

Date: January 22, 2026

Project No.: 118-175-2

Prepared For: Ms. Amy Wang
DAVID J. POWERS & ASSOCIATES
1871 The Alameda, Suite 200
San Jose, California 95126

Re: Environmental Review
924 and 940 San Rafael Avenue
Mountain View, California

Dear Ms. Wang:

Per your request, Cornerstone Earth Group, Inc. (Cornerstone) is pleased to present this letter summarizing our review of the provided Phase I Environmental Site Assessment (ESA) report for 924 and 940 San Rafael Avenue in Mountain View, California (Site) that was prepared by Citadel EHS (Citadel) dated December 2, 2025¹.

As part of the Phase I ESA, Citadel reviewed the following prior reports:

- *Phase I and Limited Phase II Environmental Site Assessment, 918, 924, & 940 San Rafael Avenue, Mountain View, California*, prepared by Geosyntec Consultants (Geosyntec), dated May 8, 2017;
- *Environmental Review, 924 and 940 San Rafael Avenue, Mountain View, California*, prepared by Cornerstone, dated July 30, 2025; and
- *Additional Sampling Investigation, 924 & 940 San Rafael Avenue, Mountain View, California*, prepared by Citadel, dated November 7, 2025.

Citadel stated that their 2025 Phase I ESA revealed no Recognized Environmental Conditions² or Controlled Recognized Environmental Conditions³ associated with the Site.

¹ Citadel EHS. December 2, 2025. *Phase I Environmental Site Assessment Report, 924 & 940 San Rafael Avenue, Mountain View, California*

² Recognized Environmental Condition means 1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; 2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or 3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

³ A Recognized Environmental Condition that has been addressed to the satisfaction of the applicable regulatory agency with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

The Citadel Phase I ESA identified the following Historical Recognized Environmental Condition⁴:

- Three former underground storage tanks (USTs) were removed from the Site in 1988. Investigation, monitoring, and remediation activities were conducted until Santa Clara Valley Water District (SCVWD) approved closure of the Site in 2001. Investigations of the former UST area conducted in 2017 and 2025 have confirmed low-level residual concentrations of petroleum hydrocarbon constituents are below current regulatory screening criteria and would not be drivers for further investigation or mitigation during property redevelopment.

The Citadel Phase I ESA identified the following de minimis condition⁵:

- Relatively low and isolated concentrations of total petroleum hydrocarbons as motor oil (TPHmo), naphthalene, and barium exceeding San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) Tier 1 environmental screening levels (ESLs) were found in soil samples collected from the Site during an investigation conducted in 2025. Concentrations were generally within the same order of magnitude as the Tier 1 ESLs and below more applicable residential and construction worker ESLs.

The recent reports by Citadel (November 7 and December 2, 2025) did not identify any impacts to the Site that would have a significant adverse impact on the planned residential use of the Site. The following recommendations were included in our prior letter (Cornerstone, July 2025) and are still applicable:

- If any hazardous materials remain on-Site, they should be properly disposed prior to redevelopment. Citadel (December 2, 2025) reported that two small containers (2.5-gallons each) of motor oil and hydraulic fluid were present on-Site; no oil stains or leaking were observed.
- We recommend preparing a Site Management Plan (SMP) and Health and Safety Plan (HSP) for the proposed demolition and development activities. The purpose of these documents will be to establish appropriate management practices for handling impacted soil, soil vapor and/or groundwater if encountered during construction activities. The SMP should additionally provide protocols for the removal of the noted oil-water separator (OWS) and sump, along with remnant floor drains that were reportedly located within the former hazardous materials storage shed.

Limitations

Cornerstone performed this investigation to support David J. Powers & Associates in the evaluation of the referenced Site. Conclusions presented in this letter are based on limited, readily available information. This letter, an instrument of professional service, was prepared for

⁴ A previous release of hazardous substances or petroleum products affecting the Site that has been addressed to the satisfaction of the applicable regulatory agency and meeting unrestricted use criteria established by the applicable regulatory agency without subjecting the Site to any controls.

⁵ A de minimis condition is defined by the ASTM Standard as a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.



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We thank you for this opportunity to work with you on this important project. Should you have any questions, please contact us at your convenience.

Sincerely,

Cornerstone Earth Group, Inc.

A handwritten signature in blue ink, appearing to read 'Stason'.

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