorphic provinces. The southern urbanized area is within the Peninsular Ranges Geomorphic Province and the northern foothill area is within the Transverse Ranges Geomorphic Province Sierra Madre is on the alluvial plain in the northwestern portion of the San Gabriel Valley the northern portion of the City is in an area where the alluvial plain meets the southern foothills of the San Gabriel Mountains. The majority of Sierra Madre's urban development is located within the gentler sloping foothill areas of the City.*

The geologic units within the city are of two distinct types. The southern portion of the city consists of Pleistocene deposits – that is, deposits aged between 12,000 and 1.8 million years. Geologic units mapped in the southern portion of the city include alluvial fan deposits, which are derived from the San Gabriel Mountains to the north. Much of the alluvial sediment in the central and southern sections of Sierra Madre is mapped as Quaternary young alluvial fan deposits consisting of gravel, sand, and silt. The hillsides in the northern portion of the city, however, are characterized by igneous rocks and associated metamorphic rocks that are formed at great depths.”

According to CalGem’s online “Wellfinder” (<https://maps.conservation.ca.gov/doggr/wellfinder/>) of the Preliminary Geologic Map of the Los Angeles 30x60 Quadrangle, Sierra Madre is mapped as “Qoa”, Quaternary “undivided old alluvium”. Specifically, the map states: “Unconsolidated to moderately indurated gravel, sand and silt deposited on flood plains, locally including related alluvial fans 14 and streambeds where those are not mapped separately. Deposits have been uplifted or otherwise removed from the locus of recent sedimentation. Surfaces may be dissected in varying degrees; and can show moderately to well-developed pedogenic soils.”

Soils beneath the majority of the subject property have been identified by the United States Department of Agriculture - Soil Conservation Service (USDA, 2023) as belonging to Trigo family (313af), comprised of a granitic substratum, on 60 to 90 percent slopes. The soil is derived from weathered granodiorite. The hydrologic soil ground is D. The runoff class is very high.

2.4 Regional and Local Hydrogeology

According to the Los Angeles Regional Water Quality Control Board - Region 4 (LARWQCB, 1994), the site is in the Pasadena Hydrologic Subarea (HSA 406.23), of the Raymond Hydrologic Unit. Groundwater in the Pasadena HSA has listed beneficial uses for Agricultural and Municipal, Agricultural, Industrial, and Process.

TAGDD reviewed the County of Los Angeles well database (<https://dpw.lacounty.gov/general/wells/>) which identified the closest groundwater well as State Well 1N11W21G05, located roughly 0.3-miles southeast. Groundwater levels of approximately 224 feet below ground surface (bgs) measured in October of 2022.

For additional information regarding groundwater, TAGDD reviewed the State Water Resources Control Board (SWRCB) GeoTracker Website for local groundwater data. No nearby groundwater release sites were found.

2.5 Hydrologic Flood Plain Information

TAGDD reviewed the FEMA online database (<https://msc.fema.gov/portal/search?AddressQuery=>) to determine if the subject property was located within an area designated as a Flood Hazard Zone. Based on that map the subject property is within panel 06037C1400F effective September 2008. The area is identified as within flood Zone X. FEMA defines Zone X as an area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. A copy of the map is included in **Appendix B**.

3.0 SUBJECT PROPERTY BACKGROUND

3.1 Subject Property Ownership and AUL

Information regarding the ownership of the subject property was obtained from a Preliminary Title Report prepared by First American Title Insurance Company, dated September 6, 2023. According to the PTR, the owner of the subject property is listed as “Ginko Stonehouse LLC, a California Limited Liability Company”. A copy of the PTR with detailed parcel and legal descriptions is included in **Appendix B**.

No separate Activity and Use Limitation (AUL) title/lien report was ordered for this report. Based on the absence of any AUL reported in **Section 3.4.3**, in our opinion such a report is not necessary.

3.2 Subject Property History

TAGDD reviewed readily available information sources to evaluate historic land use in and around the subject site. These information sources include aerial photographs, United States Geological Survey (USGS) maps, and city and/or county records. The information sources are reviewed in the following sections.

3.2.1 Historical Aerial Photograph and Topographic Map Review

Historical aerial photographs and topographic maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Aerial photographs dating from 1928-2018, and historical topographic maps dating between 1894-2022 were obtained and reviewed from ERIS®, an environmental information/database retrieval service.

Table 1 summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by ERIS® are included in **Appendix C**.

Table 1 - Summary of Historical Aerial Photograph and Topographic Map Review		
Year	Source and Scale	Comments
1894-1900	USGS Topographic Maps 15-minute	Topographic maps in this 15-minute range do not provide accurate details on the subject. No development on the subject or adjacent was noted.
1928	USGS Topographic Map 7.5'	Grand View Avenue is present on the south. A building is noted within the southern end. Several buildings adjacent to the east. Otherwise, Subject property and immediate surroundings undeveloped.
1928	Fairchild Aerial 1"=500'	Details not clear. South end appears to be graded and grass covered. Bulk of Subject undeveloped (building is noted on Topo). Grand View is a dirt road. Orchards are present adjacent southeast, southwest, and south. Most local development is to the West.
1938	USGS Aerial 1"=500'	Blurry. Southwest corner appears cleared with a driveway. Southeast corner has several buildings.
1941	USGS Topographic Map 7.5'	No pertinent information noted.

Table 1 - Summary of Historical Aerial Photograph and Topographic Map Review		
Year	Source and Scale	Comments
1948	USAF Aerial 1"=500'	Two buildings are present in the southeast quadrant, including a larger residence near the southeast corner, and a smaller building at the end of a dirt driveway off of Grand View. The Southwest corner appears to be cleared lawn/grass. Northern Subject appears undeveloped. Several houses now adjacent west on the west fronting Grand View.
1952	USGS Aerial 1"=500'	One building is apparent in center of cleared area in southwest corner. Two buildings apparent (blurry) adjacent north-south on southeast corner. Cannot discern other building on dirt drive north of residences. Small orchard now present southwest corner. Northern Subject remains undeveloped. Orchards to southeast cleared. Surrounding adjacent now much more developed to west; more single family/rural to the south and east.
1964	USGS 1"=500'	Subject as above. Large changes in SURROUNDING area; lot immediately adjacent to southeast cleared. Single family housing development with interior roads to east. Southwest adjacent on Grand Avenue infilled with rural residential. Western adjacent to west-northwest, has been cleared for another residential housing phase. Residential developments have been constructed adjacent north, south, and northeast. Small buffer zone adjacent north and northeast remains undeveloped. However, outside of undeveloped narrow buffer zone, grading underway to extend new housing tracts.
1972	USGS 1"=500'	Subject as above but 3 buildings apparent on southeast end. Housing tracts to northwest and northeast mostly completed. Former empty lot adjacent southeast has been developed with four larger buildings.
1982	Private Aerial 1"=500'	Subject and adjacent west, south, and east generally as above. With exception of southern buffer, property adjacent north now occupied with several structures.
1994	USGS Aerial 1"=500'	Subject and adjacent as above. Small orchard apparent on west central portion of Subject. Buffer of undeveloped on north adjacent property gone; a (community) pool has been constructed immediately northeast.
2003-2021	(Various) Aerial 1"=500'	Subject and adjacent generally as above / current configuration

3.2.2 City/County Directories

Any directory listings associated with 740-1015 of E. Grand View Avenue, and all of Liliano Drive, adjacent to the subject property were obtained from ERIS®, an environmental information/database retrieval service. Directories dating between 1937 and 2022 were researched. The first street search listings were found starting in 1944. Residential listings for the two subject property addresses were found beginning in 1959. No service stations, dry cleaners, automotive repair facilities, or other suspect hazardous materials users were noted. A copy of the City Directory Report is provided in **Appendix C**.

3.2.3 Fire Insurance Maps

TAGDD researched available Fire Insurance Maps of the subject property. These maps provide detailed information on site structures, uses, and occupancies and were typically utilized by insurance companies to evaluate potential fire risk. TAGDD requested an insurance map search from ERIS®, an environmental information/database retrieval service. According to ERIS, map coverage in the vicinity does not cover the subject property. A copy of the Report indicating the subject property is unmapped is included in **Appendix C**.

3.2.4 Summary of Property History

Based on historical records such as aerial photographs and topographic maps, a residence was present at the southeast corner of the subject property by 1900-1928 and remained the sole building until sometime between 1941-1952. Topographic maps appear to show Grand View Avenue present at since the late 1890s. By 1938 a second residence and garage was constructed northwest of the original residence, and after that time between 2-4 buildings were apparent. Sometime between 1938-1952 a small orchard was present at the southwest corner. From this time forward the subject was essentially unchanged with the exception of an area on the northwest which was apparently cleared and developed with a small orchard between 1972-1982.

Adjacent properties were undeveloped in 1928. Orchards at that time were present adjacent south, southeast, and southwest. From 1928-1964 the overall adjacent and surrounding area gradually developed with infill residential, mostly to the west. Between 1952-1964 major changes occurred locally, and former orchards, undeveloped land, and residences in the vicinity were cleared and the surrounding area was developed with single family housing tracts. Between 1964-1972 the lot adjacent southeast was developed with four buildings, including a fire station. Since that time adjacent properties have not changed substantially.

3.3 Regulatory Database Review

TAGDD subcontracted an electronic database report from ERIS®, an environmental information/database retrieval service. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials or which have or have had releases from underground storage tanks, industrial uses, or related sites. A copy of the full ERIS® report is provided in **Appendix D**, along with a description of the individual databases.

Table 2 identifies sites found based on proximity, including database source: For sites outside of ¼ mile, due to distance, non-release sites are not generally discussed unless some other factor elevates a listing.

3.3.1 Subject Property

No listings were identified for the subject property.

3.3.2 Adjacent Properties (within 1/8th Mile Radius Distance (660 feet))

Listings 1-8 are within this radius:

- Listings 1,2, and 3 are the same location (**1901 N. Stonehouse Road**), adjacent east of the southeast corner of the subject property, is Los Angeles County Fire Station #108. The site has listings (UST Sweeps, HMS LA, LUST) related to former fuel tanks and an associated release to soil. A release case was opened and closed in 1996. A review of the Geotracker website provides minimal information. Based on depth to groundwater (>100-feet); soil-only release; short duration of open case, and closure status, TAGDD does not consider the release a REC.
- Listings 4,5,6, and 7 (**Various**), all are residential/single entity listings noting Non-RCRA compliance/permit notations. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 8 (**1811 Chantry Drive**), located >500-feet south, is a former drug lab cleanup location. Such listings are not normally considered REC due to the nature (highly volatile) nature of contaminants / low quantity).

3.3.3 Surrounding Area; 1/8 to 1/4 Miles Radius Distance (660-1,320 feet)

Listings 9-28 are within this search radius:

- Listings 9, 10, 11, 12, and 13 (**Various Addresses**), all are residential/single entity listings noting Non-RCRA compliance/permit notations. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 14 (**2235 N. Santa Anita**) is a forest service property with a single compliance/permit listing as “CUPA L.A. County”. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 15 (**1130 Arno Drive**) is a “TSD” listing typically referencing a truck transport driver; such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listings 16, 17, 18, and 19 (**Various**) all are residential/single entity listings noting Non-RCRA compliance/permit notations. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listings 20 and 21 are both the same address (**2230 N. Santa Anita**) is located >1,000-feet east-northeast. A total of six compliance related notations associated with a former fuel tank, as well as a non-RCRA notation. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 22 (**4000 N. Santa Anita**) is located >1,000-feet east-northeast. The site is a former NIKE missile site with a single compliance/permit listing as “HMS L.A.”. The file notes that no permits were noted. In the absence of a release case, such

permit/compliance listings are not considered Recognized Environmental Conditions (REC).

- Listing 23 (**101 Loralyn Drive**) is a residential/single entity listings noting a Non-RCRA compliance/permit notation. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 24 (**2701 N. Santa Anita**) is located >1,000-feet northeast. The property has two permit/compliance notations related to its use as a debris disposal site. Based on distance and type of disposal, in the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listings 25, 26, 27, and 28 (**Various**) all are residential/single entity listings noting Non-RCRA compliance/permit notations. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).

3.3.4 Surrounding Area; 1/4 to 1/2 Miles Radius Distance (1,320-2,640 feet)

Listings 29-35 are within this radius.

- Listing 29 is the same site as Listing 24, also with a landfill-related notation. *NOTE mapping this location it appears to be outside of a 1-mile radius.*
- Listing 30 (**2069 Vista Ave**) located >1,800-feet distant, is a single entity listing as a “TSD”. In our experience such listings are related to truck driver licensing. In the absence of a release case, such permit/compliance listings are not considered Recognized Environmental Conditions (REC).
- Listing 31 and 32 (**631 E. Sierra Madre**) located >1,900-feet southwest, has permit/compliance notations for the Sierra Madre City Landfill. Based on distance, direction, and the absence of any release case, the listing is not considered Recognized Environmental Conditions (REC).
- Listing 33 (**621 E. Sierra Madre**) located >2,100-feet southwest, is a LUST (leaking underground storage tank) site. A release to soil was closed in 2019. Based on distance and downgradient location, the release is not considered a REC.
- Listings 34 and 35 (**706 Woodland Dr. N**), >2,200-feet northwest, has a single compliance (CERCLIS) notation. The listing notes that “no site assessment needed” and further lists the site as a “removal only”. Based on distance and lack of release case, the listing is not considered a Recognized Environmental Conditions (REC).

3.3.5 Surrounding Area; 1/2 to 1.0 Miles Radius Distance (2,640-5,280 feet)

There are no listings within this radius.

3.3.6 Orphan / Unplottable Sites

The ERIS database search report lists one Orphan/Unplottable site, which is identified as within the City of Monrovia (outside of the ASTM search range).

TABLE 2 Database Search ID with Results	No. of Reported Notations	Search Radius (Miles)
ONE HALF to ONE MILE (.05-1.0) RADIUS	0	0.5-1.0
ONE QUARTER to ONE HALF MILE (0.25-0.5) RADIUS	12	0.25-0.5
ONE EIGHTH TO ONE QUARTER MILE (0.125-0.25) RADIUS	24	0.125-0.25
SUBJECT TO ONE EIGHTH MILE (0.125) Radius	12	0-0.125
SUBJECT SITE	0	SUBJECT

3.4 Regulatory Agency Review and Interviews

3.4.1 City of Sierra Madre

TAGDD completed and submitted a public records request on June 20, 2022 to the City online portal (<https://sierramadeca.justfoia.com/publicportal/requests>) for any building permit record, hazmat-related (chemical or fuel storage, spills, releases, Fire Dept responses) record, septic, water well, and/or hazmat related records for the subject property (PRA2023-70).

On June 29, 2023 the City responded that no records were found. However, when checking the link provided by the City, three building permit records (#B21568; B5782; and B15495) were provided. All are permits related to minor repairs and reference information is provided. As there are no hazardous materials related records, copies are not appended.

TAGDD also reviewed a planning RFP "Preparation of an Environmental Impact Report (EIR) for the Ginkgo Stonehouse I Property Subdivision, Tentative Tract Map No. 65348" dated January 3, 2023. The document described a residential grading project and an open space set aside for the project.

3.4.2 Los Angeles County Agencies

On June 30, 2023 we submitted a records request to the County of Los Angeles Fire Department LAFD for each site address (requests H060482-063023 and H060483-063023) using their online portal <https://lacountyfire.govqa.us/WEBAPP>. We also emailed the department to follow up at publicreports@fire.lacounty.gov. On August 16, 2023 the risk management division of the LAFD indicated that no records were found for the requests.

We also accessed the County's online HMMD databases <https://fire.lacounty.gov/public-records-requests/> and reviewed all four (Active and Inactive Facilities; Site Mitigation: CALARP) and found no records concerning the Subject property or adjacent properties.

Based on the amount of information from other County and non-County sources that include Fire Dept. references (Data Report), we do not consider the lack of Fire Dept. response to affect our conclusions. Should additional, pertinent information be relayed, TAGDD will amend this report.

On June 14, 2023, we completed a Public Record Request through the County's Public Records online portal to several departments for any building department permits; hazardous waste related records (including Pesticide use/storage), well/septic information, and/or any fuel/UST related records (<https://lacounty.gov/services/request-documents/public-records-request/>):

- Planning: DPWPRRS@dpw.lacounty.gov
- Public Works: DPWPRRS@dpw.lacounty.gov
- Agricultural (Pesticides): kpellman@acwm.lacounty.gov
- Health Services: phicor@ph.lacounty.gov

On June 22, 2023 Alicia Cruz-Gonzalez (AICruz@dpw.lacounty.gov) of the Public Works Division indicated that no Underground Storage tank or related hazmat records were found for the subject property.

On June 27, 2023 Elvira Lugo of the County Agricultural division (ELugo@acwm.lacounty.gov) responded that no pesticides or other hazardous materials were found in County Agricultural files. On June 29, 2023 Yvonne Curtis (ycurtis@ph.lacounty.gov), representing Public Health, also reported that no records were found.

TAGDD also accessed the County's Building Permit Viewer (https://apps.gis.lacounty.gov/dpw/m/?viewer=bpv_wf5) for both site addresses; no permits were listed or referenced.

3.4.3 California Department of Toxic Substances Control

TAGDD reviewed the online database EnviroStor, which provides records on Federal Superfund sites (National Priority List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites, which are maintained by the California Department of Toxic Substances Control (DTSC, 2023). Neither the subject property nor any nearby properties were listed on the EnviroStor database. Based on the results of our database review and related information, interviews with DTSC agency officials were not performed.

Envirostor provides a statewide listing (https://www.envirostor.dtsc.ca.gov/public/deed_restrictions) of Activity and Use Limitations (AUL). TAGDD reviewed those listings. Neither the subject site nor adjacent sites were listed (no Sierra Madre listings were present).

3.4.4 State Water Resources Control Board

TAGDD reviewed the online database GeoTracker, which provides records on LUSTs and S Cleanup Program (CPS) (formerly known as SLIC) sites, which is maintained by the State Water Resources Control Board (SWRCB, 2023). The subject property was not listed on the GeoTracker database. However, an adjacent property, L.A. County Fire Station #108, located immediately adjacent, is listed as case T0603705223. The case is discussed previously in **Section 3.3.2**. Based on the results of our database review and related information, interviews with SWRCB officials were not performed.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed at the subject property during our site reconnaissance.

On June 27, 2023 TAGDD reviewed the County of Los Angeles Geohub online resource <https://geohub.lacity.org/datasets>, which is a dataset of >20,000 oil wells. No oil and gas wells were noted within or adjacent to the City limits of Sierra Madre.

A review of the California Division of Oil, Gas, and Geothermal Resources Wellfinder Website <https://maps.conservation.ca.gov/doggr/wellfinder/> was also conducted on June 27, 2023 for oil and gas fields in California and Alaska (CDOGGR, 2023) did not indicate the presence of oil and gas wells on or adjacent to the subject property.

3.4.6 National Pipeline Mapping System

On June 30, 2023 TAGDD reviewed the National Pipeline Mapping System public viewer website (<https://pvnpm.phmsa.dot.gov/PublicViewer/>) for gas transmission pipelines and hazardous liquid trunk lines on or close to the subject property. No such lines were present in the City of Sierra Madre.

3.5 Current Property Owner Questionnaire

The subject property Owner, Mr. Homer Yen, representing Ginko Stonehouse LLP, completed the Owner Questionnaire for this Phase I ESA report. A copy of the property owner questionnaire is included in **Appendix E**.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Yen indicated the property is, and was historically, used for “Hillside Management”.

3.5.2 Environmental Liens or Governmental Notification

Mr. Yen stated that there were no environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the subject property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Yen stated that no hazardous substances, drums, petroleum substance containers, underground or aboveground tanks, chemical spills/releases, or PCB containing equipment were present on the subject property. Mr. Yena also stated that he was not aware of any environmental violations and/or cleanups associated with the subject property.

3.5.4 Previous Assessments

Mr. Yen stated that he was not aware of any historical environmental assessments. Arborist, geotechnical, and an “Historical Evaluation Report” were referenced.

3.5.5 Legal Proceedings

Mr. Yen stated there were no environmental liens, unresolved notices of violation, or litigation related to any contamination issue at the subject property.

3.6 User Provided Information

Pursuant to ASTM E1527-21, TAGDD provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted). *NOTE that this Phase I ESA is not part of a property transaction.* Mr. Yen, the Owner, also completed the User Questionnaire. The User Specific Information provided is documented in the following sections. A list of the user specific questions with associated responses is included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Yen did not have knowledge of environmental liens or activity and use limitations (AULs) in association with the subject property. No separate Environmental Lien Search was provided as part of this work product.

3.6.2 Specialized Knowledge

Mr. Yen stated that he has no specialized knowledge or experience related to the subject property or nearby properties (i.e., knowledge of the chemicals or processes used by a type of business).

3.6.3 Valuation Reduction for Environmental Issues

Mr. Yen stated that no environmental price reductions were made.

3.6.4 Presence or Likely Presence of Contamination

Mr. Yen stated that he was not aware of any environmental contamination, spills, or releases related to the subject property.

3.6.5 Other

Mr. Yen stated that no special Phase I ESA was required as part of a planning EIR. Mr. Yen was aware of past uses of the property for residential units. He also noted that 9 residences will be developed, and the 935 and 965 street addresses are currently present. Mr. Yen also noted that a geotechnical report; an arborist report. and an “historical evaluation” had been completed in the past.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of several different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) Asbestos-Containing Material (ACM) was banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

In October 1995, the Federal Occupational Safety and Health Administration (OSHA) redefined how building materials are classified in regard to asbestos and the also the way these materials are to be handled. Under this ruling, “thermal system insulation and sprayed-on or troweled on or otherwise applied surfacing materials” applied before 1980 are considered presumed Asbestos-Containing Materials (PACM). Other building materials such as “floor or ceiling tiles, siding, roofing, transite panels” (i.e., non-friable) are also considered PACM unless tested.

The subject property is developed with several residences that date to the time when PACM could have been used. Based on this condition the presence of PACM is considered probable, and a PACM survey will be required prior to demolition.

3.7.2 Lead-Based Paint

Lead-Based Paint (LBP) is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of Lead-Based Paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- maximum risk is from paint applied before 1950;
- a severe risk is present from paint applied before 1960;
- a moderate risk is present from paint applied before 1970;
- a slight risk is present from paint applied before 1977; and
- paint applied after 1977 is not expected to contain lead.

The subject property is developed with several residences that date to the time when LBP could have been used. Based on this condition the presence of LBP is considered probable, and a LBP survey will be required prior to demolition.

3.7.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure. Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA’s Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the US to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements; geology; aerial radioactivity; and soil permeability, the U.S. EPA has identified the county of Los Angeles as Zone 2 (i.e., low potential for radon gas). TAGDD does not consider radon as a significant environmental concern at this time.

3.7.4 Emerging Chemicals

Regulatory agencies are evaluating a number of “emerging chemicals”, commonly to include per- and poly-fluoroalkyl substances (PFAS), 1-4 Dioxane, and other substances. The absence of historical industrial development of the subject property would indicate that such chemicals would not likely be a consideration.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to observe the subject property, any onsite structures, and adjoining properties visually and physically for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, ASTs/USTs, illegal dumping, or improper waste storage/handling. Detailed information is provided in the following text.

4.2 Subject Property

On August 22, 2023, TAGDD personnel conducted a site reconnaissance to visually observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Visual conditions observed during our reconnaissance of the subject property are documented in a Photographic Log (**Appendix A**) and summarized in **Table 3**.

The roughly triangular subject property is located northwest of the intersection of Chantry Drive and E. Grand View Avenue, in the City of Sierra Madre, California. The subject property encompasses approximately 9-acres on two parcels identified as Assessor’s Parcel Numbers (APNs) 5764-001-017 (4.84-acres) and -18 (4.23-acres). The subject property is developed with four (4) residences on its south end, adjacent to Grand View Avenue, with the balance consisting of hillside with substantial topographic relief.

TAGDD parked within the unpaved eastern driveway to access the subject property. A pole-mounted transformer was noted along Grand View Avenue (offsite street easement), as were underground utility vaults. No aboveground utilities were noted during our site reconnaissance. Mr. Navor Calderon (626-695-4837), a caretaker on the subject property for 35 years or more, escorted TAGDD on the site reconnaissance. Mr. Calderon indicated that during his tenure there had never been underground or aboveground storage tanks, or any large quantities of any petroleum or solvent substance on the subject property.

We first reconnoitered the three small residences on the southeast corner of the subject property, which share the same main address (965 W. Grand View), but are distinguished by designations “A, B, and C (see **Figure 2**). The homes are small with attached sheds and outdoor storage of planting materials and various pipes, trash, and household items. All structures are wood framed. We entered one of the three and observed interiors, which were primarily constructed of wood and/or glueboard. We did not observe suspect asbestos containing substances.

Following survey of the eastern residences we hiked to the top of the property with Mr. Navor. The property is covered with heavy vegetation consisting of brush and trees. Topographic relief is substantial; we could not access the western canyon portion. However, we hiked to the top and traversed the northern property line, from which we could observe the western canyon. The only man-made features were wooden rail-ties used as steps, and chain link fencing in several areas. Mr. Navor indicated the chain-link was present to keep the native deer from foraging on trees planted by the previous owner.

We returned downslope along the eastern border of the subject property. There are a number of trucks and heavy equipment parked in the area which Mr. Navor uses to maintain the property. Mr. Navor that all maintenance/oil changes/etc. were conducted offsite.

We then traversed to the western residence (935 W. Grand View). Portions of the residence yards are fenced due to bear intrusions. We observed an attached “playroom” shed on the home’s south side and walked the exterior, which appears to be a combination of stucco, wood, and glueboard. The roof is asphalt shingles. A steel shipping container is present at the northeast corner of the residence. Small quantities of oil, paint, and fuel containers are present on the exterior, exposed areas. No spillage or odors were noted. Two (5) 55-gallon drums were present; Mr. Navor indicated they were used exclusively for water storage. Northwest of the house is a 2-3 inch diameter water line control for a water line that services the upslope area.

Apart from the de minimus storage issues noted above, no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling was noted during the site reconnaissance of the subject property.

Table 3 - Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	No concerns observed that were not de minimus.
Surface Spills	No	No concerns observed.
Stained Surfaces	No	No concerns observed.
Fill Materials	No	No concerns observed
Pits/Ponds/Lagoons	No	No concerns observed.
Surface Impoundments	No	No concerns observed.
ASTs/USTs	No	No concerns observed.
Distressed Vegetation	No	No concerns observed.
Wetlands	No	No concerns observed.
Electrical Substations	No	No concerns observed.

Table 3 - Summary of Site Reconnaissance		
Item	Concerns	Comments
Areas of Dumping	No	No concerns observed.
Transformers	No	No concerns observed.
Waste/Scrap Storage	No	No concerns observed.
Chemical Use/Storage	No	No concerns observed.

4.3 Adjacent Properties

TAGDD conducted a visual and auto reconnaissance of the adjoining properties (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping. The following bullet items summarize our observations:

- North – A large residence and pool. No environmental concerns noted.
- South – W. Grand View Avenue and residential development. No environmental concerns noted.
- East – Residential housing and a Fire Station. No environmental concerns noted.
- West – Residential housing. No environmental concerns noted.

The fire station adjacent to the southeast corner was identified as having a LUST release on environmental (see **Section 3.3.2**) in the databases researched. We did not observe activity at the location and did not note the presence of any hazardous materials. While not considered a REC from the case file information, a Vapor Encroachment Screen was triggered. With the exception of that Fire Station, no service stations, dry cleaners, or industrial properties were noted in the immediate vicinity.

5.0 VAPOR ENCROACHMENT SCREEN

ASTM Standard E2600-15 Standard Guide for Vapor Encroachment Screening (VES) on Property Involved in Real Estate Transactions was used as guidance for conducting a VES for the subject property. The purpose of the screening is to determine whether a Vapor Encroachment Condition (VEC) exists from chemicals of concern (COC) that may migrate as vapors onto a property because of contaminated soil and groundwater on or near the subject property. The screening involves a two-tiered approach to assessing VEC risk as described herein. The VES process includes a review of site conditions (e.g., aerial photographs, city directories, and environmental database information), which is information typically collected during a Phase I ESA, user provided information, and in some instances the use of a third-party vapor encroachment application. The following sections describe the VES performed on the property.

5.1 Site Conditions

Elevation ranges from a high of approximately 960 feet AMSL on the north end to a low of approximately 800-feet AMSL at the south end. The western half of the property is characterized by alternating north-south ridges and arroyos; portions of the eastern and southern ends are relatively level.

Soils beneath the majority of the subject property have been identified by the United States Department of Agriculture - Soil Conservation Service (USDA, 2023) as belonging to Trigo family (313af), comprised of a granitic substratum, on 60 to 90 percent slopes. The soil is derived from weathered granodiorite. The hydrologic soil ground is D. The runoff class is very high.

The closest groundwater well is State Well 1N11W21G05, located roughly 0.3-miles southeast. Groundwater levels of approximately 224 feet below ground surface (bgs) measured in October of 2022.

5.2 User Provided VES Information

To assist TAGDD in the completion of the VES, the Owner (Mr. Homer Yen) completed a Vapor Encroachment Screen - User Questionnaire (**Appendix E**). The questionnaire provided basic information regarding the use, condition, and proposed development of the subject property.

According to Mr. Yen, the subject property is currently occupied by several "Type V" residences (one story residential). Future development will include mostly slab-on-grade residences, although some may have crawl spaces. Mini-split units will provide heating/cooling. No gas stations, dry cleaners, or hazardous chemicals will be present. Mr. Yen also indicated that sensitive receptors will occupy the subject property, but no details of such were noted.

5.3 Tier 1 Screening – Search Distance Test/Chemicals of Concern

A Tier 1 Screening includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to decide if any known or suspect potentially contaminated properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any up-gradient sites within the ASTM E1527-21 standard search distances and any cross or down gradient sites within one-third (0.3) mile for solvents and petroleum products.

If the contamination at the known or potentially contaminated sites within the AOC consists of Chemicals of Concern (COCs), then a potential Vapor Encroachment Condition (pVEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

The aforementioned fire station LUST release is within the AOC, thus Tier 2 screening is triggered.

5.4 Tier 2 Screening

Tier 2 Screening evaluates the threat from the Tier 1 trigger. In this case, the fire station LUST release is located immediately adjacent to the subject property. However, in our opinion there are mitigating factors:

- 1) The subject property is large and stretches a substantial distance north to south. The former LUST release is adjacent to the extreme southeast corner of the property. Therefore, only a small fraction of the subject property could be impacted by vapor releases at the fire station.
- 2) Topographically we would expect vapors to migrate laterally downgradient more than cross gradient. The primary direction of topographic slope is north to south (towards Grand View Avenue) rather than to the west, towards the subject property.
- 3) The release case was opened and closed in one year. Based on our experience this indicates a very limited release which was easily managed.

5.5 Findings

Based on TAGDD's Tier 1 and Tier 2 screening evaluation, the City Fire Department No. 109, immediately adjacent to the southeastern corner of the subject property, experienced a petroleum release to soil, documented in a LUST site release case dating to 1996. While this release appears to be within the 100-foot AOC, due to age (almost 30 years), its location at the furthest southeast margin of the subject property, the short duration of the case (indicating a small easily managed release) and primary north-to-south topographic slope, TAGDD considers vapor migration to be unlikely as a significant environmental concern.

6.0 DATA GAPS AND DEVIATIONS FROM ASTM PRACTICES

Section 3.2.21 (ASTM E1527-13/21) defines a data gap as "a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information."

6.1 Historical Data Gaps

No historical data gaps were identified during our research efforts.

6.2 Regulatory Data Gaps

No regulatory data gaps were identified during our research efforts.

6.3 Onsite Data Gaps

No on-site data gaps were identified during our research efforts.

6.4 Deviations from ASTM Practices

Section 12.10 (ASTM E1527-121), states that all deletions and deviations from this practice shall be listed individually and in detail, including client-imposed constraints, and all additions should be listed. TAGDD believes that there are no exceptions to, or deletions and deviations from, the ASTM E1527-21 Guidelines.

7.0 CONCLUSIONS AND RECOMMENDATIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E1527-21 of APNs 5764-001-017 and -18, the *subject property*. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This assessment has revealed the following evidence of *recognized environmental conditions* in connection with the *subject property*.

- *Known or suspected RECs* – are defined by the ASTM E1527-21 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. This assessment has revealed the following *known or suspected RECs* in connection with the subject property;

This assessment has revealed no evidence of *RECs* in connection with the subject property.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-21 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-21 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De Minimis Conditions* – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM E1527-21.

The following *de minimis* conditions were revealed in connection with the subject property:

A variety of sheds and covered areas are present on the subject property at which housekeeping is poor. Several batteries, gasoline-containers, and oil containers were noted at various exposed locations. No spillage or stains were noted. It is likely that small releases have occurred over the years at various locations on the property. We consider these *de minimis* as we do not believe they involve reportable quantities under local, state, or federal regulations.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property. No further investigation is warranted.

8.0 SELECTED REFERENCES

California Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed June and August 2023.

California Department of Water Resources (DWR), Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed June 2023.

California Department of Conservation GEM / Well finder online search <https://maps.conservation.ca.gov/doggr/wellfinder/> accessed June 2023.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) Website (<http://maps.conservation.ca.gov/doms/index.html>), accessed June 2023.

City of Sierra Madre, Draft Environmental Impact Report, State Clearinghouse 1995101004, May 2015.

City of Sierra Madre: Zoning Map 2021 : Zoning Map effective as of September 14, 2021 per City Council Resolution 21-40.

City of Sierra Madre RFP “Preparation of an Environmental Impact Report (EIR) for the Ginkgo Stonehouse I Property Subdivision, Tentative Tract Map No. 65348” dated January 3, 2023.

Federal Emergency Management Act (FEMA), Flood Insurance Rate Map (FIRM), Website (<http://msc.fema.gov>), accessed June 2023.

National Pipeline Mapping System (NPMS), Public Map Viewer Website, (<https://www.npms.phmsa.dot.gov/PublicViewer/>) accessed June 2023.

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United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey accessed June 2023.

United States Geological Survey (USGS), 2018, 7.5 Minute Series Topographic Map, Mt. Wilson Quadrangle, California.