

1.0 Introduction

At the request of Gateway Seminary, EBI has performed a Phase I Environmental Site Assessment (ESA) of the property located at 8121 Ellis Ave in Huntington Beach, California, herein referred to as the Subject Property. The main objective of this ESA was to identify *recognized environmental conditions* in connection with the Subject Property, defined in ASTM Practice E1527-21 as (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. This ESA also includes a preliminary evaluation of certain potential environmental conditions that are outside the scope of ASTM Practice E1527-21.

1.1 Findings, Opinions and Conclusions

EBI has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E1527-21 of the property located at 8121 Ellis Ave in Huntington Beach, California. Any exceptions to, or deletions from, this practice are described in [Section 8.0](#) of this report.

This assessment has identified no evidence of *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), *historical recognized environmental conditions* (HRECs), or *significant data gaps* in connection with the Subject Property.

The following *business environmental risks* (BERs) and *de minimis conditions* were identified at the Subject Property:

- EBI conducted a limited visual screening survey for the **presence of asbestos-containing materials** (ACM) at the Subject Property. Friable and non-friable suspect ACM were identified. Refer to Section 7.1 for a list of suspect ACM observed. **The materials observed were mostly undamaged and good condition at the time of assessment, with the exception of areas of damaged ceiling and floor tiles observed in the older church building.** This survey was limited to visual observations of accessible areas and that the scope of work for this assessment did not include the collection and laboratory analysis of bulk samples of undamaged suspect ACM. Additional suspect ACM may be present in inaccessible areas, including, but not limited to, roofs, pipe chases behind solid walls and ceilings, concealed floor coverings, the interior of machinery or equipment, or water and sewer systems. **Based on the condition of suspect ACM, these materials do not currently pose a significant environmental threat to the occupants of the Subject Property.** Additional sampling, removal, and disposal arrangements may be necessary should building construction or renovation activities be conducted. Asbestos is a consideration outside the scope of ASTM E1527-21 and is not considered a REC.
- According to the CalGEM WellFinder website and the LA County Public Works website (<https://dpw.lacounty.gov/epd/swims/online services/search-methane-hazards-esri.aspx>), the Subject Property is located within 300 feet of one or more oil or gas wells and/or 1,000 feet of a methane producing site; therefore a methane mitigation system may be required should the

Subject Property be redeveloped. There is a plugged oil and gas well (API 0405902234) approximately 85 feet east of the Subject Property. The Subject Property is located within the City of Huntington Beach and is therefore subject to the City's methane code. EBI would note that the Subject Property is located within an oil field (Huntington Beach Oil Field) that has operated from approximately the 1920s to present. The requirement for methane assessment is typically triggered when obtaining a new building permit or planning for redevelopment. The location of the Subject Property in the methane enforcement zone is not considered a *recognized environmental condition (REC)*. However, the potential for elevated methane concentrations on the Subject Property is considered a *Business Environmental Risk (BER)*. Prior to future construction or redevelopment activities, methane assessment and possible mitigation may be required.

1.2 Recommendations

Based upon the findings of this investigation, EBI recommends the following:

- EBI recommends the development and implementation of an Asbestos Operations and Maintenance (O&M) Plan for the Subject Property. This O&M Plan provides the procedures and guidelines that, when used during facility cleaning, maintenance, and general operations, will minimize human exposure to asbestos fibers and minimize release of asbestos fibers to the environment. This O&M Plan is a long-term management approach. Estimated cost: \$500. EBI additionally recommends that a comprehensive asbestos inspection be conducted prior to significant renovation or demolition of the buildings.
- Methane mitigation measures may be required for the Subject Property prior to future construction/redevelopment activities. The Subject Property owner should consult with the City of Huntington Beach prior to construction/redevelopment to determine if methane assessment or mitigation are required for the Subject Property.

2.0 Subject Property Description

2.1 Ownership and Location

[Figure 1](#) depicts the location of the Subject Property on a street map of Huntington Beach, California. [Figure 2](#) depicts the location of the Subject Property on the United States Geological Survey (USGS) 7.5 Minute Topographic Quadrangle. [Figure 3](#) depicts the configuration of the Subject Property and adjoining properties.

Item	Subject Property Description
Address	8121 Ellis Ave Huntington Beach, California 92646
County	Orange County
Relative Location	Approximately 585 feet east of the intersection of Beach Boulevard and Ellis Avenue
Current Owner	Huntington Beach Baptist Church
Primary Land Use	Church
Current Occupant(s)	Huntington Beach Church
Number of Parcels	One (1)
Tax ID / Parcel #(s)	157-343-17
Parcel Configuration	Irregular-shaped
Subject Property Acreage	1.87

2.2 Subject Property Improvements and Current Use

The Subject Property is currently improved with a Church ministry that consists of two buildings totaling 18,382 square feet total. Other improvements include a paved parking lot with an enclosed dumpster area on the central western portion of the parking lot. There is also the West Orange County Water District Injection Barrier Facility Easement on the northern portion of the Subject Property with injection and testing groundwater wells.

The westernmost building is the older church building built in 1967 is two-stories with the former preschool rooms being only one story. The eastern newer building was built in 2000 and is two-story with the majority of the building consisting of the church with congregation meeting rooms and offices.

Subject Property Improvements

Address	Floors	Basement	DOC	DOR	Lot Size (Acres)
8121 Ellis Avenue	2	No	1967 / 1976 / 2000	2020	1.87
SF: Square Feet DOC: Date of Construction DOR: Date of Renovation					

Current Occupants and Operations

Occupant	Location	Operations	Notable Hazardous Substances / Petroleum Products Identified
Huntington Beach Church	Subject Property	Church	Yes

Please refer to [Hazardous Substances and Petroleum Products](#) for discussion regarding hazardous substances and petroleum products at the Subject Property.

2.3 Municipal Services & Utilities

The Subject Property is serviced by the following municipal services and utilities:

Utility	Provider/Source
Potable Water Supply	City of Huntington Beach
Sewage Disposal System	City of Huntington Beach
Electrical Service	Southern California Edison
Natural Gas Service	Southern California Gas
Oil Service	NA
Heating/Cooling Systems	Roof-top electric/natural gas packaged units
Emergency Power	NA

2.4 Adjoining Properties

Property use in the vicinity of the Subject Property is primarily characterized by residential and retail/commercial development.

Direction	Description
North	The Subject Property is bound to the north by residential property.
South	The Subject Property is bound to the south by Ellis Avenue followed by residential property and Demion Lane.
East	The Subject Property is bound to the east by residential property.
West	The Subject Property is bound to the west by residential property and La Palma Drive.

No visual evidence of adverse environmental conditions was observed during the survey of the adjoining properties.

2.5 Physical Setting

Topography	
Setting	Description
Elevation	Approximately 63 feet above mean sea level (msl)
General Topography	Relatively flat
Slope	Gently sloping
General Slope of Surrounding Area	East

Geology and Soils	
Setting	Description
Bedrock	No bedrock outcroppings observed.
Geologic Formation/ Physiographic Province	Information concerning the geology of the Subject Property was obtained from the USGS Ground Water Atlas of the United States, California region (1995). The Subject Property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, commonly metamorphosed marine and continental sediments.
Soil Classification/ Type	The Subject Property is underlain by Myford Sandy loam with slopes 0 to 2 percent. The soil component is in the R019XD061CA Claypan (1975) ecological site.

Hydrogeology and Hydrology	
Setting	Description
Nearest Body of Water/Distance	Water Channel / Approximately 1.08-miles east
Estimated Depth to Groundwater	Approximately 40 feet below ground surface (bgs)

Hydrogeology and Hydrology	
Setting	Description
Anticipated Groundwater Flow Direction	East