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DECEMBER 18, 2017
PROJECT # P1E 2017-11-011

SUBJECT SITE
LADERA LINDA PARK
32201 FORRESTAL DRIVE,
RANCHO PALOS VERDES, CA 90275
APNS: 7564001905, 7564001906, 7564001908, 7564001910,
7564001911, 7564001912, AND 7564001913
LAT: 33.737981, LONG: -118.34854

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT

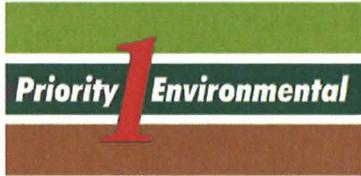
PREPARED FOR:
CITY OF RANCHO PALOS VERDES
RECREATION AND PARKS DEPARTMENT
30940 HAWTHORNE BLVD,
RANCHO PALOS VERDES, CA 90275

PHASE 1 ENVIRONMENTAL SITE ASSESSMENT REPORT
APNs: 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913

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City of Rancho Palos Verdes
 Recreation and Parks Department
 30940 Hawthorne Blvd,
 Rancho Palos Verdes, CA 90275
 Attn: Matt Waters



Subject: Phase 1 Environmental Site Assessment for
 Ladera Linda Park
 32201 Forrestral Drive,
 Rancho Palos Verdes, CA 90275
 APNs: 7564001905, 7564001906, 7564001908, 7564001910,
 7564001911, 7564001912, and 7564001913.
 Los Angeles County
 Lat: 33.737981 Long: -118.34854

Dear Mr. Waters:

As requested by Mr. Matt Waters of the City of Rancho Palos Verdes, Recreation and Parks Department, we have prepared an Environmental Site Assessment (Phase 1) for the property known as Ladera Linda Park, located at 32201 Forrestral Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913. This report was produced in accordance with the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessments Process (ASTM 1527-13) and is in general compliance with the All Appropriate Inquiries (AAI) rule.

1.0 EXECUTIVE SUMMARY

A Phase 1 Environmental Site Assessment has been conducted for the subject property, the Opinion, Conclusions and Recommendations are provided below.

Findings

- 1) **Site Legal Description:** The subject property consists of seven parcels, collectively known as Ladera Linda Park, located at 32201 Forrestral Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913.
- 2) **Site History:** In 1928, the subject property was vacant land. From 1947 to 1963, roads run through the property to the quarry operation to the north and northeast. Some vehicles and possible equipment are visible in the 1963 aerial photograph. By 1967, the quarry operations to the north had stopped and the property was redeveloped with the three graded pads. The five-existing structures were constructed at this time and used by the Rancho Palos Verdes Unified School District as Ladera Linda Elementary. The school operated until 1989. Rancho Palos Verdes Parks and Recreation Department took over operations. From 1993 to 2011, a Montessori School leased several classrooms. The site is currently the Ladera Linda Community Center.

- 3) **Site Observation:** The subject site is currently the Ladera Linda Community Center. No significant staining was observed throughout the indoor and outdoor grounds of the subject property.
- 4) **Summary of Historical Maps and Aerial Photographs:** Based on the aerial photos and topographic maps of the site, as well as the assessor records, the subject property's building was constructed circa 1967.
- 5) **Local Records Review:** The subject address was not listed in the Los Angeles County Public Works online file review for Storm Water, Industrial Waste, and Underground Storage tanks. No records were found with the Los Angeles County Fire Department. The site was not listed in with the State Water Resource Control Board website GEOTRACKER. The subject address was listed under the Department of Toxic Substance Control website ENVIROSTOR; however, upon further review this is case is located on the Rancho Palos Verde Unified School District property to the north.
- 6) **EDR Findings for Subject Site:** The subject property was listed in Environmental Records Sources searched under the RESPONSE, ENVIROSTOR and Cortese databases; however, upon further review, this pertain to the property to the north which is owned by the Rancho Palos Verde Unified School District. This site is discussed in section 4.3 Surrounding Properties.
- 7) **EDR Radius Report Findings:**

EDR reports one (1) RESPONSE site within the searched parameters of the subject property.
EDR reports two (2) ENVIROSTOR sites within the searched parameters of the subject property.
EDR reports one (1) WMUDS/SWAT site within the searched parameters of the subject property.
The Orphan Site List was Review. Three (3) Orphan Sites were reviewed. Of the three sites listed, no sites were within the searched radius of the subject property.

Opinions

- 8) **General Site Condition:** The subject property is currently used as a Public Community Center. The interior and exterior grounds were free of significant staining during the visual site inspection and no hazardous materials in reportable quantities are stored on the subject property.
- 9) **Recognized Environmental Conditions:** No Recognized Environmental Conditions related to the subject property were found during the visual site inspection and review of available records.
- 10) **Environmental Business Risks:** Based on the age of the structures located on the subject property, the potential of asbestos containing material and lead-based paint to exist on site is very high. Prior to any demolition work, an asbestos and lead-based paint survey should be conducted.
- 11) **EDR Radius Report Review:** The cases listed in the EDR report are not anticipated to impact the subject property at this time, based on the type of listings, distance to the subject site, and additional information located in Geotracker and EnviroStor databases.

Conclusions

- 12) We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property, which consists of seven parcels, known as Ladera Linda Park, located at 32201 Forrestal Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913. The subject property was listed in Environmental Records Sources searched under the RESPONSE, ENVIROSTOR and Cortese databases; however, upon further review, this pertain to the property to the north which is owned by the Rancho Palos Verde Unified School District. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

Recommendations

Additional Environmental Investigations are not recommended at this time; however, prior to any significant remodel or demolition work on the property an asbestos and lead-based paint survey should be conducted.

2.0 INTRODUCTION

2.1 Location and Legal Description

The subject property consists of seven parcels, collectively known as Ladera Linda Park, located at 32201 Forrestal Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913. A site vicinity map and a generalized location map are located on in Appendix 9.2.

2.2 Site and Vicinity General Characteristics

The subject property is located in in the southwest side of the Palos Verdes peninsula, in Los Angeles County and located roughly 1,000 feet to the north of the intersections of Palos Verdes Drive S and Forrestal Drive on the west-southwest side of north trending Forrestal Drive. Surrounding properties consists of unified school district property to the northwest, residential housing tracts to the south, southwest and southeast properties, and vacant land to the north and east.

2.3 Description of Improvements on Property

The subject property consists of an approximately 11.4-acre parcel with five single-story modular buildings, each building is roughly 2,883 sqft single-story, located in the west center portion of the property. Concrete walkways among landscaped grass lands connect the buildings to an asphalt parking lot to the east. The asphalt parking lot connects to a driveway leading up to the hill to the east-southeast towards the subject street. The area east-northeast of the buildings consists of a fenced storage area. The south portion of the property consists of asphalt basketball courts, grass fields and sand covered playground. The north portion of the subject property consist of a tennis court, grass field, playground and a shipping container stored emergency supplies A fenced area with storage containers used by public works is located in the north most corner of the subject property.

2.4 Current Uses of Adjoining Properties

| Direction | Type of Use |
|-----------|--|
| North | Soccer Fields – Palos Verdes Peninsula Unified School District Property. |
| East | Vacant land and residential single-family housing tract. |
| South | Residential single-family housing tract. |
| West | Residential single-family housing tract. |

2.5 Purpose

The purpose of this Phase I Environmental Site Assessment is to identify to the extent feasible recognized environmental conditions (REC) in connection with the property. Following the processes prescribed by the AAI rule and in ASTM Standard E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment process.

- ❖ As defined by ASTM E1527-13, §1.1.1, the term "recognized environmental conditions" is defined as follows: *"The presence or likely presence of any hazardous substance 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. De minimis conditions are not recognized environmental conditions."*
- ❖ As defined by ASTM E1527-13, §3.2.18, the term "controlled recognized environmental condition" is defined as follows: *"A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action 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 (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*
- ❖ As defined by ASTM E1527-13, §3.2.42, the term "historical recognized environmental condition" is defined as follows: *"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 use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

2.6 Detailed Scope-of-Work

The scope of work performed for this Phase I Environmental report includes:

- Collecting and reviewing available environmental related information concerning the property and other data pertinent to the specific site per the ASTM standard 1527;
- Conducting a site visit to observe current site uses, observe adjacent land use, and gather data on possible spills, or misuse of chemicals that could be considered a REC;

- Contracting appropriate regulatory personnel, and reviewing regulatory files regarding the property in question.

No additional non-scope considerations per Section 13 of ASTM 1527-13 were included in this Phase 1 Report including sections 13.1.5.1 to 13.1.5.14.

2.7 Significant Assumptions

No Significant assumptions were made in this assessment.

2.8 Limitations and Exceptions

Limitations

This report is applicable only for the project and site studied. Report findings and statements of professional opinion do not constitute a guarantee or warranty, expressed or implied. This report contains information and data provided by others and Priority One Environmental, Inc. in no way warrants the accuracy or completeness of the information provided by those sources. Our services are performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. This report is prepared using the ASTM Standard E1527-13 and includes several inherent limitations, including but not limited to: Section 4.5.1 - Uncertainty Not Eliminated, Section 4.5.2 - Not Exhaustive, Section 7.4 - No Sampling, and Section 7.5.2.1 - Reliance.

Exceptions

No exceptions to or deviations from the ASTM standard 1527-13 were made during the course of our work except for the following:

- *No Interviews were conducted with local agencies as part of this assessment. Relevant local agencies for the area have policies of referring requests for interviews to their file review departments.*

These limitations are not anticipated to represent a significant data gap for the investigation.

2.9 Special Terms and Conditions

We have been authorized by **Mr. Matt Waters of the City of Rancho Palos Verdes, Recreation and Parks Department** to perform a Phase 1 environmental site assessment of the subject property. It is our understanding that **Mr. Waters** will use the information contained in the report for due diligence and innocent landowner's protection under CERCLA. Without prior written consent of the client, Priority One Environmental, Inc. will keep confidential and not disclose to any person or entity, and data or information provided by the client or generated in conjunction with the performance of this study, except when required by law. Provisions of confidentiality shall not apply to data or information obtained from the public domain or acquired from third parties not under obligation to the client to maintain confidentiality.

2.10 User Reliance

This report was prepared for the exclusive use of City of Rancho Palos Verdes, Parks and Recreation Department. No other person or entity is entitled to rely upon this report without the specific written authorization of Priority One Environmental, Inc. Such reliance is a subject to the same limitations, terms, and conditions as the original contract with the client. Priority One Environmental, Inc. specifically disclaims any responsibility for any unauthorized use of this report. Based on the ASTM standard this Phase 1 report is reliable for 180 days from the date the work was conducted.

3.0 USER PROVIDED INFORMATION

3.1 Title Records

Primarily Title Report was not provided by the client for the use in preparing this report.

3.2 Environmental Liens or Activity and Use Limitations

No Additional information was provided identifying actual knowledge of environmental liens or activity and use limitations recorded against the subject property. No environmental liens placed by the federal environmental agency under CERCLA regulations for the subject site was found during a record search on available government records. The California State Department of Toxic Substances website EnviroStor was searched and no environmental liens placed by the State environmental agency for the subject site was found.

3.3 Specialized Knowledge

No information was provided identifying specialized knowledge or experience that is material to recognized environmental conditions in connection with the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

No information was provided identifying knowledge of commonly known or reasonably ascertainable information related to the subject property.

3.5 Valuation Reduction for Environmental Issues

No Information was provided identifying knowledge of valuation reduction of the subject property.

3.6 Owner, Property Manager, and Occupant Information

Information provided by the owner of the subject property is discussed in Section 6.0 of this report.

3.7 Reason for Performing Phase 1

The Phase 1 has been requested by the client for the use in the redevelopment of the property.

3.8 Other

No other information was provided for review related to the subject property.

4.0 RECORDS REVIEW

4.1 EDR Map Findings

The subject property is known as Ladera Linda Park, located at 32201 Forrestal Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913. The subject property was listed in the Environmental Records searched under the ENVIROSTOR, REPNSE, and CORTESE databases.

| EDR MAP FINDING SUMMARY | | | | | | | | |
|---|-------------------------|-----------------|------|---------|---------|---------|----|---------|
| DATABASE | SEARCH DISTANCE (MILES) | TARGET PROPERTY | <1/8 | 1/8-1/4 | 1/4-1/2 | 1/2 - 1 | >1 | PLOTTED |
| STANDARD ENVIRONMENTAL RECORDS | | | | | | | | |
| <i>Federal NPL site list</i> | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| <i>Federal Delisted NPL site list</i> | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| <i>Federal CERCLIS list</i> | | | | | | | | |
| SEMS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Federal CERCLIS NFRAP site List</i> | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Federal RCRA CORRACTS facilities list</i> | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| <i>Federal RCRA non-CORRACTS TSD facilities list</i> | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Federal RCRA generators list</i> | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-CESQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| <i>Federal institutional controls / Engineering controls registries</i> | | | | | | | | |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Federal ERNS list</i> | | | | | | | | |
| ERNS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| <i>State- and tribal - equivalent NPL</i> | | | | | | | | |
| RESPONSE | 1.000 | 1 | 0 | 0 | 0 | 0 | NR | 0 |
| <i>State- and tribal - equivalent CERCLIS</i> | | | | | | | | |
| ENVIROSTOR | 1.000 | 1 | 0 | 0 | 0 | 1 | NR | 2 |
| <i>State and Tribal landfill and/or solid waste disposal site lists</i> | | | | | | | | |

| EDR MAP FINDING SUMMARY | | | | | | | | |
|---|-------------------------|-----------------|------|---------|---------|---------|----|---------|
| DATABASE | SEARCH DISTANCE (MILES) | TARGET PROPERTY | <1/8 | 1/8-1/4 | 1/4-1/2 | 1/2 - 1 | >1 | PLOTTED |
| SWF/LF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>State and tribal leaking storage tank lists</i> | | | | | | | | |
| LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SLIC | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>State and tribal registered storage tank lists</i> | | | | | | | | |
| UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| AST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| <i>State and tribal voluntary cleanup sites</i> | | | | | | | | |
| VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ADDITIONAL ENVIRONMENTAL RECORDS | | | | | | | | |
| <i>Local Brownfield lists</i> | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Local Lists of Landfill / Solid Waste Disposal Sites</i> | | | | | | | | |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| WMUDS/SWAT | 0.500 | | 0 | 0 | 1 | NR | NR | 0 |
| SWRCY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| HAULERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| <i>Local Lists of Hazardous waste / Contaminated Sites</i> | | | | | | | | |
| US CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST Cal-Sites | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCH | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| Toxic Pits | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US HIST CDL | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| <i>Local Lists of Registered Storage Tanks</i> | | | | | | | | |
| CA FID UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| HIST UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| SWEEPS UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| <i>Local Land Records</i> | | | | | | | | |
| LIENS 2 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LIENS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DEED | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |

| EDR MAP FINDING SUMMARY | | | | | | | | |
|---|-------------------------|-----------------|------|---------|---------|---------|----|---------|
| DATABASE | SEARCH DISTANCE (MILES) | TARGET PROPERTY | <1/8 | 1/8-1/4 | 1/4-1/2 | 1/2 - 1 | >1 | PLOTTED |
| <i>Records of Emergency Release Reports</i> | | | | | | | | |
| HMIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CHMIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MCS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SPILLS 90 | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| <i>Other Ascertainable Records</i> | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| DOT OPS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TRIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| TSCA | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HIST FTTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| SSTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| ICIS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PADS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| MLTS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RADINFO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| FINDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RAATS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RMP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| CA BOND EXP. PLAN | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UIC | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| NPDES | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| Cortese | 0.500 | 1 | 0 | 0 | 0 | 0 | NR | 0 |
| HIST CORTESE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| CUPA Listings | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| Notify 65 | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| WIP | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| ENF | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| Los Angeles Co. HMS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |

| EDR MAP FINDING SUMMARY | | | | | | | | |
|--|-------------------------|-----------------|------|---------|---------|---------|----|---------|
| DATABASE | SEARCH DISTANCE (MILES) | TARGET PROPERTY | <1/8 | 1/8-1/4 | 1/4-1/2 | 1/2 - 1 | >1 | PLOTTED |
| LA Co. Site Mitigation | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| HAZNET | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| EMI | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| MWMP | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| COAL ASH DOE | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| HWT | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| HWP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Financial Assurance | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| LEAD SMELTERS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| US AIRS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PRP | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| WDS | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| US FIN ASSUR | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PCB TRANSFORMER | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| PROC | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ECHO | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| EDR HIGH RISK HISTORICAL RECORDS | | | | | | | | |
| <i>EDR Exclusive Records</i> | | | | | | | | |
| EDR MGP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| EDR US Hist Auto Stat | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| EDR US Hist Cleaners | 0.125 | | 0 | NR | NR | NR | NR | 0 |
| EDR RECOVERED GOVERNMENT ARCHIVES | | | | | | | | |
| <i>Exclusive Recovered Govt. Archives</i> | | | | | | | | |
| RGA LUST | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| RGA LF | 0.001 | | 0 | NR | NR | NR | NR | 0 |
| NOTES: | | | | | | | | |
| <i>TP = Target Property</i> | | | | | | | | |
| <i>NR = Not Requested at this Search Distance</i> | | | | | | | | |
| <i>Sites may be listed in more than one database</i> | | | | | | | | |

For the full name, description, and the date each of the databases were last updated, please refer to the Government Record section of the EDR® Report.

4.2 Subject Site

Ladera Linda Site is listed at 32201 Forrestal Drive and is listed under RESPONSE, ENVIROSTOR and Cortese databases. Upon further review, this pertains to the soccer fields located to the north of the subject site, and does not include the subject site. This site is discussed below in the surrounding properties section 4.3.

4.3 Surrounding Properties

Three (3) sites were listed in the EDR Radius Report, these sites were reviewed and are discussed below:

Ladera Linda Site is listed at 32201 Forrestal Drive (1200' to the northwest) and is listed under RESPONSE, ENVIROSTOR and Cortese databases. DTSC obtained information that debris found on the surface of soil stockpiled at the site contains asbestos. On August 1, 2016, DTSC issued an Order to Fence and Post which required (1) installing a fence around the stockpiled soil area, (2) covering stockpiled soil with plastic sheeting, and (3) locking the existing fence surrounding Upper Ladera Fields.

Site History: Reportedly, roughly 1,020 cubic yards of soil (85 truckloads) from a residential project in Torrance, California, were imported to the Site in April 2015. Imported soil was placed on top of, then spread over, an existing stockpile created years ago when the improved soccer field, known as Ocean Field, was first constructed. The Site also includes any areas on which stockpiled soil and any other material contained within the stockpiled soil may have been deposited and to which stockpiled soil and any other material containing within the stockpiled soil may have migrated, spread, or been moved.

A Preliminary Endangerment Assessment (PEA) Report for the Ladera Linda Site, Summary of Findings: *No soil samples detected asbestos, all potential asbestos containing debris (6 total pieces) encountered during the investigation were shipped to the laboratory for analysis. None of the potential asbestos-containing debris contained friable asbestos. DTSC only considers bulk asbestos containing debris to be a hazardous waste and a hazardous substance if it is friable. The report concluded that no further investigation is need for the site due to the absence of hazardous substances. Environmental sample results and finding were reported in the PEA report concluding no threat to human health and the environment exists.*

Palos Verdes Estates is located at 2761 Palos Verdes Drive (2,562' to the southeast) and is listed under WMUDS/SWAT database. The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

Norad Cen San Pedro is 4,706' to the northeast and is listed under ENVIROSTOR database. The status of the ENVIROSTOR case is Active as of July 20, 2017 and is a Military Evaluation. A future document is listed as site screening with a future due date of 2018.

4.4 Orphan Properties

Three (3) Orphan Sites were reviewed. The sites are discussed below:

- Palos Verdes LDFL #2 is located at three miles to the north and is listed under the SEMS-ARCHIVE database.
- Golden Cove Shopping Center is located roughly 3 miles to the west-northwest and is listed under the SLIC database. The status of the SLIC case is no further action required. The substance of concern was VOCs.

- Unocal #7109 is located roughly 3 miles to the west-northwest and is listed under the HIST CORTESE, LUST, and SWEEPS UST databases. The status of the LUST is case closed as of 1996. The substance was gasoline and the case type were soil.

4.5 Physical Setting Sources

According to the most recent USGS Topographic map covering to subject property and vicinity, the subject site slopes downward to the southwest and lies at approximately 436 feet above sea-level. The regional topography slopes to the southwest.

According to EDR GEOCHECK the site is mapped as a Loam soils with a Hydrologic Group Classification of Class D. Class D is defined as soils with very slow infiltration rates. Soils are clayey, have a high-water table, or are shallow to an impervious layer. The soils have a high corrosion potential versus uncoated steel.

According to State Database: CA Radon, the subject site is located within zipcode: 90275. Zipcode 90275 had four hundred and seven (407) tests taken with eighty (80) above >4 pCi/L. Federal EPA Radon Zone for Los Angeles County is 2. No interior or exterior radon measurements were performed as part of this report.

4.6 Sanborn Insurance Maps

An attempt was made by EDR to obtain Sanborn Insurance Company maps for the period covering the years 1860 through the present in order to determine what types of activities were conducted on the subject property and on adjoining properties. No Sanborn maps were found.

4.7 Historical Aerial Photographs

Aerial photographs of the subject property provided by EDR were reviewed as part of this investigation.

| | |
|-------------------------|---|
| <i>Subject Property</i> | <p><u>1928</u>: The subject site is undeveloped land with a seasonal creek flowing through the center of the property from northeast to southwest. A trail is located on the north portion of the property. The trail appears to lead from a roadway to the southwest towards quarry areas to the north and northeast of the subject property.</p> <p><u>1947</u>: The quarry to the north and northeast has expanded with dirt roads running through the subject property. Areas of disturbed soils are visible on the north side of the subject property.</p> <p><u>1954</u>: The site appears to be roads leading to the quarries to the north and northeast.</p> <p><u>1963</u>: The south portion of the subject property appears to be used for possible equipment storage and parking area for autos.</p> <p><u>1979</u>: The subject property has been developed into the existing three pads with six community buildings and asphalt parking area.</p> <p><u>1981</u>: The northeast most building has been removed, leaving five roughly similar shaped buildings.</p> |
|-------------------------|---|

| | |
|---|---|
| | <p><u>1990</u>: The tennis court on the north portion of the property has been developed. The area on the northeast side of the buildings is used for storage and parking.</p> <p><u>1994</u>: The property appears similar to 1990, with the exception that the area to the northeast of the buildings is not used as parking.</p> <p><u>2002</u>: A building is existing on the northeast side of the northeast building. The building is existing in <u>2005</u>. By <u>2009</u>, the building has been removed and is an asphalt covered area that is fenced. The storage shed on the southwest side of the community buildings is existing by <u>2009</u>.</p> <p>The storage containers on the north portion of the subject property were placed in <u>2009</u>, and between <u>2015 and 2016</u>. The storage container adjacent the community buildings was placed sometime between <u>2016 and 2017</u>.</p> |
| <i>Property to North and Northeast</i> | <p>In 1928, the areas to the north appear to have two small areas of disturbed hillside (possible quarry) with a dirt trail leading to it. By 1947, the disturbed hillside areas to the north and northeast is have expanded and appear to be an operating quarry. The area appears similar in 1954 and 1963. By 1979, the subject street extends to the north and the area to the north has been graded into two pads. Areas to the northeast appear to be dirt trails. The areas to the north and northeast appear similar from 1979 to 2012.</p> |
| <i>Property to Southeast</i> | <p>In 1928 and 1947, the properties to the southeast are undeveloped land. By 1954, the properties to the southeast appear to be used for agricultural row crops. In 1963, the residential housing tract to the southeast is under development. By 1979, the residential housing tract to the southeast has been completed. From 1979 to 2012, the properties to the east appear similar.</p> |
| <i>Property to West & Southwest</i> | <p>In 1928, 1947, and 1954, the properties to the west and southwest are vacant land. By 1963, the existing residential housing tract to the west and southwest is existing. The tract appears similar in 1979, 1981, 1990, and 1994. In 2002, the final vacant lot in the tract near the mid portion of the southwest property of the subject site has been developed. From 2005 to 2012, the properties to the southwest is residential housing tract.</p> |

These photos are included in the Appendix.

4.8 Historical Topographic Maps

Topographic maps of the subject property provided by EDR were reviewed as part of this investigation.

| YEAR(S) | DESCRIPTION. |
|---------|---|
| 1896 | In 1896, the subject site is mapped on the southwest site of San Pedro Hill, with natural creeks mapped running from northeast to southwest through the property. The topography slopes to the southwest. |

| | |
|------------------|--|
| 1925, 1928 | In 1925, the elevation of the site is mapped as 400' on the west portion and 500' on the north portion of the site. A canyon is mapped near the center of the property trending downward to the southwest. No structures are mapped on the subject site. |
| 1942, 1944, 1946 | Appears similar to previous date. |
| 1951 | A street is mapped in the area of the subject site. Granite Quarries are mapped to the north and northeast. |
| 1964 | The residential tracts to the south, southwest, and southeast have been developed. |
| 1972, 1981 | Five buildings are located on the subject property in the area of the existing buildings. The subject street has been developed. |
| 2012 | Current Topographic Map. |

These maps are included in the Appendix.

4.9 City Directories

A search of local historical city directories was conducted by EDR for the subject property. The review included directories in five-year intervals from 1920 to 2006 (as available).

- Subject site: 33201 Forrestal Drive.

| YEAR(S) | LISTED USES. |
|---------|---|
| 2010 | Montessori School of Manhattan Beach, City of Palos Verdes Estates. |

No additional records were identified for the subject property based on the address provided. The surrounding properties are listed in detail in the attached Directory Search.

4.10 Building Records

The city of Rancho Palos Verdes, provided building permit records for the subject site. No environmental concerns were identified in a review of the records. Below is a partial list of the permits reviewed:

| DATE OF PERMIT | PERMIT |
|----------------|--|
| 1967 | Repair Y in sewer line in street – Owner – Palos Verdes Penn. U.S.D. |
| 1981 | Erection of Earth Station for Satellite reception – cable system. |
| 1984 | Occupancy Inspection B-2. |
| 2008 | Reroof 18,220 sqft, The community Center and Montessori school. |
| 2010 | Install Photovoltaic Supply System for emergency back-up 100sf, 2-supply containers (1 large and 1 small). |

Based on the aerial photos, topographic maps of the site and the assessor records, the subject properties' building were constructed between 1963 and 1967.

5.0 SUBJECT PROPERTY RECONNAISSANCE

A visual reconnaissance of the subject property was conducted on Thursday, December 7, 2017 by Mr. Paul Robinson. Photographs of the subject property are attached to this report in Appendix.

5.1 Methodology and Limiting Conditions

The periphery of the subject property was inspected. A detailed inspection was conducted of all major site features visible from the public portions of the property.

5.2 Subject Property Reconnaissance

Observations made during the site visit are summarized in the following table:

| SITE VISIT OBSERVATIONS | | | |
|--------------------------------------|--|--------------|---|
| Current Use of Property | Community Center. | | |
| Evidence of Past Uses of Property? | No past use is identifiable. | | |
| Potable Water Source | City Water or Well | | |
| Sewage Disposal Source | City Sewer/Sepitc Tank/Leach Field/Mound System | | |
| Topography of property and vicinity | Relatively level | | |
| Current use of adjoining properties | NORTH: Open Space, Soccer Fields. WEST: Residential single-family homes. EAST: Vacant Land and residential single-family homes. SOUTH: Residential single-family homes. | | |
| Past Uses of Surrounding Properties? | No past use is identifiable. | | |
| <i>Observation Check List</i> | | | |
| Type | Observed | Not Observed | Notes |
| Odors | | X | |
| Transformers (Pad Mounted) | X | | Pad-mounted transformers, good condition, no observed staining. |
| USTs | | X | |
| ASTs | | X | |
| Fuel Island | | X | |
| In-ground Hydraulic Hoist | | X | |
| Hazardous Waste Storage | | X | |
| Hazardous Waste Treatment | | X | |
| Hazardous Waste Disposal | | X | |
| Major Spills | | X | |
| Major Leaks | | X | |
| Significant Staining | | X | |
| Distressed Vegetation | | X | |

| | | | |
|--------------------------------|---|---|--------------------------------------|
| Stocked Piled Soils | | X | |
| Waste treatment Unit/Clarifier | | X | |
| Solid Waste Disposal | X | | Two trash dumpsters in parking area. |
| Wells | | X | |
| Underground Pipelines | | X | |
| Pits, Ponds, and/or Lagoons | | X | |
| Herbicide and/or Pesticide | | X | |

5.3 Detailed Observations

Odors - Indoor and Visible Emissions

No unusual smells, obnoxious odors, or visual emissions were observed during the inspection of the subject property.

Asbestos-Containing Material (ACM)

Asbestos-containing building materials were banned in 1978 by the federal government. The buildings were constructed in 1968, therefore, the potential of Asbestos being present at the subject site is very high. No sampling was performed as this was outside the limits of the current contract.

Lead-Based Paint (LBP)

In 1978, the federal government banned the use of lead-based paint in residential applications. The buildings were constructed in 1968, therefore, the potential of lead based paint being present at the subject site is very low. No sampling was performed as this was outside the limits of the current contract.

Polychlorinated Biphenyl (PCB's)

PCB manufacturing in the United States was discontinued in 1978. Pad-Mounted transformers were found in the vicinity of the subject building, appearing in good condition without any sign of leakage.

Pools of Liquid of Chemicals

No pools or excessive ponding of liquid or chemicals were observed during the visual site inspection.

Underground Storage Tank (UST)

The visual inspection of the subject site revealed no evidence of surface or above ground (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, sumps, spill containment device, leak detection device, etc.) features normally associated with underground storage tanks (UST's).

Aboveground Storage Tank

The visual inspection of the subject site revealed no evidence of surface or above ground (e.g., fill pipe, vent pipes, fill connections, concrete pads, saw cuts, concrete pad, drains in vicinity, etc.) features normally associated with aboveground storage tanks (AST's). Visual observation also includes the inspection to identify any surface markings indicating the existence of aboveground product pipelines. No evidence for the presence of on-site aboveground storage tank was identified.

Fuel Islands

The visual inspection of the subject site revealed no evidence of fuel islands or dispensers either in operation or abandoned.

Hydraulic Hoist Unit

The visual inspection of the subject site revealed no presence of underground hydraulic hoist units within the subject site premise.

Hazardous Materials/Petroleum Products Storage & Handling

During the visual site inspection, no containers storing automotive or industrial batteries, pesticides, paints or chemicals, seemingly exhibiting toxic hazards were observed. No significant oil or chemical staining was observed to be present around any containers.

Other Containers

No other containers indicating any sign of environmental concern were observed during the site inspection.

Hazardous Waste Treatment, Storage, Disposal (TSD)

No storage, treatment, or disposal of hazardous waste was found during the visual site inspection.

Major Spills, Leaks or Staining

The visual site inspection did not reveal any evidence of on-site or off-site spills, leakages, or staining significant enough to pose immediate environmental concern onto the subject property. No significantly stained catch basins, drip pads, or sumps were observed. There were no major spills around surface drains, pipes, gutters, spouts, or tubes, if any, at the time of the visual site inspection.

No staining or surface staining on the bare soil or unpaved lands were identified during the visual site inspection.

Distress Vegetation

Planters and vegetation in the vicinity of and within the subject site were found well maintained on bare soil or within separate planters in relatively good appearance with no sign of chemical stress or unnatural appearance.

Stockpiled Soils

The site inspection did not reveal any evidence of stockpiled soils on the ground of subject property.

Wastewater Treatment Unit/Clarifier

No underground industrial wastewater treatment facility, i.e., clarifier was observed on the subject property during the site visit.

Storm water drainage system in the close proximity of the subject area did not identify any abnormal accumulation of petroleum or chemical run-off or foreign materials. No unusual blockage of the storm-water control system was observed during visual site inspection on the outdoor parking lot, roof of subject building, or surface areas.

Solid Waste Disposal

There were no observations of improper activities of treatment or disposal of hazardous, medical, or toxic wastes being performed at the subject site.

Wells

The site walk-through did not discover any irrigation wells, injection wells, abandoned wells, groundwater monitoring wells, dry wells, septic wells, oil wells, gas wells, domestic water wells, or other monitoring wells on the subject site premise.

Underground Pipelines

The visual site inspection did not reveal any evidence of underground pipelines beneath the ground of the subject property, other than public utility lines such as sewer, power, and electric lines, for which public "dig-alert" service would easily identify upon 48-hour telephone notice in advance.

Pits, Ponds, Lagoons

No visible evidence of wetlands, such as pits, ponds, lagoons, or any other water bodies, was observed within the subject property's boundary lines.

Herbicides/Pesticides

No evidence of herbicide or pesticide use on the subject property was observed during the visual site inspection.

6.0 INTERVIEWS

An attempt has been made to obtain historical as well as current information relative to the subject property from several individuals and local agencies. The objective of the interview process is to obtain any information indicating recognized environmental conditions in connection with the subject site.

6.1 Interview with Owner or Site Manager

An Environmental Questionnaire and Disclosure Statement were sent to Mr. Matt Waters, on Monday, November 27, 2017. The client portion of the questionnaire was returned on Wednesday November 29, 2017. The questionnaire mentions that previous reports conducted on the site have mention concerns for asbestos containing material and lead-based paint. All buildings consist of modular units, each 31' by 31', 3 units per building, five buildings total. All constructed mid-1960s. Four storage containers and a shed-construction date unknown.

Current Owner of the property is City of Rancho Palos Verdes; year purchased 1981-1989. Previous owner of the property was Palos Verdes Peninsula Unified School District. Ladera Linda Elementary School 1960s(?) to 1981-approximatley. Montessori School – used classrooms on long term lease 1993-2011.

Steel Containers: Open Space Management (1) Public Works supplies (2), Emergency Shelter (1).

Emergency: Food, water, cots, communication equipment, tools, lighting, tents, traffic safety equipment.

Public Works: Barricades and signs.

Open Space: Polaris vehicle, powered wheelbarrow with backup battery and charger.

Off-site: In 2015, a large pile of dirt was dumped on the site. Concerns were raised about the possible presence of asbestos in the soil. DTSC issued an order to fence and cover. No soil samples tested contained asbestos. None of the debris samples tested contained friable asbestos. Currently in public comment period till December 8.

6.2 Interview with Local Government Officials

County Environmental Health Department

The County of Los Angeles Public Works, Online database was searched for records pertaining to Storm Water, Industrial Waste, and Underground Storage tanks for the subject address. No records were listed under the subject address.

County Fire - Hazardous Material Department

The Los Angeles County Fire Department was contacted as part of the records review of the subject property; No records were found for the address 32201 Forrestal Drive.

South Coast Air Quality Management District

The South Coast Air Quality Management District was contacted as part of the records review of the subject property; No asbestos records were found for the subject address. A Notice to Comply was found for the subject address in the Inquiry System. Rule Not. 1403: Asbestos Emission from Demolition/Renovation activities and Rule No. 42303: Supply information, plans, specs, etc.

GEOTRACKER/ENVIROSTOR Database Review

The GEOTRACKER database and the ENVIROSTOR database were reviewed for any additional information available in regards to the subject property. A Preliminary Endangerment Assessment (PEA) Report was found on Department of Toxic Substance Control's website ENVIRSTOR. Below is the summary of the findings from the report:

Preliminary Endangerment Assessment (PEA) Report Ladera Linda Site, Dated November 3, 2017 prepared by Avocet Environmental, Inc.

Broader findings from the PEA and the various phases of investigation that preceded it are as follows:

- To date, a total of five pieces of C&D debris collected from the Site have been identified as ACM, i.e., they contained 1 percent or more of asbestos. One piece of ACM C&D debris was considered potentially friable, however, none of the five pieces of ACM C&D debris were determined to be friable and, therefore, are not hazardous substances per the California Health and Safety Code and would not be expected to have resulted in a hazardous release into the soil. With the exception of the piece of 4-inch-diameter ACP, all of the ACM C&D debris were present on the surface of the imported soil. Also, the 4-inch-diameter ACP and white, patterned vinyl floor covering are inconsistent with the ACMs identified and abated at the Sharynne Lane residence prior to its demolition.
- None of the soil matrix samples analyzed to date by Avocet or any of the two previous investigators have contained asbestos, including the 25 soil matrix samples analyzed using TEM in the course of the subject PEA. Absent asbestos in the Torrance soil, there is no reason to suspect that the underlying Ocean Field soil or the reworked Quarry material beneath or downslope of the imported soil has been impacted by asbestos.
- None of the air samples collected at and around the Site in the course of the subject PEA or any of the previous investigators have contained asbestos.
- None of the soil matrix samples collected from the south-adjointing Upper Ladera Field contained asbestos.
- Based on the absence of friable ACM at the Site, there are no complete exposure pathways via which human or ecological receptors could be exposed. As such, risk cannot be quantified but is considered negligible.

California School Directory

According to the Directory, Ladera Linda Elementary school operated from July 1, 1980 to June 30, 1989.

Interview with Others

No additional interviews were conducted in this assessment.

7.0 EVALUATIONS

7.1 Findings

- 1) **Site Legal Description:** The subject property consists of seven parcels, collectively known as Ladera Linda Park, located at 32201 Forrestal Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913.
- 2) **Site History:** In 1928, the subject property was vacant land. From 1947 to 1963, roads run through the property to the quarry operation to the north and northeast. Some vehicles and possible equipment are visible in the 1963 aerial photograph. By 1967, the quarry operations to the north had stopped and the property was redeveloped with the three graded pads. The five-existing structures were constructed at this time and used by the Rancho Palos Verdes Unified School District as Ladera Linda Elementary. The school operated until 1989. Rancho Palos Verdes Parks and Recreation Department took over operations. From 1993 to 2011, a Montessori School lease several classrooms. The site is currently the Ladera Linda Community Center.
- 3) **Site Observation:** The subject site is currently the Ladera Linda Community Center. No significant staining was observed throughout the indoor and outdoor grounds of the subject property.
- 4) **Summary of Historical Maps and Aerial Photographs:** Based on the aerial photos and topographic maps of the site, as well as the assessor records, the subject property's building was constructed circa 1967.
- 5) **Local Records Review:** The subject address was not listed in the Los Angeles County Public Works online file review for Storm Water, Industrial Waste, and Underground Storage tanks. No records were found with the Los Angeles County Fire Department. The site was not listed in with the State Water Resource Control Board website GEOTRACKER. The subject address was listed under the Department of Toxic Substance Control website ENVIROSTOR; however, upon further review this is case is located on the Rancho Palos Verde Unified School District property to the north.
- 6) **EDR Findings for Subject Site:** The subject property was listed in Environmental Records Sources searched under the RESPONSE, ENVIROSTOR and Cortese databases; however, upon further review, this pertain to the property to the north which is owned by the Rancho Palos Verde Unified School District. This site is discussed in section 4.3 Surrounding Properties.
- 7) **EDR Radius Report Findings:**

EDR reports one (1) RESPONSE site within the searched parameters of the subject property.

EDR reports two (2) ENVIROSTOR sites within the searched parameters of the subject property.

EDR reports one (1) WMUDS/SWAT site within the searched parameters of the subject property.

The Orphan Site List was Review. Three (3) Orphan Sites were reviewed. Of the three sites listed, no sites were within the searched radius of the subject property.

7.2 Opinions

- 8) **General Site Condition:** The subject property is currently used as a Public Community Center. The interior and exterior grounds were free of significant staining during the visual site inspection and no hazardous materials in reportable quantities are stored on the subject property.
- 9) **Recognized Environmental Conditions:** No Recognized Environmental Conditions related to the subject property were found during the visual site inspection and review of available records.
- 10) **Environmental Business Risks:** Based on the age of the structures located on the subject property, the potential of asbestos containing material and lead-based paint to exist on site is very high. Prior to any demolition work, an asbestos and lead-based paint survey should be conducted.
- 11) **EDR Radius Report Review:** The cases listed in the EDR report are not anticipated to impact the subject property at this time, based on the type of listings, distance to the subject site, and additional information located in Geotracker and EnviroStor databases.

7.3 Conclusions

- 12) We have performed a Phase 1 Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 for the subject property, which consists of seven parcels, known as Ladera Linda Park, located at 32201 Forrestal Drive, Rancho Palos Verdes, CA 90275. The property is identified by the Assessor's Parcel Numbers (APNs) 7564001905, 7564001906, 7564001908, 7564001910, 7564001911, 7564001912, and 7564001913. The subject property was listed in Environmental Records Sources searched under the RESPONSE, ENVIROSTOR and Cortese databases; however, upon further review, this pertain to the property to the north which is owned by the Rancho Palos Verde Unified School District. Any exceptions to, or deletions from, this practice are described in the Limitations Section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

7.4 Recommendations

Additional Environmental Investigations are not recommended at this time; however, prior to any significant remodel or demolition work on the property an asbestos and lead-based paint survey should be conducted.

7.5 References

- Environmental Data resources, Inc (EDR) Report
- ASTM Standard E1527-13 - Phase 1 Standard
- U.S. Geological Survey Topographic Maps
- State Water Resources Control Board, GEOTRACKER (geotracker.waterboards.ca.gov)
- Department of Toxic Substance Control, ENVIROSTOR (www.envirostor.dtsc.ca.gov)

7.6 Professional Signature

According to Code of Federal Regulations CFR - Title 40 §312.10, Environmental Professional is defined as:

"(1) a person who possess sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases (see §312.1(c)) on, at, in, or to a property, sufficient to meet the objectives and performance factors in §312.20(e) and (f).

(2) Such a person must:

(i) hold a current professional engineer's or Professional Geologist's license or registration from a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) and have the equivalent of three (3) years of full-time relevant experience; or

(ii) Be licensed or certified by the federal government, a state, tribe, or U.S. territory (or the Commonwealth of Puerto Rico) to perform environmental inquiries as defined in §312.21 and have the equivalent of three (3) years of full-time relevant experience; or

(iii) Have a Baccalaureate or higher degree from an accredited institution of higher education in a discipline of engineering or science and the equivalent of five (5) years of full-time relevant experience; or

(iv) Have the equivalent of ten (10) years of full-time relevant experience".

We declare to the best of our professional knowledge and belief, we have met the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. 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 312.

It has been a pleasure to be of service. If any questions arise, please contact our office.

Sincerely,



Paul J. Robinson
Environmental Professional
Priority One Environmental, Inc.