Attachment 6

Phase I Environmental Site Assessment
6868 Cortona Drive
Goleta, Santa Barbara County, California

Prepared for:

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
APN	Assessor's Parcel Number
ASTM	American Society for Testing and Materials
CalEPA	California Environmental Protection Agency
DTSC	Department of Toxic Substances Control
EDR	Environmental Data Resources
ESA	Environmental Site Assessment
NPMS	National Pipeline Mapping System
pCi/L	pico curies per liter
REC	recognized environmental condition
SWIS	Solid Waste Information System

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1 EXECUTIVE SUMMARY

Dudek conducted a Phase I Environmental Site Assessment (ESA) for the northern approximately 2.1 acres of assessor parcel number (APN) 073-140-027, 6868 Cortona Drive, Goleta, Santa Barbara County, California 93117 (subject property). The subject property is located on the southeast corner of the intersection of Storke Road and Highway 101.

The findings of this investigation are based on historical sources, information contained in regulatory agency databases, available local environmental health agency records, interviews with site representatives, and a site reconnaissance.

Information gathered for this report indicated the following:

- The subject property was historically agricultural land, including orchards on the easternmost points, from at least 1938 until it was zoned an industrial park in the early 1960s.
- Agricultural records and historical soil sampling indicate residual pesticides are not present on the subject property.
- The subject property is the northern portion of APN 073-140-027. This parcel was developed in the 1960s and operated as Joslyn Electrical Systems, an electrical component manufacturing facility, from 1964 to 2002.
- The former Joslyn facility is currently undergoing remediation for TCE contamination in the groundwater beneath the former manufacturing areas. Based on the most recent groundwater monitoring reports, the groundwater and soil contamination does not impact the subject property.
- The surrounding areas are industrial to the east and south, and residential to the west.
- The southern portion of the subject property is paved parking and contains a storage building; the storage building was reportedly constructed in 1964. The storage building was historically used for storage of hazardous material, hazardous waste, radioactive material, and landscaping and maintenance materials. Closure reports for Joslyn Electrical Systems indicate there is no residual contamination from hazardous material storage, and remaining radiological activity, as tested in 2002, was within guidance limits for unrestricted use.
- The storage building is currently empty.

This assessment did not reveal evidence of RECs, controlled RECs, or historical RECs in connection with the subject property.

The subject property is part of the Joslyn facility parcel to the south, which is currently undergoing remediation. Based on the fact that the hazardous materials and wastes are not located on the subject property, this open remediation file is not a REC. However, while the contamination does not appear to be located on the subject property, the subject property is part of the main parcel, APN 073-140-027, and is therefore included in the remediation activities and any future decisions for the former Joslyn site.

Based on the findings of this Phase I ESA, Dudek does not have any recommendations for the subject property.

Dudek performed this Phase I ESA of the subject property in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Practice E1527-13. This report summarizes the research and findings of the Phase I ESA.

SOURCE: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/AirbusDS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DUDEK

0 500 1,000 Feet

FIGURE 1

Project Location

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SOURCE: Esri, Digital Globe, GeoEye, Earthstar Geographics, CNES/AirbusDS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DUDEK

0 50 100 Feet

FIGURE 2

Site Features

6868 Cortona Drive Goleta Phase I Environmental Site Assessment

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2 INTRODUCTION

This Phase I ESA was performed according to the guidelines stipulated in the ASTM Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM 2013). This Phase I ESA was conducted as part of environmental due diligence for the construction of a battery power storage facility on the subject property.

2.1 Assessment Procedure and Scope of Investigation

Phase I ESAs assist in identifying past and present land use, including identification of possible releases or disposal of manufacturing or other wastes if such information is contained within regulatory reports or files, and/or is currently visible on site. The assessment reviews local, county, state, and U.S. Environmental Protection Agency lists of known or potentially hazardous waste sites, landfills, and sites currently under investigation for environmental violations that may be of concern to a site.

The scope of this environmental investigation consisted of (1) a reconnaissance of the subject property; (2) a search of regulatory agency records; (3) review of available historical aerial photographs, topographic maps, Sanborn fire insurance maps, City Directory listings, and building department records; (4) an environmental lien search; (5) interview of a representative of the property owner; and (6) preparation of this Phase I ESA report detailing the findings of the investigation.

These activities were conducted to identify RECs. The term "recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products on the subject property under conditions that indicate an existing release, a past release, or a material threat of a release into the ground, groundwater, or surface water.

The term "controlled recognized environmental condition" (controlled REC) is an environmental condition that would have been considered a REC in the past, but which has been remediated and received risk-based closure by a regulatory agency (i.e., no further action letter) where residual contamination remains in place. Furthermore, the term controlled REC is used if the property is subject to a control or use restriction (i.e., property use restrictions, activity and use limitations, institutional controls, or engineering controls) due to residual on-site contamination.

The term "historical recognized environmental condition" (historical REC) is an environmental condition that would have been considered a REC in the past, but which has been remediated and received unrestricted residential use closure by the regulatory agency. Therefore, no controls or use restrictions have been applied to the property.

The term "recognized environmental condition" is not intended to include *de minimis* conditions. *De minimis* conditions are conditions that generally do not present a material risk of harm to public health or the environment, and thus would not be the subject of an enforcement action if brought to the attention of governmental agencies.

2.2 Qualifications of Environmental Professionals

This Phase I ESA was prepared by Audrey Herschberger, environmental engineer, Susan Smith, hydrogeologist, and Nicole Tucker, hydrogeologist. Qualifications for Ms. Herschberger, Ms. Smith, and Ms. Tucker are presented in Appendix A.

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in Section 312.10 of 40 Code of Federal Regulations 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquires in conformance with the standards and practices set forth in 40 Code of Federal Regulations Part 312.

3 SITE LOCATION

The subject property consists of the northern approximately 2.1 acres of APN 073-140-027 in the City of Goleta, Santa Barbara County, California. The subject property is an irregularly shaped piece of land on the southeast corner of the intersection of Storke Road and Highway 101. Access to the subject property is off Cortona Drive to the southeast, via a paved driveway on the southern portion of APN 073-140-027 adjoining to the south and a paved parking lot on APN 073-140-026 adjoining to the east.

The southeastern approximately 1/3 of the subject property is currently a paved parking lot with a vacant storage building on the western corner of the parking lot. The parking lot is used by the subject property, and businesses on the eastern adjoining parcel, APN 073-140-026. The northwestern approximately 2/3 of the subject property is unpaved, undeveloped land, currently used for landscaping material storage.

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4 ENVIRONMENTAL SETTING

The subject property is located on the south side of the Santa Ynez Mountains, approximately 1.60 miles north Santa Barbara Basin in the Pacific Ocean. The foothills of the Santa Ynez Mountains begin approximately 0.50 miles to the north. The subject property is within the City of Goleta.

General topographic information for the subject property and the surrounding area was obtained from a review of topographic maps, and from a site visit (Appendix B). The subject property is relatively flat, at an elevation of approximately 47 feet above mean sea level (amsl). The land gradually slopes southward and eastward from the Santa Ynez foothills to the Pacific Ocean. Devereaux Lagoon lies 1.07 miles to the south-southeast, Tecolotito Creek lies 0.27 miles to the east-northeast, and the Goleta Slough lies 1.15 miles to the southeast, south of the Santa Barbara airport.

No subsurface geologic investigations were performed as part of this Phase I ESA. According to the EDR Report, the subject property is underlain by Miocene series Tertiary Cenozoic era rocks. Soils beneath the subject property are mapped as Goleta fine sandy loam to the northeast and east, Xerothents variable texture soils to the west, and Milpitas fine sandy loam to the south and south. Goleta and Xerothents have moderate infiltration rates, while Milpitas soils have very slow infiltration rates.

Based on sources searched by EDR, no public water supply wells were mapped within 1 mile of the subject property, and no water wells were mapped on the subject property. Eighty one water wells were listed within 1 mile of the subject property. Groundwater depths recorded near the subject property indicate shallow groundwater at approximately 30 feet below ground surface, and deeper groundwater at approximately 50 feet below ground surface. Groundwater gradient is estimated to be southwest to southeast, towards the Pacific Ocean.

Based on sources searched by EDR, thirteen oil and gas wells were mapped within 1 mile of the subject property, all of which are listed as plugged.

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5 INTERVIEWS

5.1 Site Representative Interview

Dudek sent a Property Background Information Questionnaire to Sep Wolf, owner of the subject property. A copy of the questionnaire is provided in Appendix C, Site Representative Interview, and the responses are summarized below.

Mr. Sep Wolf provided the following information regarding the subject property:

- The current use is a vacant storage building and landscaping storage yard. The building was previously used for a woodshop and ceramics studio from 2013 to 2018. A landscaping company has been using the yard for storage since 2013.
- Past uses include furniture storage, carpenter's workshop, and roofing company storage.
- Historic industrial activities include metal planting manufacturing and storage, disposal or recycling facility. The "next door building" historically had a plating area and is undergoing hazardous material remediation (see Section 5.3.4). These activities did not occur on the subject property. Campbell Geoscience is in charge of remediation.
- 55-gallon drums and/or sacks of chemicals have been stored on the subject property.
- The subject property has been included in a past geotechnical report. A copy of this report was not provided by Mr. Wolf.

Mr. Wolf also provided answers to the following questions, as defined in ASTM Standard E 1527-13.

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

   Response: No

2. **Question:** Are you aware of any activity and land use limitations, 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?

   Response: No

3. **Question:** Do you have any specialized knowledge or experience related to the property or nearby properties, including the knowledge of the chemicals and processes used by this type of business?

   Response: Yes

4. **Question:** Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

   Response: Yes

5. **Question:** Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases?

   Response: a) Yes; Neighboring building has existing remediation. Campbell Geoscience is company in charge.

6. **Question:** Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

   Response: No

5.2 User-Provided Information

In accordance with ASTM Standard E 1527-13, to qualify for one of the *Landowner Liability Protections* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the user must provide the following information (if available) to the environmental professional (ASTM 2013). Dudek sent the following questions to Upstream Energy Services, LLC, the User of this report. On February 27, 2019, the following responses were received via email from Ryan Hulett of Upstream Energy Services LLC:

7. **Question:** Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

   Response: No

8. **Question:** Are you aware of any activity and land use limitations, 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?

   Response: No

9. **Question:** As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   Response: No

10. **Question:** Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

    Response: Yes

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

    Response: I know a site to the south was being remediated due to an issue with a clarifier.

12. **Question:** As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

    Response: No

5.3 Local Agency Records

5.3.1 Santa Barbara County Environmental Health Services

Dudek contacted Santa Barbara County Environmental Health Services (EHS) which acts as the county's Certified Unified Program Agency, to obtain information about potential spills, tanks, or chemical use that may have impacted the environmental conditions on the subject property.

Santa Barbara County EHS responded with multiple files related to the operations of Joslyn Electronic Systems and Google, LLC. The following pertinent information was obtained.

- Phase I ESA (West Coast 2002) was conducted in 2002 on the addresses 6850 to 6868 (even) Cortana Drive, which included the subject property. The building located on the subject property is noted as being a hazardous material storage building. The Phase I ESA included a subsurface soil and groundwater survey for VOCs and the radioactive gas tritium (the site reconnaissance showed the use of tritium gas in the production process). Groundwater samples were collected by West Coast in conjunction with the quarterly groundwater samples collected by Campbell Geo, Inc. Findings included the following:
    - An historic UST was identified in the HIST UST database. The 200-gallon polyethylene UST was installed in 1978 and was reportedly used to store waste water. No additional information about the UST was available.

- Radioactive contamination due to the tritium use in processing could not be ruled out. Gross α levels in groundwater were above Title 22 Maximum Contaminant Levels (MCLs); however tritium is not associated with gross α, and these levels were therefore possibly associated with background radiation levels. Gross β levels were below Title 22 MCLs. West Coast recommended soils be tested for radioactivity prior to future excavation.
- Metals were not detected in groundwater samples.
- VOCs detected in groundwater samples above CA Title 22 MCLs included PCe, TCE, cis-1,2-DCE, and benzene. Chloroform, toluene, TCFE, and xylenes were also detected, but below the Title 22 MCLs.
- Detected concentrations of benzene, toluene, and xylenes in groundwater samples were not expected in the known contamination plume beneath the Joslyn Building. Therefore, West Coast suggested these contaminants may be related to a nearby Unocal Station gasoline release at the intersection of Hollister and Storke.
- The cleanup file for the Unocal station was closed in 1996; closure documents indicate groundwater contamination was remediated. Additional nearby gasoline releases and subsequent cleanup files are discussed in Section 5.3.4.
- Soil samples collected and analyzed for pesticides showed pesticide levels well below USEPA Preliminary Remediation Goals (PRGs) for residential soils. Therefore, previous pesticide use associated with the former agricultural land use do not appear to have impacted the subject property.

- Groundwater samples were collected below the subject property, surrounding the Joslyn Building to the south. MW-1 is the monitoring well closest to the subject property; sampling results did not identify contaminants exceeding any of the associated screening levels referenced in the Phase I ESA. Therefore, it does not appear the contamination identified on the Joslyn facility impacted the subject property.
- A 2002 Facility Post-Closure Report of Joslyn Electronics Systems (URS, 2002) described the closure activities for Buildings 2, 3, and 4. Building 3 is located on the subject property. Site closure included removal of hazardous materials, wastes, and decontamination of the buildings and appurtenances. Building 3 contained a hazardous materials/hazardous waste storage area, a radioactive waste storage area, and a maintenance storage area. Following removal of hazardous materials and wastes, the building surfaces were hydroblasted. pH testing indicated acceptable levels on concrete surfaces. Confirmation wipe and core samples revealed acceptable levels of lead

(maximum 4.3 mg/kg), nickel (maximum 24 mg/kg), and copper (maximum 10 mg/kg and 130 µg/wipe). The center of the building was identified as a radiological-impacted area, and required further closure activities (see Figure 3). The radiological area closure is discussed in the MARSSIM project report, below.

- The 2002 MARSSIM Project Report (Pacific Radiation Corporation 2002) describes the radiological-impacted area assessment conducted under the Multi-Agency Radiation Survey and Site Investigation Manual (MARSSIM). According to this report, radioactive materials were stored onsite, including the subject property (Building 3). Building 3 was identified as SU-6 in the report. The MARSSIM survey "passed" in Building 3, indicating the Derived Concentration Guideline Levels (DCGLs) established for the project were met. The average radiation level was 21% of (i.e., below) the California guideline for release to unrestricted use.

Additional documents provided by Santa Barbara County EHS included:

- A health and safety plan for Joslyn Electronics Systems Company, dated April 2002.
- Multiple Facility Post-Closure Reports for Joslyn Electronics Systems Company, completed by URS in 2002, including the Closure Workplan prepared by Aman Environmental Construction, Inc.
- Source Area Characterization and Soil Vapor Extraction Pilot Testing Report completed by URS in 2003. The SVE system was installed in Building 1, which is south of the subject property.
- A 2001 quarterly groundwater monitoring report completed by Campbell-Geo, Inc. in 2001. Samples were not collected on the subject property, and the nearest monitoring well (MW-1) does not have detected contaminants of interest above the referenced action levels (drinking water MCLs).
- An excerpt from a Phase I ESA (date and author unknown), which includes data from investigations in 1992 and 1994. Samples were not collected on or adjacent to the subject property. Groundwater data does not indicate contamination to the subject property.
- A PCB-impacted concrete removal workplan for an area of Building 1 (not on the subject property) completed in 2002.
- Various inspection reports and administrative forms from Google, LLC, who do not operate on the subject property.

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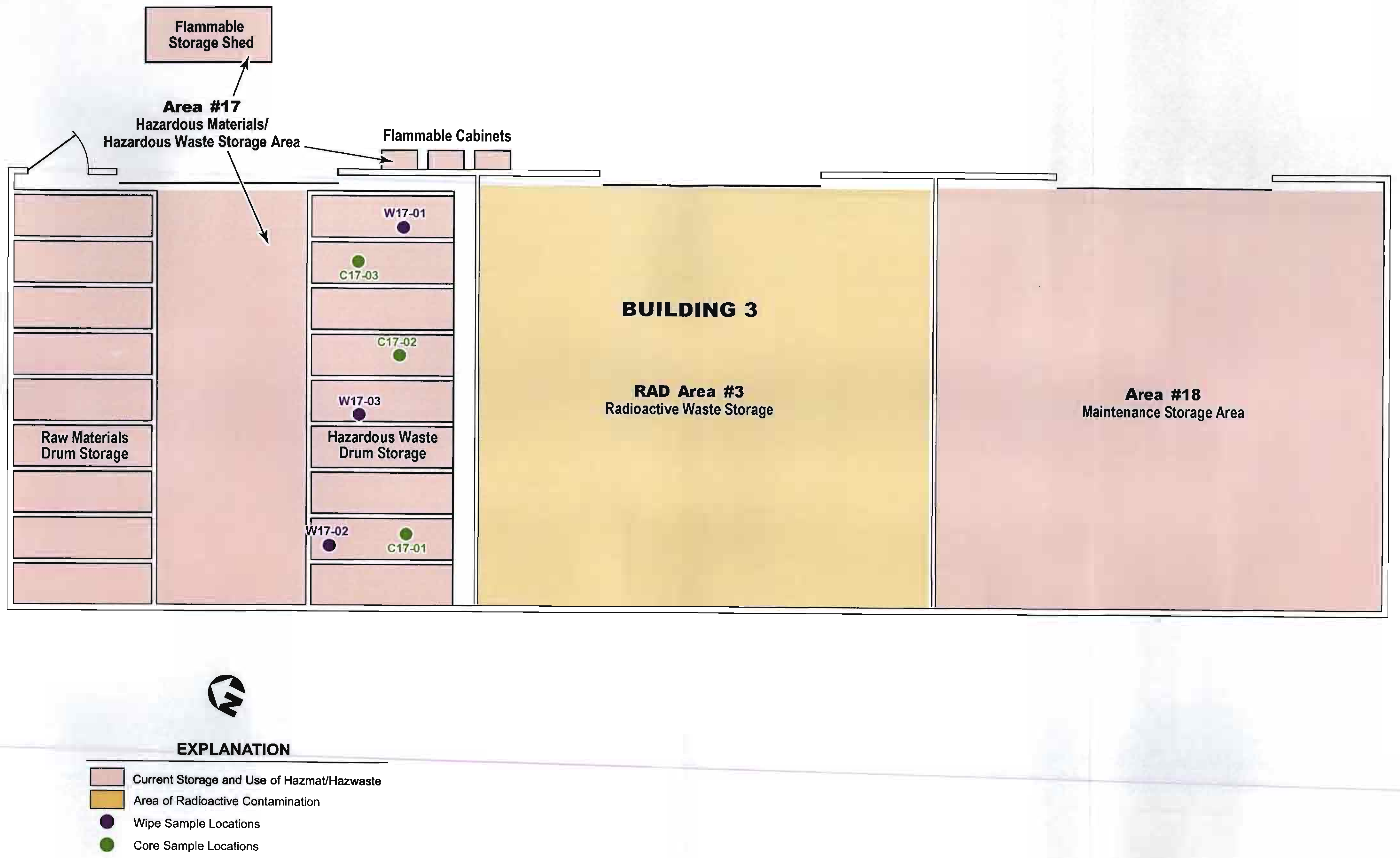

Joslyn Electronic Systems Closure Plan **URS Corporation**	**Source:** *Joslyn Electronic Systems*	Figure 3. **JOSLYN ELECTRONIC SYSTEMS BUILDING 3 6860 Cortona Drive, Goleta, California**	August 2002

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5.3.2 Santa Barbara County Agricultural Commissioner's Office

Dudek contacted the Santa Barbara County Agricultural Commissioner's Office to obtain information regarding the use and storage of pesticides and herbicides on the subject property. In a response dated February 12, 2019 reported there were no agricultural pesticide use reports in the last three years.

5.3.3 Building Permits

5.3.3.1 Goleta City Clerk

Dudek contacted the Goleta City Clerk's Office to obtain information regarding building permits, planning permits, and demolition permits for the subject property. Dudek received information regarding building permits, lot line adjustments, and various development plans for the subject property, as well as the historical APNs that previously included the subject property. Based on the historical permits reviewed, the original industrial subdivision was permitted in 1961. The subject property was previously part of Parcel 7 on Tract No. 10212. The lot lines were adjusted during development of the former Joslyn Electronics site in the 1980s to create APN 073-140-003, which included the subject property. The lot lines were adjusted again in 2007 to create the current APN 073-140-027, and APN 073-140-003 was retired. The building on the subject property was permitted for construction in 1982 however other historic documents reviewed report that the structure was constructed in 1964. The original design was a 1,800 square foot storage building for chemical products and landscaping equipment. Water and sewer are supplied by the Isla Vista Water District.

5.3.3.2 Santa Barbara County Planning and Development

The Santa Barbara County Planning and Development Department maintains an online database of permits, searchable by APN (SBCPD 2019). Dudek received the following information:

- Parcel 073-140-027 has two ancestor parcels, 073-140-003 and 073-140-025. No permits have been pulled for parcel -027.
  - Parcel 073-140-027 has recorded permits for Joslyn Electronic Systems for building construction in 1988, and electrical updates in 1993 and 2000. Additional permits received from Santa Barbara County for parcel -027 include:
    - Permits to construct the primary Joslyn Electronic Systems building, dated June 30, 1964.
    - Permit to construct a new building for Joslyn Electronic Systems in 1971. Construction includes a steel ammonia tank.
    - Permit to construct a new building for Joslyn Electronic Systems in 1979.

- Parcel 073-140-025 has an ancestor parcel 073-140-015. Parcel -015 has permits for Joslyn Electric for electrical and a remodel, dated 2000 and 1994, respectively.
- Parcel 073-140-015 has an ancestor parcel 073-140-014. Parcel -014 has a planning permit from 1987, the purpose of which is unclear based on the online records (Description "COMPLI/1").
- Parcel 073-140-015 has two ancestor parcels, 073-140-001 and 073-140-002.
- Parcel 073-140-001 has two planning cases from 1987. One lot adjustment, the other the purpose of which is unclear based on the online records (Description "COMPLI/1").
- Parcel 073-140-002 has multiple planning cases. Construction of a storage building in 1982; a warehouse in 1987, a storage building in 1988, and a "COMPLI/1" in 1987.

5.3.3.3 City of Goleta Zoning

The City of Goleta City Manager's Office maintains an online database (CommunityView) of property zoning, searchable by APN (Goleta 2019). According to information presented on the CommunityView database, the subject property is zoned M-RP – Industrial Research Park (Appendix D). The current land use is reported as Business Park. Surrounding parcels include the following land uses: Business Park, Public and Quasi public, and Moderate Density Residential (Goleta 2019).

5.3.3.4 EDR Building Permit Report

Dudek requested a building permit report for the subject property through EDR (Appendix D). No permits were found for the subject property address.

5.3.4 State Water Resources Control Board

Dudek searched GeoTracker, the State Water Resources Control Board's (SWRCB's) data management system, for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. Records include sites that require cleanup, various unregulated projects, and permitted facilities (GeoTracker 2019).

5.3.4.1 Subject Property

The subject property address, 6868 Cortona Drive, was identified in the GeoTracker database. Joslyn Electronic Systems Corporation has an open remediation file, managed by the Central Coast Regional Water Quality Control Board (CCRWQCB). The Joslyn facility produced communication and electrical voltage surge protection devices from 1964 to 2002. Multiple site investigations conducted since 1992 have identified chlorinated volatile organic compounds (CVOCs) in soil and groundwater beneath the site, mainly trichloroethylene (TCE). The contamination is reportedly due to historic releases from a clarifier within the former plating shop area.

A groundwater extraction and treatment system was installed in December 2000 to control offsite migration of the contamination plume in the shallow water-bearing zone. A soil-vapor extraction system and multi-phase extraction system was installed in 2004 for continued removal of VOCs from soil, groundwater, and the vadose zone. After the treatment systems were shut down in 2012, a bioremediation “polishing step” was conducted in 2014.

Based on a Final Progress Report and Request for Site Closure submitted to CCRWQCB in 2015 (Campbell-Geo 2015), which is the most recent groundwater report available on GeoTracker, TCE concentrations were detected at a maximum concentration of 71 ppb in MW-2, located between the two main Joslyn buildings. Concentration contours in the Campbell-Geo report indicate the contamination plume is located beneath the main two buildings, south of the subject property, with migration offsite into the Storke Road right-of-way. The northernmost monitoring well, MW-1, only had one detectable concentration of TCE in January 2015, the remaining groundwater data shown no detectable concentrations in MW-1 in the two quarters following (April and September, 2015). Groundwater contour maps indicate groundwater flows northeastward, cross-gradient to the subject property.

The most recent groundwater monitoring report (Campbell-Geo 2018) shows an overall decrease in TCE in MW-2 and a relatively steady concentration of TCE in MW-3. MW-1, closest to the subject property, showed continued undetected concentrations of VOCs from April 2015 to January 2017, and was not sampled in April 2018.

Based on the available information, the groundwater plume does not extend onto the subject property, and current remediation has reduced the concentrations and extent of the plume to the vicinity of the main former Joslyn manufacturing buildings. Based on the fact that the hazardous materials are not located on the subject property, this open remediation file is not a REC. However, while the contamination does not appear to be located on the subject property, the subject property is part of the main parcel, APN 073-140-027, and is therefore included in the remediation activities and any future decisions for the former Joslyn site.

5.3.4.2 Nearby Properties

Eight closed LUST files were identified within a half mile radius of the subject property. These eight properties have received regulatory closure and are no longer undergoing environmental cleanup. In some instances, regulatory closure is received for sites that have remaining contamination in soil or groundwater, if that remaining contamination is contained on the site, and is not expected to impact human health or the environment. None of the closed sites are adjoining the subject property, therefore they are not expected to impact the subject property.

Four open cleanup sites were identified within a half mile radius of the subject property: Chevron SS#9-2580, 6895 Hollister Avenue; Raytheon B-2 Facility, 75 Coromar Drive; Renco Encoders, 26 Coromar Drive; and Former Raytheon, 93 Castillian Way.

- The Chevron facility is approximately 975 feet south of the subject property, and has reported groundwater contamination due to a historic leaking underground storage tank (LUST). Based on the most recent groundwater monitoring report (AECOM 2016), the contamination is limited to the Chevron, and does not appear to impact the subject property.
- The Raytheon B-2 facility is approximately ¼ mile southeast of the subject property, and has documented VOC contamination in groundwater beneath the site. Based on the most recent groundwater monitoring report (OTIE 2018a), groundwater contamination is limited to the site, and does not appear to impact the subject property.
- Renco Encoders is approximately 1,800 feet east-southeast of the subject property, and has VOC and chlorinated hydrocarbon contamination in the groundwater due to releases from former electronics manufacturing activities. The most recent annual groundwater monitoring report (Terraphase 2018) indicates groundwater flows in a southeasterly direction, away from the subject property, and groundwater contamination is located beneath the site with offsite migration to the southeast. This site does not appear to impact the subject property.
- The Former Raytheon facility is approximately 2,100 feet east of the subject property, and has tetrachloroethylene (PCE) contamination in the groundwater due to release from former electronics manufacturing activities. The most recent groundwater monitoring report (OTIE 2018b) indicates groundwater contamination is present below the site, but does not migrate offsite, and does not appear to impact the subject property.

5.3.5 Department of Toxic Substances Control

Dudek searched EnviroStor, the Department of Toxic Substances Control (DTSC) data management system used for tracking cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known contamination (EnviroStor 2019).

The subject property was not identified in the DTSC database: Dupont Displays, 6780 Cortona Drive, and Raytheon Vision Systems, 75 Coromar Drive.

- Dupont Displays holds an inactive tiered permit. This does not appear to impact the subject property.

- Raytheon Vision Systems is a closed RCRA hazardous waste storage and treatment facility. The site is currently undergoing cleanup, as discussed in Section 5.3.4.2 above.

5.3.6 CalRecycle Solid Waste Information System

Dudek searched the CalRecycle Solid Waste Information System (SWIS) online database, which contains information on solid waste facilities, operations, and disposal sites throughout the State of California (SWIS 2019).

The subject property was not identified in the SWIS database. No sites within a 1-mile radius were identified in the SWIS database.

5.3.7 National Pipeline Mapping System

Dudek consulted the National Pipeline Mapping System (NPMS) online database. The NPMS provides a public map viewer application that displays data related to gas transmission and hazardous liquid pipelines, liquefied natural gas plants, and breakout tanks under Department of Transportation Pipeline and Hazardous Material Safety Administration jurisdiction (NPMS 2019).

A natural gas transmission pipeline runs east-west along Hollister Avenue, approximately 745 feet south of the subject property. The active pipeline is owned by Southern California Gas Company.

A crude oil pipeline runs east-west along Hollister Avenue and north-south along Pacific Oaks Road, approximately ½ miles southwest of the subject property. The active pipeline is owned by Venoco, Inc.

There are no accidents or incidents identified on, or within 1 mile of, the subject property.

5.3.8 California Environmental Protection Agency

Dudek consulted the California Environmental Protection Agency (CalEPA) Regulated Site Portal, which combines data about environmentally regulated sites and facilities in California (CalEPA 2019). Data sources for the portal include California Environmental Reporting System, DTSC EnviroStor, SWRCB GeoTracker, SWRCB California Integrated Water Quality System, and the Federal Toxics Release Inventory.

CalEPA sites are generally administrative in nature, identifying sites that have various environmental permits or that handle hazardous materials or generate hazardous waste, but do not necessarily have an uncontrolled release of hazardous substances to the environment.

Fifteen sites were identified within a ¼ mile radius of the subject property. The sites were evaluated based on distance from the subject property and type of regulatory records. Due to their proximity to the subject property (adjoining), the following sites have the potential to impact the subject property:

- M Special Brewing, 6860 Cortona Drive, adjoins the subject property to the southeast. The site received five violations in April 2018 for failure to properly submit a hazardous materials release response plan. The violations do not have a resolution date, and are still open. The site stores liquid carbon dioxide and propane gas. These hazardous materials are not likely to impact the environmental conditions of the subject property. Therefore, although the site has violations and is adjoining the subject property, it is not likely the site has impacted the environmental conditions of the subject property.
- Former Joslyn Electronics System Facility, 6868 Cortona Drive, is in the Tanks and Groundwater Cleanup Program. More information regarding this listing is discussed in Section 5.3.4.1.
- Google LLC, 6868 Cortona Drive, adjoins the subject property to the south. The site has two violations from September 2015 for failure to properly document and/or report hazardous wastes. The site stores liquid acetone, argon gas, helium gas, and hexamethyldisilazane. The violations do not indicate a release of hazardous materials. Therefore, it is not likely the site has impacted the environmental conditions of the subject property.

6 SITE RECONNAISSANCE

On January 24, 2019, Nicole Tucker of Dudek conducted a site reconnaissance of the subject property. The site reconnaissance consisted of reviewing past and present uses of the property with Sep Wolf (owner), walking the subject property, recording observations, and taking photographs. Photographs are presented in Appendix E. The general subject property and adjacent land uses are described in the following text; additional observations are presented in Section 6.1, Summary of Observations. The subject property is described as shown on Figure 2, Vicinity Map.

The subject property is located in the corner of a lot. The subject property had one vacant building, a landscaping/masonry company, and a part of a parking lot (Photograph 1). Roughly half of the property is a paved parking lot that continues off the subject property to the southeast and is shared with two of the adjacent properties. Between rows of parking are vegetated islands with street lamps (Photograph 2). These islands also provide stormwater drainage for the lot with depressions in the center with drainage outlets. The building is a small single story corrugated metal building about 80 feet long and 40-50 feet wide. The building has one large work room with two roll-up entrances, a smaller work room with one roll-up entrance, a small side room with a bathroom, and an office (Photographs 3-8). The west end of the building is a covered patio work area with a storage room (Photographs 9-12). According to Mr. Wolf, the building was last occupied by a ceramics studio and woodshop from around 2013-2018. Prior to their occupancy, the building was used for furniture storage by the tenants in the business south of the subject property. The landscaping company uses the northwestern section of the subject property. A fenced in area contains potted plants (mostly succulents), tools, small earth moving equipment, and some small containers of hydraulic fluid and plastic gas canisters (Photographs 13-19). Outside of the fenced area were piles of soil, gravel and bricks and disturbed earth (Photographs 20-24).

Storke Road and its easement bound the west side of the property with a hill up to the road (Photograph 18). North of the property is a mostly vacant lot with some piles of gravel and large vehicles to the east. The railroad runs about 60 feet from the northern corner of the subject property boundary (Photograph 25). A brewery and Goodwill donations center are located in the eastern adjacent property, sharing the parking lot with the subject property (Photographs 26-27). The former Joslyn electronics facility on the same APN as the subject property is located south of the subject property (Photograph 28). The remediation system for the TCE plume is fenced in and located on the western edge of the northern parking lot of the facility (Photograph 29-31).

6.1 Summary of Observations

Wetlands and Natural Waterways

Bioswales were observed within the parking lot islands that separated the rows of parking spaces (Photograph 2). No natural waterways were observed on the subject property.

Surface Water Discharge

The bioswales were the only surface water drainage features (Photograph 2). Surface water on the subject property would generally drain toward the south-southwest.

Distressed Vegetation

No unnaturally distressed vegetation was observed on the subject property.

Indications of Solid Debris Storage

Some trash was observed on the west side of the subject property along the easement for the road. There were empty buckets and containers along with equipment and supplies stored inside the fenced area (Photographs 15 & 16). A tractor tread, some piping and rebar was scattered near the piles of gravel/stone (Photographs 23 & 24).

Chemical Storage or Use

Some partially full 5 gallon buckets and containers of hydraulic fluid were stored in the fenced off area (Photograph 15). The buckets appeared to be in good condition and free of leaks; no evidence of staining was observed.

Unnaturally Colored Water

No unnaturally discolored pools or flowing water were observed on the subject property.

Groundwater Wells, Cisterns, Cesspools, or Septic Tanks

No wells were observed on the subject property.

Sumps or Ponds

No ponds or sumps were observed on the subject property.

Transformers

No transformers were observed on the subject property.

Abnormal Odor

No abnormal odors were noted on the subject property.

Soil Disturbances

A few piles of soil and ground disturbance were observed on the northwestern portion of the subject property (Photograph 22). According to Mr. Wolf, this is from an archaeological survey that was done in 2017 by Dudek.

Storage Tanks

No evidence of underground storage tanks or aboveground storage tanks were observed on the subject property during the site reconnaissance.

Pipelines

No pipelines were observed on the subject property.

Stained Soil

No stained soil was observed on the subject property.

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7 REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

Dudek reviewed historical aerial photographs obtained from EDR for 1938, 1943, 1947, 1954, 1967, 1977, 1984, 1994, 2005, 2009, 2012, and 2016 (Appendix F). The photographs provided background information to assess the possibility of past activities that could present environmental concerns.

The aerial photographs are described Table 1.

Table 1
Aerial Photographs

Date	Description
1938	The subject property appears undeveloped, with the exception of an orchard to the east that overlaps the eastern corner of the property. A railroad is located to the north, running east-west across the land. The area surrounding the subject property appears agricultural, with approximately half the land being orchards. Two north-south roads are observed, one on either side of the subject property (not adjoining), and one east-west road is located to the south.
1943	A small series of structures is observed on the southern portion of the subject property. The structures are in a line, approximately six or seven are observed. No other apparent changes are observed to the subject property or surrounding areas as compared to the 1938 aerial photograph.
1947	The northern half of the subject property appears cultivated. The structures are still observed, and the southern half of the subject property is natural trees. No other apparent changes are observed to the subject property or surrounding areas as compared to the 1943 aerial photograph.
1954	The subject property appears unchanged as compared to the 1947 aerial photograph. Land to the northeast, north of the railroad, is being developed as apparent residential land. New residential development is also observed to the south, south of the east-west trending road. The surrounding area is still apparent agricultural land.
1967	Highway 101 is located to the north, running parallel to the railroad. Storke Road is located to the west, along the western side of the subject property. A building is observed to the southeast, and Cortona Drive is observed to the southeast. Dense residential development is located on the northwest corner of the intersection of Highway 101 and Storke Road. Industrial development is observed to the southeast, on both sides of the east-west trending road. Small structures are observed on the land to the southwest, but the area still appears mainly agricultural.
1977	More industrial/commercial development is observed to the southeast, and residential development is observed to the west/southwest. A large structure and paved surface is present on the southern adjoining property. The remaining areas appear similar as compared to the 1967 aerial photograph.
1984	A structure is now observed on the southwestern corner of the subject property. A second industrial/commercial building is observed to the southeast, adjacent to the subject property. More industrial/commercial development is observed to the east. Baseball diamonds are observed to the southeast.
1994	A third structure is observed adjacent to the subject property, located on the eastern corner. More industrial development is observed to the south and east. The subject property appears unchanged as compared to the 1984 aerial photograph.

Table 1
Aerial Photographs

Date	Description
2005	The southeastern half of the subject property is paved; the paving appears to be used as a parking lot, and extends off the subject property to the southeast. Residential and commercial development is observed across Storke Road to the west and southwest. A new on-ramp/off-ramp is located at the intersection of Highway 101 and Storke Road, on the north side of Highway 101. The remaining areas appear unchanged as compared to the 1994 aerial photograph.
2009	No apparent changes are observed as compared to the 2005 aerial photograph.
2012	No apparent changes are observed as compared to the 2009 aerial photograph.
2016	Development density has increased in the areas to the west, east, and south of the subject property. New construction is observed to the south of the subject property, south of the existing building. The subject property appears unchanged as compared to the 2012 aerial photograph.

Note: See Appendix F for corresponding photographs.

8 REVIEW OF HISTORICAL TOPOGRAPHIC MAPS

Dudek reviewed historical topographic maps from 1938, 1942, 1947, 1950, 1951, 1967, 1982, 1988, 1995, 2012 (Appendix B). The topographic maps are a historical source that can be used to document the prior use of the subject property and surrounding area.

The topographic maps are described in Table 2.

Table 2
Topographic Maps

Date	Description
1938	The subject property appears undeveloped, as does the surrounding area, with the exception of the railroad to the north, and small roads to the south, east, and west. Elwood lies approximately ¼ mile to the west, and Coromar lies approximately ¼ mile to the east. The subject property is part of Rancho Los Dos Pueblos, a 15,535 acre Mexican land grant, which stretched from Fairview Avenue in Goleta to El Capitan State Beach. Sloughs are observed approximately ½ mile to the southeast and southwest. The foothills of the Santa Ynez Mountains are approximately ¾ mile to the north.
1942	Development is observed approximately 1 mile to the south in the sloughs and ½ mile to the north at Corona Del Mar Rancho. An unimproved road is observed entering the subject property from the west. The subject property appears undeveloped, with orchards on the eastern side.
1947	No apparent changes are observed as compared to the 1942 topographic map.
1950	Four small structures are located on the subject property, within the southern half of the property. A small road leads to the subject property from the east; the road from the west is no longer observed. Tecolotito Creek flows to the north east-west along the railroad, then flows southeastward towards Goleta Slough, approximately 1 mile to the southeast. University of California at Santa Barbara is located on the south side of the slough. Glen Annie Canyon leads southward to the northwest of the subject property from the foothills towards Highway 101, which is located north of the subject property along the railroad.
1951	Ellwood is observed to the west. Oil tanks and an oil sump are depicted approximately 1.5 miles to the southwest near the Pacific Ocean coastline. Other apparent changes are not observed as compared to the 1950 topographic map.
1967	Highway 101 is now a double-lane highway. Roads and large commercial-sized structures are observed to the southeast, including two small structures on the southern adjoining property. Residential development is observed approximately 1 mile to the south and northeast. An airport is located within Goleta Slough. The structures are no longer observed on the subject property.
1982	Dense residential development is observed to the northwest, west, and southwest of the subject property; however the adjoining properties to the west still appear undeveloped. The building on the southern adjoining property is larger than in the 1967 topographic map, and density has increased to the southeast. Oil tanks and an oil sump are depicted approximately 1.5 miles to the southwest near the Pacific Ocean coastline.
1988	Industrial/commercial building density has increased to the east/southeast, including a new building on the southeastern adjoining property. The remaining area and subject property appear unchanged as compared to the 1982 topographic map.
1995	A structure is observed on the southwest corner of the subject property. A third structure is observed adjoining the subject property, located off the eastern side. Additional industrial/commercial development is observed to the east. The land to the south is identified as Isla Vista.
2012	Buildings are not depicted on the topographic map. Roads depicted appear to reflect current site conditions.

Note: See Appendix B for corresponding maps.

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9 SITE HISTORY

Based on review of the historical aerial photographs and topographic maps, agency records, and the site representative interview, the subject property was used for agricultural purposes from at least 1938 until the industrial subdivision was permitted in the early 1960s. The subject property was part of Rancho Los Dos Pueblos, which was a large 15,535 acre Mexican land grant and ranch. The subject property was agricultural or undeveloped land until the mid-1980s, when a small storage structure and paved parking areas were completed on the southern half of the subject property. Small structures were previously located on the subject property in the 1940s and 1950s, likely related to the former agricultural use. The subject property is the northern portion of parcel 073-140-027, the southern half of which contains the former Joslyn Electrical Systems manufacturing facility, and currently houses Google LLC and a brewery. The building on the subject property was formerly used for chemical and landscaping material storage, and is now empty.

Historical Sanborn fire insurance maps were requested from EDR. Sanborn maps provide information regarding the historical uses of the subject property and surrounding properties. Sanborn maps typically exist for cities with populations of 2,000 or more; the coverage is dependent on the location of the subject site within the city limits. The Sanborn Map Report lists the subject property as an unmapped property; no additional information was included in the report (Appendix G).

City Directory listings were requested from EDR (Appendix H). The subject property address, 6868 Cortona Drive, is listed as Joslyn Electronic Systems from 1967 to 1972, Joslyn Manufacturing & Supply Co from 1977 to 1987, Joslyn Electronic Systems Corp from 1992 to 2000, Occam Networks Inc in 2010 and 2014, and Innerlite Inc also in 2014.

9.1 Review of Title Information/Environmental Liens

An environmental lien search is required to satisfy the requirements of the "All Appropriate Inquiries Rule for CERCLA [Comprehensive Environmental Response, Compensation and Liability Act]" liability. An environmental lien search was conducted for the subject property parcel (APN 073-140-027). The current legal owner is listed as Cortona Investors LLC. No environmental liens or activity and use limitations were found for the subject property parcel (Appendix I).

9.2 Previous Environmental Site Assessments

The User did not provide any previous environmental reports.

9.3 Vapor Encroachment

Dudek evaluated vapor encroachment to determine whether there is a potential for vapors originating from contaminated soil and/or groundwater to occur in the subsurface below the existing and potential future on-site structures.

The EDR Records Search (Appendix J) was used to evaluate listed contaminated sites as identified in federal, state, and local databases. Information obtained from other sources (historical reports, geologic and hydrogeological information, site reconnaissance, interviews, local regulatory agency responses), as discussed in this report, were also considered.

The southern adjoining property has VOC contamination in the groundwater beneath the site. The most recent groundwater monitoring reports (Campbell-Geo 2018) indicate the groundwater contamination does not encroach on the subject property. As such, the potential for vapor encroachment does not exist.

10 PUBLIC AGENCY RECORDS SEARCH REVIEW

The regulatory database search gives a listing of sites within up to a 1-mile radius of the subject property ("target property" is the term used by EDR) that are known to be chemical handlers, hazardous waste generators, or have reported releases of hazardous substances or petroleum products. Information in these listings includes the location of the site relative to the subject property, type of potential environmental concern present, and the status of the site. In January 2019, EDR conducted the database search for this Phase I ESA; the report is included in Appendix J.

The following sections list the databases that were searched and search distances from the subject property. The regulatory databases identified in Table 3 were included in this search.

Table 3
Regulatory Database Search

Acronym	Database	Search Distance	Subject Property Listed?	Number of Surrounding Sites Listed
NPL	National Priorities List (including proposed NPL sites and NPL Liens [target property only])	1 mile	No	0
Delisted NPL	National Priority List Deletions	1 mile	No	0
CERCLIS -SEMS	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) – Superfund Enterprise Management System	0.5 miles	No	0
CERCLIS NFRAP	CERCLIS No Further Remedial Action Planned	0.5 miles	No	2
CORRACTS	Resource Conservation and Recovery Act (RCRA) Corrective Action	1 mile	No	1
RCRA TSDF	RCRA - Transportation, Storage, and Disposal Facilities	0.5 miles	No	2
RCRA GEN	RCRA registered small or large quantity generators of hazardous waste	0.25 miles	No	0
RCRA-LQG	RCRA Large Quantity Generators	0.25 miles	No	2
RCRA-SQG	RCRA Small Quantity Generators	0.25 miles	Yes	2
RCRA-CESQG	RCRA Conditionally Exempt Small Quantity Generators	0.25 miles	No	0
RCRA NonGen/NLR	RCRA Handlers, but not generators, of hazardous waste	0.25 miles	No	0
ERNS	Emergency Response Notification System	Target Property	No	0
US ENG CONTROLS	Sites with Engineering Controls	0.5 miles	No	0
US INST CONTROLS	Sites with Institutional Controls	0.5 miles	No	0
RESPONSE	State- and Tribal-Equivalent NPL	1 mile	No	0

Table 3
Regulatory Database Search

Acronym	Database	Search Distance	Subject Property Listed?	Number of Surrounding Sites Listed
ENVIROSTOR	State- and Tribal-Equivalent CERCLIS	1 mile	No	5
SWF/LF	State and Tribal Landfill and/or Solid Waste Disposal Site	0.5 miles	No	0
LUST	State Leaking Underground Storage Tank	0.5 miles	No	11
CPS-SLIC	Spills, Leaks, Investigations, and Cleanups	0.5 miles	Yes	4
Indian LUST	Tribal Leaking Underground Storage Tank	0.5 miles	No	0
UST	State and Tribal Registered Underground Storage Tank	0.25 miles	No	4
AST	State and Tribal Registered Aboveground Storage Tank	0.25 miles	No	0
Indian UST	Registered Underground Storage Tank on Tribal Land	0.25 miles	No	0
FEMA UST	FEMA-owned Registered Storage Tank	0.25 miles	No	0
LUCIS	Institutional Control/Engineering Control	0.5 miles	No	0
Indian VCP	Voluntary Cleanup on Tribal Land	0.5 miles	No	0
VCP	State and Tribal Voluntary Cleanup	0.5 miles	No	0
US Brownfields	State and Tribal Brownfields	0.5 miles	No	0
SWEEPS UST	Statewide Environmental Evaluation and Planning System Underground Storage Tank	0.25 miles	No	4
HIST UST	Historical Underground Storage Tank	0.25 miles	Yes	7
HIST CORTESE	Historical Hazardous Waste and Substances List	0.5 miles	No	5
EDR Hist Auto	Historical Gas Stations and Automotive Shops	0.125 miles	No	0
RGA LUST	Recovered Government Archives Leaking Underground Storage Tank	Target Property	No	0
INDIAN RESERVATION	Indian Reservations	1 mile	No	0
Additional Environmental Records, including local lists		Varies	Yes	43

Note: Refer to Appendix J.

The subject property has twenty one listings identified in fourteen different databases. The details of these listings is provided below:

- Joslyn Electronic Systems Corporation (aka Former Joslyn Electronic Systems Corporation) (Joselyn) is listed in multiple databases that track information on sites that handle hazardous materials or generate hazardous waste, but do not necessarily indicate an uncontrolled release of hazardous substances to the environment. A review of these database listings did not reveal violations or enforcements. For Joslyn, these databases include:

- FINDS: A facility index system containing both facility information and "pointers" to other sources that contain more information. Databases included in FINDS include permit compliance systems, civil and criminal judicial enforcement cases, aerometric information, underground injection control, and PCB activity databases.
- ECHO: An enforcement and compliance history database.
- CERS: The California Environmental Reporting System used as a database for permit and compliance information under CalEPA.
- HAZNET: Hazardous material and waste facility and manifest information.
- RCRA-SQG: Permitted generators of small quantities of hazardous waste.
- CIWQS: A system used by the State and Regional Water Quality Control Boards to track information on permitted sites and places of interest, including violations and enforcement.

In addition, Joselyn has an open remediation file with the Central Coast Regional Water Quality Control Board (CCRWQCB). Based on the information found in GeoTracker (GeoTracker, 2019), the Joselyn facility was used for the production of communication and electrical voltage surge protection devices from 1964 to 2002. Numerous site investigations beginning in 1992 identified the presence of chlorinated volatile organic compounds (CVOCs) in soil and groundwater beneath the site. More information is available in Section 5.3.4.

The majority of the surrounding listings are in databases that track information on sites that handle hazardous materials or generate hazardous waste, but do not necessarily indicate an uncontrolled release of hazardous substances to the environment. The following sites have been identified as having confirmed or suspected environmental contamination:

- Eleven LUST sites were identified within a half mile radius of the subject property, three of which are still active sites and are discussed below. Based on the information available, it is unlikely these three sites have impacted the environmental conditions of the subject property.
  - ExxonMobil Oil #11-E, 49 Glen Annie Road, is 853 feet to the northwest. Further investigation on GeoTracker (GeoTracker 2019) indicates this is a closed file.
  - Chevron SS #9-2580, 6895 Hollister Avenue, is 873 feet south of the subject property. This listing is discussed in detail in Section 5.3.4.2.
  - Delco Inc, 6767 Hollister Avenue, is 1400 feet east-southeast of the subject property. This site is discussed below for the CORRACTS listing.

- One RCRA corrective action (CORRACTS) site was identified within a 1 mile radius of the subject property. Delco-Goleta, 6767 Hollister Avenue, is located 1400 feet east-southeast of the subject property. The site is a former RCRA Hazardous waste facility. Operations resulted in TCE contamination in groundwater beneath the site. Ongoing remediation and monitoring are occurring. Based on the distance from the subject property, it is unlikely this groundwater contamination has impacted the subject property.
- Four CPS-SLIC sites were identified within a half mile radius of the subject property. Raytheon Vision Systems, 75 Coromar Drive; Renco Corp, 26 Coromar Drive; and Former Raytheon, 93 Castillian Way, are discussed in detail in Section 5.3.4.2. Former Howden Defense, 72 Santa Felicia, is closed.

Based on the information provided, it is unlikely the surrounding sites have impacted the environmental conditions of the subject property.

10.1 Unmapped Sites

Unmapped sites are flagged by EDR, but not mapped due to insufficient address information. They are usually included in the database search report because they are in the same zip code as the subject property. The EDR report listed one orphan site. Based on the address provided, this site is greater than one mile from the subject property.

11 POTENTIAL HAZARDS AND ENVIRONMENTAL CONCERNS

Information regarding the following potential sources of hazards and hazardous material releases from the interview, site reconnaissance, and review of regulatory agency records is as follows:

Agricultural Use

Based on a review of historical sources, the subject property has been used for agricultural purposes since at least 1938. This includes orchards on the eastern portion of the subject property. As with any historically agricultural property, there is a potential for pesticide residues, including chlorinated compounds and metals, to remain in soil. Because pesticides break down over time, it is unlikely that residual pesticide levels would be above risk-based criteria, which would be commercial for the proposed land use. Metals do not break down and may remain at elevated levels; however, given the proposed land use, it is not expected that metals would be above risked-based criteria.

Off-Site Sources

This environmental assessment did not reveal potential off-site sources of contamination that may impact the environmental conditions of the subject property.

Residential Use

The subject property is not now, nor has been, residential.

Polychlorinated Biphenyl Items

No transformers were observed on the subject property.

Fill Material

No fill material was observed on the subject property. Piles of landscaping materials were observed on the subject property. Landscaping materials included mulch, gravel, and cobbles.

Stained Soil

No stained soil was observed on the subject property.

Debris

Limited debris was observed on the subject property including trash, empty buckets, and building materials.

Tanks

No evidence of underground storage tanks or aboveground storage tanks were observed on the subject property during the site reconnaissance.

Asbestos & Lead-Based Paint

Due to the age of the building present on the subject property (pre-1978), asbestos-containing materials and/or lead-based paint may be present.

Radon

The EDR well report presents radon test results for the vicinity of the subject property. Thirteen sites within the subject property zip code 93117were evaluated. The radon concentration at these sites averaged 2.915 pico curies per liter (pCi/L) in the first floor living area, and 2.800 pCi/L in the basement. The Federal EPA Radon Zone for San Barbara County is 1, which corresponds with indoor average expected indoor radon levels of > 4 pCi/L. The Federal Radon Action Level is 4 pCi/L.

12 FINDINGS AND RECOMMENDATIONS

Information gathered for this report indicated the following:

- The subject property was historically agricultural land, including orchards on the easternmost points, from at least 1938 until it was zoned an industrial park in the early 1960s.
- Agricultural records and historical soil sampling indicate residual pesticides are not present on the subject property.
- The subject property is the northern portion of APN 073-140-027. This parcel was developed in the 1960s and operated as Joslyn Electrical Systems, an electrical component manufacturing facility, from 1964 to 2002.
- The former Joslyn facility is currently undergoing remediation for TCE contamination in the groundwater beneath the former manufacturing areas. Based on the most recent groundwater monitoring reports, the groundwater and soil contamination does not impact the subject property.
- The surrounding areas are industrial to the east and south, and residential to the west.
- The southern portion of the subject property is paved parking and contains a storage building; the storage building was reportedly constructed in 1964. The storage building was historically used for storage of hazardous material, hazardous waste, radioactive material, and landscaping and maintenance materials. Closure reports for Joslyn Electrical Systems indicate there is no residual contamination from hazardous material storage, and remaining radiological activity, as tested in 2002, was within guidance limits for unrestricted use.
- The storage building is currently empty.

This assessment did not reveal evidence of RECs, controlled RECs, or historical RECs in connection with the subject property.

The subject property is part of the Joslyn facility parcel tot eh south, which is currently undergoing remediation. Based on the fact that the hazardous materials and wastes are not located on the subject property, this open remediation file is not a REC. However, while the contamination does not appear to be located on the subject property, the subject property is part of the main parcel, APN 073-140-027, and is therefore included in the remediation activities and any future decisions for the former Joslyn site.

Based on the findings of this Phase I ESA, Dudek does not have any recommendations for the subject property.

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13 LIMITATIONS

Dudek identified the following data gaps:

- The response from the Santa Barbara County Agricultural Commissioner's Office public information request indicated that there were no agricultural pesticide use reports in the last three years; this information does not present information for pesticide use prior to three years ago.

Based on the additional information identified and the history of the subject property, Dudek determines this data gap to be less than significant. Should additional information be obtained following publication of this report, an addendum with the findings will be submitted.

The findings and conclusions presented in this report are professional opinions based solely on the indicated data described in this report, visual observations of the subject property and vicinity, and our interpretation of the available historical information and documents reviewed. Dudek makes no warranty as to the accuracy of statements made by others or the accuracy of information included in documentation reviewed in connection with this study. This study was not intended to be a definitive investigation of potential contamination at the subject property and the recommendations do not necessarily include all conditions that may be present. It is possible that conditions or contamination exist at the subject property that have not been previously identified or that are not identified in this Phase I ESA.

No warranties or guarantees or representations, expressed or implied, are made by Dudek, except for the representation that this report has been prepared in accordance with current generally accepted practices and standards consistent with the level of care and skill exercised under similar circumstances by other professionals performing the same or similar services in the same or similar locality. The conclusions are intended exclusively for the purpose outlined herein~~,~~ and may not be suitable for, or relied upon, by others and any use of this document is at the sole risk of said user.

In accordance with ASTM Standard E 1527-13, this Phase I ESA is valid for 180 days. After 180 days, this report, or the information presented in this report is no longer valid and must be updated or revised, as appropriate.

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