CORNERSTONE EARTH GROUP

Date:	December 2, 2025
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 environmental report for 924 and 940 San Rafael Avenue in Mountain View, California (Site) that was prepared by Citadel EHS (Citadel) dated November 7, 2025[1].

The additional sampling performed by Citadel was conducted to assess previously identified recognized environmental conditions (RECs) presented in the Phase I and Limited Phase II Environmental Site Assessment, prepared by Geosyntec Consultants, dated May 8, 2017 (Phase I/II), and to address subsequent recommendations provided in Cornerstone's prior Environmental Review letter dated July 30, 2025.

The work completed by Citadel included the following:

- Evaluation of soil vapor quality within the planned future building footprints;
- Evaluation of soil quality near an oil-water separator (OWS) and a sump located adjacent to the existing garage/shop building;
- Evaluation of soil quality beneath a former hazardous material and petroleum products storage shed located on the southern portion of the Site;
- Evaluation of soil quality adjacent to former buildings and structures for the presence of lead from suspected historical lead-based paint use; and
- Evaluation of soil quality for the presence of pesticides associated with former agricultural use of the Site.

In our July 30, 2025 letter, Cornerstone recommended additional evaluation of soil vapor quality, along with an evaluation of potential impacts associated with the OWS, sump, hazardous materials storage shed, past agricultural use and prior structures. The work completed by Citadel appears to have addressed these recommendations. Citadel did not identify any impacts to the Site that would have a significant adverse impact on the planned residential use of the Site.

[1] Citadel EHS. November 7, 2025. *Additional Sampling Investigation, 924 & 940 San Rafael Avenue, Mountain View, California*

The following recommendations were additionally included in our prior letter (Cornerstone, July 2025) and are still applicable:

- The prior Phase I ESA by Geosyntec Consultants is dated May 2017. If uses of the Site have changed since 2017, we recommend that the Phase I ESA be updated.

- Hazardous materials and petroleum products related to El Camino Paving operations were noted to still be on-Site (as of 2017) in a storage shed. Based on recent aerial photographs reviewed by Cornerstone, the storage shed was removed in 2022 or 2023. We presume that the hazardous materials observed by Geosyntec also were removed from the Site. If any hazardous materials remain on-Site, they should be properly disposed prior to redevelopment.

- 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 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 the sole use of David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. It is valid for 180 days. Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

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.

Ron L. Helm, C.E.G.
Senior Principal Geologist