

**PHASE I ENVIRONMENTAL SITE  
ASSESSMENT UPDATE AND  
ADDITIONAL SUBSURFACE  
ASSESSMENT**

Vacant Property  
17300 East Chestnut Street  
And 942 South Azusa Avenue  
City of Industry, California

Stantec Project No: 185803306



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August 26, 2015

## PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT

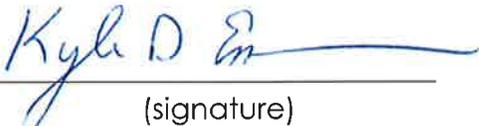
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## Executive Summary

The target property consists of 30.25 acres comprised of several vacant parcels addressed as 17300 East Chestnut Street and 942 South Azusa Avenue located in the City of Industry, County of Los Angeles, California (the "Site" Figure 1). The Site was a manufacturing facility from the 1960s to the 2000s. Prior to the 1960s the Site was agricultural (orchard). The Site is currently a graded vacant lot which is fenced and is divided into two portions. There is material stockpiles composed of soil and construction debris in each of the fenced sections of the Site. These stockpiles are likely from the California Department of Transportation (Caltrans) road improvement activities along Railroad Street south of the Site. The only structures observed onsite during the site reconnaissance were several dry storm water retaining ponds. Gates to access the Site are located along Chestnut Street and Virgil Waters Way. The majority of the Site is covered in soil and gravel with the exception of the southeast corner which is covered in asphalt and concrete from old Site structures and parking areas. Stantec observed surface staining in the southeast corner of the Site indicative of oil staining.

The subject property overlies the Puente Valley superfund (San Gabriel Valley area 4) Site as discussed in Section 4.1.2. The Site was identified as a potential responsible party (PRP) to the superfund basin wide cleanup. As discussed in Section 2.4 below the identified PRP was Utility Trailer (UT), who was a previous property operator. UT has reached settlement with the U.S. EPA in this matter and was classified as a "small contributor" and released from the cost recovery program (see Appendix D). All liens against the property have been released by the U.S. EPA and all that remains is an access agreement to allow entry by the U.S. EPA as necessary to monitor existing wells on the property, a copy of the access agreement is attached in Appendix D. Relocation or abandonment of these wells to allow Site development to occur will require approval by the U. S. EPA under the terms of the agreement.

Stantec's previous Phase I ESA identified several recognized environmental conditions (RECs) including: former underground storage tanks (USTs) on the western portion of the Site, and hazardous materials storage areas, clarifiers, sumps, maintenance shops, spray booths and some surface staining related to the former manufacturing facility on the eastern portion of the Site. Stantec recommended soil and soil gas sampling to assess potential impacts from historical property use and features.

On March 18 and 20, 2015, Stantec completed a Phase II ESA to assess the identified RECs. That Phase II ESA included the advancement of fifteen (15) soil borings across the



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Site and at each of the identified RECs (Figure 5). Soil analysis reported total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) below laboratory reporting limits with the exception of soil samples (B-2 at 10 feet below ground surface (bgs) on the western portion of the Site and B-9 at 2 feet bgs on the eastern portion of the Site. These borings were located near the former diesel USTs (B-2) and the maintenance and repair shed (B-9) respectively. B-2-10 contained TPH as diesel (TPHd) at 17 milligrams per kilogram (mg/kg) and B-9-2 contained tetrachloroethene (PCE) at 0.0065 mg/kg. Both of these reported analytes are below the Environmental Protection Agency's Regional Screening Levels (RSLs) for commercial and residential soils (see Table 1). All Title 22 Metals detected were within typical background metals ranges for California (Kearney Foundation 1996). A summary of soil analytical results for metals is provided in Table 2.

On August 6, 2015, Stantec collected five additional soil samples from the previous soil boring locations B-4; B-7; B-8; B-9; and B-13 for analysis of poly chlorinated biphenyls (PCBs), regulated metals, and/or TPH for further site characterization. No TPH concentrations were reported above laboratory reporting limits from the soil sample collected from SB-8 at 5 feet bgs. PCBs were not detected in the two soil samples submitted for analysis (see Table 3). All five samples reported Title 22 Metals within typical background metals ranges for California (Kearney Foundation 1996).

A total of eighteen (18) soil gas samples were also collected across the Site and analyzed for volatile organic compounds (VOCs). Tetrachloroethylene (PCE) was reported in sixteen (16) of the soil gas samples ranging from 0.023 micrograms per liter (ug/L) to 15 ug/L. Trichloroethylene (TCE) was reported in one sample at 1.4 ug/L. Benzene was reported in twelve (12) of the samples ranging from 0.035 ug/L to 0.17 ug/L. Ethylbenzene was reported in thirteen (13) of the samples ranging from 0.042 ug/L to 0.23 ug/L. Toluene was reported in fifteen (15) of the samples ranging from 0.015 ug/L to 0.96 ug/L.

Soil vapor analytical results reported concentrations of PCE, TCE, benzene, ethylbenzene and 1,2,4-trichlorobenzene above their respective RSLs for commercial soil vapor (see Table 4). Preliminary data review indicates specific areas of concern for soil vapor would be the machine shop area near boring B-4 and the hazardous material storage area near boring B-8. Results of soil analyses for samples collected in these areas were non-detect.

Due to the soil gas sample results Stantec performed a Site-specific soil vapor intrusion to indoor air human health risk evaluation (HHRE) for commercial receptors in the proposed future warehouse buildings. The HHRE concluded that, on a location by location basis, the RECs identified by the Phase I and Phase II ESAs that the shallow soil



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vapor concentrations for both detected and non-detected (ND) VOCs, (ND VOCs assessed at half method reporting limit), would not pose unacceptable risk to future commercial/industrial receptors. All cancer risk was estimated to be below the acceptable US EPA and DTSC benchmarks of 1E-06 and the acceptable hazard index of 1.0.

The Federal AAI rule and ASTM E1527-13 require that the Phase I ESA report includes the following declarations by the Environmental Professional who completed the assessment.

Based on the Phase I and II ESAs completed on-Site all RECs have been addressed. A soil management plan should be developed to address how un-recognized environmental conditions, should they exist, be addressed during Site development activities. With the exception of grading inspections in the area of borings B-4 and B-8 and possibly post grading vapor sampling, no further assessment is recommended.

- 1. I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10.*
- 2. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR §312 (see Appendix H).*

Signature: \_\_\_\_\_

Name (printed): Kyle Emerson, C.E.G. 1271

Title: Managing Principal Geologist

Date: August 26, 2015

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## 1.0 INTRODUCTION

### 1.1 OBJECTIVE

This Phase I Environmental Site Assessment (ESA) was performed in accordance with the practices identified in the *ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E1527-13 and Title 40 of the Code of Federal Regulations (CFR), Part 312, which specifies standards and practices for “all appropriate inquiries” (AAI) required for persons seeking to establish certain defenses to or protections from liability under the Federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). The Federal rule 40 CFR 312.11(a) identifies a Phase I ESA completed in accordance with the E1527-13 practice as one way to achieve compliance with requirements of the AAI rule.

The objective of this Phase I ESA was to identify Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) or Historical Recognized Environmental Conditions (HRECs), as defined under ASTM E-1527-13. As defined in ASTM E1527-13, a REC is:

The presence or likely presence of any hazardous substances 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 in ASTM E1527-13, an HREC is:

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 residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). Before calling the past release an HREC, the EP must determine whether the past release is a REC at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria).

As defined in ASTM E1527-13, a CREC is:

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 (e.g., as evidenced by the issuance of a no further



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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 (e.g., property use restrictions, activity and use limitations, institutional controls, or engineering controls).

## 1.2 SCOPE OF WORK

This assessment has been performed in a manner which complies with requirements of our Consulting Services Agreement, with All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312, with ASTM Practice E1527-13, and with the Statement of Limitations presented in Section 7.0 of this report. In the event of any conflict between the terms and conditions of this report and the terms and conditions of the consulting services agreement between CT Realty Investors and Stantec Consulting Services Inc., the consulting services agreement shall control.

The scope of services of this Phase I ESA did not include an assessment of overall environmental regulatory compliance, any subsurface investigation (including soil or groundwater sampling, exploratory boreholes or other investigative techniques to quantify potentially identified hazardous materials other than those described herein), or asbestos, lead-based paint, mold, or radon gas surveys.

In addition to the Phase I activities, Stantec completed limited Phase II activities including advancing 15 soil borings to facilitate collecting soil samples for laboratory analysis, collecting 18 soil gas samples and completing an indoor air human health risk evaluation. The results of these activities have been included in this report.

## 1.3 RELIANCE AND CONTACT INFORMATION

This Phase I ESA report has been prepared for the exclusive use of CT Realty Investors, its lender, and equity partners. No other person or entity may rely on the information presented in the report without the expressed written consent of Stantec. Any use of this Phase I ESA report constitutes acceptance of the terms and conditions under which it was prepared. Stantec's responsibility extends only to its client and Stantec is not liable or responsible to any other parties who may obtain the Phase I ESA report.

## 1.4 SIGNIFICANT DATA GAPS

Significant data gaps as defined in the AAI final rule and ASTM E 1527-13 standard include missing or unattainable information that may impact the identification of releases or contamination on the subject property such as lack of response from agencies or the user of the report failing to provide relevant information. Identified data gaps, if any, are discussed under the appropriate sections of this report. Stantec



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identified no significant data gaps in connection with its performance of a Phase I Environmental Site Assessment for the Site.

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SITE DESCRIPTION  
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## 2.0 SITE DESCRIPTION

### 2.1 SITE NAME AND LOCATION

The target property consists of several vacant parcels totaling 30.25 acres addressed as 17300 East Chestnut Street on the eastern portion of the Site and 942 South Azusa Avenue on the western portion of the Site located in the City of Industry, County of Los Angeles, California (the "Site"). The Site location is shown on Figure 1. The overall site boundaries are shown on Figure 2. The Assessor Parcel Numbers (APNs) with acreage for each parcel for the Site are included on Figures 3 and 4 attached.

### 2.2 SITE VICINITY

The Site is located within a mixed use commercial and industrial area of the City of Industry. Surrounding properties to the Site include the following:

North: Chestnut Street followed by a drainage channel and then Arenth Avenue  
South: Commercial buildings and a recycling facility  
East: A trucking and rigging contractor operating out of a warehouse  
West: Azusa Avenue followed by several industrial buildings.

Surrounding property usage is shown on Figure 2, Site Map.

### 2.3 STRUCTURES, ROADS, AND OTHER RELEVANT IMPROVEMENTS TO THE SITE

The Site is currently a graded vacant lot which is fenced and is divided into two portions. There are material stock piles consisting of soil and rubble in each of the fenced sections. These stockpiles are likely from the California Department of Transportation (Caltrans) road improvement activities along Railroad Street south of the Site. The only structures observed onsite during the site reconnaissance were several dry storm water retaining ponds. Gates to access the Site are located along Chestnut Street and Virgil Waters Way. The majority of the Site is covered in soil and gravel with the exception of the southeast corner which is covered in asphalt and concrete from the previous parking areas and building slabs.

A photographic log of current site conditions is attached in Appendix A and a Site Plan showing the present day configuration is shown on Figure 2 attached.

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## 2.4 ENVIRONMENTAL LIENS

According to information provided by the User, a title report was run on the Property and there were no environmental liens or activity use limitations reported for the Property.

Stantec found an *Agreement for Release of Lien* between the Environmental Protection Agency (EPA) and Industry Urban-Development Agency (IUDA) dated January 2, 2003, which released the potential lien against the Property and acknowledged the IUDA's status as a "Bona Fide Prospective Purchaser". This agreement is attached as Appendix D.

According to Mr. Raymond Chavira with the EPA, the Property is subject to the site access requirements as specified in Section X of the *Notice of Entry of Consent Decree* dated March 22, 2007 which was entered on September 8, 2005 for the *United States v. Acorn Engineering, et al.* These specifications include that all existing groundwater monitoring wells will remain on Site without any disturbance, removal, relocation, or damage without proper notification to the EPA. A copy of the access agreement is included in Appendix D. Additionally, the EPA, Regional Water Quality Control Board, and their contractors will be allowed access to the Property at all reasonable times. Should any groundwater monitoring well be compromised or access not allowed the property owner may be held financially responsible.

Mr. Chavira also stated in a telephone conversation with Stantec that Utility Trailer reached a settlement with the EPA as a "small contributor" to the regional San Gabriel Valley Superfund Sites (Area 1-4) plume. That payment was \$100,000 paid to the US EPA. The lien release for this action is included in Appendix D. That agreement states that Utility Trailer is not financially responsible for monitoring or treatment cost associated with the regional groundwater plume. Based on that agreement the Site is not listed as a responsible party to basin wide cleanup. Mr. Chavira did state that any new releases that were to occur on the Site from on-site operations, the soil and groundwater investigation/cleanup are the responsibility of the new property owner.

Copies of the above referenced documents are provided in Appendix D.

## 2.5 CURRENT PROPERTY USE

The Site is currently vacant.



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PROPERTY RECONNAISSANCE  
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## 3.0 PROPERTY RECONNAISSANCE

### 3.1 PROPERTY OBSERVATIONS

Mr. Ryan McDaniel, Staff Geologist with Stantec, performed a reconnaissance of the Site on August 5, 2015. Weather conditions during the reconnaissance were clear and no weather related restrictions were encountered.

The purpose of the reconnaissance was to identify existing conditions and land uses that may suggest potential environmental impacts to the Site. Such conditions, to the extent visible and accessible, include storage, disposal and treatment of solid and/or hazardous waste, storage tanks and other chemical containers, odors, pools of liquid, staining, drains, sumps, pits, ponds, lagoons, septic systems, wells, unusual soil disturbance, stressed vegetation, and electrical transformers.

Field notes of the property reconnaissance are detailed further in the remainder of this report. Photographs taken of the Site are included in Appendix A.

The Site is currently a graded vacant lot which is fenced and is divided into two portions. There are soil stock piles in each of the fenced sections. The only structures are several storm water retaining ponds which are currently dry. Gates to access the Site are located along Chestnut Street and Virgil Waters Way. The majority of the Site is covered in soil and gravel with the exception of the southeast corner which is covered in asphalt and concrete from the previous parking areas and building slabs. Stantec observed oil like staining in the southeast corner of the Site.

#### 3.1.1 Surface Drainage

The Site is relatively flat with a slight downward slope to the north. Runoff from most of the property is likely to flow during a storm event into several storm water retaining ponds located throughout the Site.

#### 3.1.2 Surface Water and Wetlands

As stated above, there are several small storm water retention ponds on the Site. None are currently retaining water. No other pits or water containing structures were noted on the property. According to the Environmental Data Resources report (Appendix B) reviewed by Stantec, the Site is not located in a wetland area or flood zone.

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## 3.1.3 Hazardous Materials Storage Areas

Hazardous materials are those that are manufactured and could have an adverse effect on human health or the environment. Hazardous materials could include but are not limited to: hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA); and petroleum products.

The Site is vacant with the exception of two stock piles of soil and construction debris assumed to be from the Site demolition activities and the Caltrans road improvement activities along Railroad Street south of the Site. No hazardous materials are stored on the Site.

## 3.1.4 Subsurface Structures

Stantec observed a concrete pad near the southwest corner of the Site with several PVC pipes protruding from the surface that had been cut roughly 6 inches above the concrete pad. These all appear to be related to former utility conduit for the buildings that are no longer present.

Stantec observed three monitoring wells (MW-6B; MW-2B; and MW-3, Figure 5) in the northern portion of the Site. Stantec also noted two additional monitoring wells (MW-4; and MW-5B) in the documents on file with local agencies; however, Stantec was unable to confirm the locations of these wells in the field. The locations of all the groundwater monitoring wells are shown on Figure 6. Based on agreements with the U.S. EPA these wells will need to remain on-Site and access granted to the U.S. EPA as required for required sampling. If relocation of these wells is required for development needs, proper notification will need to be made to the U.S. EPA. Approval for any disturbance of the wells will be necessary prior to any relocation and the cost for abandonment and relocation paid by the Site developer.

According to the *Groundwater Well Abandonment and Installation Report* prepared by Leighton Consulting, Inc., dated September 23, 2004, three monitoring wells (MW-2; MW-5; and MW-6) were reported as abandoned and replaced with three monitoring wells (MW-2B; MW-5B; and MW-6B). A copy of the well abandonment and installation report is provided in Appendix D and the locations of the reported groundwater monitoring wells on Site are shown on Figure 6.

According to Mr. Raymond Chavira with the EPA, all existing groundwater monitoring wells must remain on Site without any disturbance, removal, relocation, or damage without proper notification to the EPA. Should any groundwater monitoring well be



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compromised or access not allowed the property owner may be held financially responsible.

## 3.2 STORAGE TANKS

Review of regulatory agency databases for the property and surrounding area performed by Environmental Data Resources (EDR) and review of local agency records indicated four (4) historical USTs on the Site. One was located at the 17300 Chestnut Street address (eastern portion of the Site) in addition to a dip tank used for coating trailer parts with Tectyl 127B (which contains aluminum and volatile petroleum hydrocarbons). The tank was a 1,000 gallon gasoline tank located in the northeast portion of the Site. The tank was removed in 1987 and one soil sample was collected from beneath the former UST. The sample was analyzed for total petroleum hydrocarbons (TPH). No TPH was reported in the sample and closure was granted that same year by the County of Los Angeles Department of Public Works (CLADPW). The tectyl tank was removed in 1992. According to a closure report issued by Harding Lawson Associates (HLA) in 1992, the 478 gallon dip tank was 10 feet deep, eight feet of which were below ground surface in a secondary containment structure. Following excavation of the dip tank two samples were collected from the bottom of the excavation and analyzed for pH, VOCs, and metals. VOCs were not reported in the samples and the levels of metals and TPH were determined by HLA to be naturally occurring. CLADPW granted closure for the dip tank in 1993. Stantec has determined that the historical presence of the dip tank and 1,000 gallon UST at 17300 Chestnut St. are not RECs because they were granted closure by the CLADPW.

Three (3) USTs were located at the 942 South Azusa Avenue (western portion of the Site) address at the locations shown on Figure 2 attached. The USTs consisted of a 500 gallon waste oil UST that was removed in 1988 and two 7,500 gallon diesel USTs that were removed in in 1996. Levine Fricke oversaw the removal of the waste oil UST and the subsequent over excavation. The final samples reported levels of non-detect to 5.47 parts per million (ppm) of TPH. The UST was never granted closure by CLADPW. The reason for final closure by the CLADPW was not clearly stated in documents reviewed. After the USTs were removed a follow up assessment was completed that involved the installation and monitoring of three groundwater monitoring wells. The three groundwater monitoring wells were abandoned in 1996 following a quarterly groundwater report that confirmed contaminant levels were below State maximum contaminant levels. Due to the presence of an adjacent building that was present at the time of the excavation process, not all of the impacted soil could be removed from the UST excavation. These USTs were granted closure by CLADPW and the California Regional Water Quality Control Board, Los Angeles Region (CRWQCB) in 1996. Additionally, Stantec observed no USTs or ASTs at the Site.

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On March 18 and 20, 2015, Stantec personnel oversaw the advancement of fifteen (15) soil borings across the Site. Soil boring B-1, B-2, and B-3 were drilled in the area of the former USTs noted above to access if residual soil impact remains on-site. Soil analysis reported total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) below laboratory reporting limits with the exception of soil samples (B-2 at 10 feet below ground surface (bgs). The soil samples collected from B-2 at a depth of 10 feet contained TPH as diesel (TPHd) at 17 milligrams per kilogram (mg/kg). This reported concentration is below the Environmental Protection Agency's Regional Screening Levels (RSLs) for commercial and residential soils and the typical cleanup levels imposed by the CRWQCB. Based on this assessment, no impact was detected that would require further assessment or potential additional remedial action beyond that already completed in 1996.

## 3.3 POLYCHLORINATED BIPHENYLS (PCBS)

Electrical transformers, hydraulic equipment capacitors, fluorescent light fixtures, and similar equipment may contain polychlorinated biphenyls (PCBs) in the hydraulic fluids or dielectric insulating fluids within the units. The federal Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. There is, however, potential that the dielectric fluid in electrical and hydraulic equipment manufactured and constructed prior to that date contains PCBs.

No equipment was located onsite that would utilize PCBs.

### 3.3.1 LEAD-BASED PAINT (LBP)

Due to the absence of structures on the property, LBP is not likely to be present at the Site. Therefore, Stantec recommends no further investigation of this issue.

## 3.4 ASBESTOS-CONTAINING MATERIALS (ACMS)

Due to the absence of structures on the property, ACMs are not likely to be present at the Site. Therefore, Stantec recommends no further investigation of this issue.

## 3.5 SOLID WASTE DISPOSAL ISSUES

Small amounts of debris and trash were scattered across the Site.

## 3.6 PESTICIDE ISSUES

Stantec's interpretation of historical aerial photographs shows the Site was agricultural land until most of the trees were cleared in the 1950s. Buildings were present on the Site

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in 1964 but the Site was vacant by 2005. The Site has been undeveloped since 2005. Use for agriculture purposes can be a potential concern due to possible pesticide use. However, due to the planned commercial/industrial use of the Site, pesticides do not pose a REC to the Site. Stantec recommends no further investigation of this issue.

## 3.7 RADON GAS

Radon is an odorless, tasteless and invisible gas produced by the decay of naturally occurring uranium in soil and water. Radon is a form of ionizing radiation and an identified carcinogen. Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. The U.S. EPA has determined that exposure to 4.0 pCi/L of radon gas on a regular basis increases the risk of lung cancer.

The Site is located in an area designated as Federal EPA Radon Zone Level 2 with a predicted average indoor screening level less 4 pCi/L but greater than 2 pCi/L. According to the EDR report, 20 of the 20 sites tested in the 91748 zip code (area of the Site) exhibited levels below 4 pCi/L. The average first floor radon concentration in the area of the Site is 0.711 pCi/L. The information regarding this determination is contained in the EDR report attached as Appendix B. Based on this data, the Site lies within an area of low radon risk, radon is unlikely to represent an environmental concern to the Site, and no further assessment is recommended.

## 3.8 OIL WELLS

Stantec reviewed the Digital Online Mapping System (DOMS) provided on the Department of Oil, Gas, and Geothermal Resources (DOGGR) website in an effort to evaluate if there are any known oil wells in the Site vicinity. According to the DOMS, the nearest oil well is located over half a mile away. Therefore, Stantec concludes that oil wells are unlikely to represent an environmental condition and recommends no further investigation of this issue.

## 3.9 ENVIRONMENTAL SETTING

The Site is located in Los Angeles County. The area is located within the Peninsular Ranges Geomorphic Province, which includes northwest-southeast trending mountain ranges and valleys that have been developed by the San Andreas Fault system (California Geological Survey [CGS], 2002). The stratigraphy underlying the Site consists primarily of recent-age alluvium (CDMG, 1965).

The Site is at an elevation of approximately 382 feet above mean sea level (MSL). The regional topographic gradient is to the west (USGS, 1966).



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The closest mapped recently active fault is the Whittier Fault located approximately 3.5 miles south (CGS, 2010). According to official maps of California, the Site is not located within an Alquist-Priolo (AP) Earthquake Fault Zone boundary or a liquefaction zone (CDMG, 2000).

The Site is located within the San Gabriel Valley Groundwater Basin. The basin is constrained by faulting to the north and east, and bedrock core complexes to the south and west. Several aquifers are present in the basin and water-bearing units consist of alluvium up to 4,100 feet thick and the San Pedro Formation up to 2,000 feet in thickness (Department of Water Resources [DWR], 2004). A report for a facility approximately 0.7 miles to the east states that expected depth to groundwater is between 28 and 34 feet below ground surface (bgs) (SWRCB, 2014) with an estimated flow direction following topography to the northwest.

## 3.10 ADJACENT SITE RECONNAISSANCE

Stantec conducted an area reconnaissance to identify adjacent properties of potential environmental concern. Observations of these properties were restricted to those areas readily observable from the public right-of-way. If deemed appropriate, file reviews for properties considered likely to have impacted the Site were conducted. The surrounding area consists of a trucking warehouse to the east; several office buildings to the South and Azusa Avenue to the west (see Figure 2). None of the adjacent properties represent a REC to the Site.

## 3.11 SITE INTERVIEW

Because the Site was vacant land and the property owner was not available, no interview could be performed.

On August 25, 2015, Stantec had a telephone conversation with the U. S. EPA Site Manager, Mr. Raymond Chavira. According to Mr. Chavira, the Property is subject to the access requirements as specified in Section X of the *Notice of Entry of Consent Decree* dated March 22, 2007 for the Site (included in Appendix D). These specifications include that all existing groundwater monitoring wells will remain on Site without any disturbance, removal, relocation, or damage without proper notification to the EPA. Additionally, the U.S. EPA, the CRWQCB, and their contractors will be allowed access to the Property at all reasonable times and with proper notice. Should any groundwater monitoring well be compromised or access not allowed the property owner may be held financially responsible.

Mr. Chavira also stated that Utility Trailer reached a settlement with the EPA as a "small contributor" to the regional San Gabriel Valley Superfund Sites (Area 1-4) plume and is



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not financially responsible for monitoring or cleanup of the regional groundwater plume; however, should any new releases occur on the Site from on-site operations, the soil and groundwater investigation/cleanup are the responsibility of the property owner. A copy of the lien release and settlement is included in Appendix D.

## 3.12 USER PROVIDED INFORMATION

Prior to initiating the Site reconnaissance during the previous Phase I ESA, Stantec requested information relevant to performance of this Phase I ESA with a written questionnaire submitted to the user of this report. Per ASTM E1527-13, the user is responsible for providing known information relevant to the environmental condition of the Site. A copy of the questionnaire was completed by Mr. Marc Belluomini of The Olson Company and is provided in Appendix D. The significant information provided by the user is summarized below.

1. Information on Environmental Cleanup Liens on Subject Property? **No**
2. Information on Subject property Activity or Use Limitations (including Institutional and Engineering Controls)? **No**
3. Specialized knowledge or experience of the User: **No**
4. Relationship of the purchase price/rent to fair market value of the Subject Property if it were not contaminated? **Does not believe purchase price has been reduced from fair market value.**
5. Commonly known or reasonably ascertainable information about the Subject Property? **None.**
6. The degree of obviousness or the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation? **None.**

## 3.13 SPECIALIZED KNOWLEDGE OR EXPERIENCE

The Federal AAI rule (40 CFR §312.28) and ASTM E1527-13 require that all appropriate inquiry must take into account relevant and applicable specialized knowledge and experience on the part of the User regarding the Site, the area surrounding the Site, the conditions of adjoining properties, and any other experience relevant to identifying RECs on the Site.

Mr. Belluomini is familiar with the Site and knows of no additional RECs associated with the Site.

## 3.14 PURCHASE PRICE VS. PROPERTY VALUE

The Federal AAI rule (40 CFR §312.29) and ASTM E1527-13 require that persons seeking defense to or protection from liability under CERCLA must take into account the relationship of the purchase price to the fair market value of the property if it were not



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contaminated to assess whether or not the differential is due to the presence of releases or threatened releases of hazardous substances. This portion of the inquiry is the responsibility of the User, and the User has the option of sharing or not sharing this information with the Environmental Professional performing the Phase I ESA.

Stantec has not performed an independent evaluation of the purchase price of the property and its relationship to fair market value. Stantec submitted a written questionnaire to the User (identified in Section 3.14) inquiring about the User's knowledge regarding the relationship of the purchase price to the fair market value of the property if it were not contaminated.

Mr. Belluomini believes the purchase price reflects fair market value and has not been reduced due to any environmental issues.

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## 4.0 PUBLIC RECORD REVIEW SECTION

### 4.1 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from a third-party environmental database search firm (Environmental Data Resources/EDR). A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix B.

#### 4.1.1 Database Assessment Criteria

Research into environmental regulatory agency database listings was performed by a third-party environmental regulatory agency database search firm. The purpose of the review was to identify reported environmental issues for the Site and other properties in the vicinity. The database search firm utilized the more stringent of the approximate minimum search distances specified in the Scope of Work for each of the referenced Federal and state environmental databases. The definition of the databases searched and the associated search distances from the Site are identified in the regulatory agency database search report.

The regulatory agency database search report lists a number of sites identified as "unmappable." The database search firm was unable to confirm the physical locations of these sites relative to the Site or to assess whether they were located within the designated search radii. Stantec independently reviewed the locations of these "unmappable" sites, to the extent possible, using various maps and our knowledge of the Site area. Any of the "unmappable" sites determined to be within the designated search radii were included in our evaluation of the various listed sites potential to result in a recognized environmental condition relative to the Site.

Stantec reviewed the results of the database search report to note reported release sites in the vicinity of the Site that were considered to have a potential to have adversely impacted the Site (i.e., are known to have or are expected to result in recognized environmental conditions). Reported release sites identified in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release site from the Site, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported release site with respect to known or expected local and/or regional groundwater flow direction. Per ASTM E1527-13, in circumstances where considered warranted, more extensive file reviews of adjoining properties were conducted to gather additional information regarding their potential to have affected the Site.



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Those release sites that were considered likely to have impacted the Site are identified in the report as recognized environmental conditions, as defined in ASTM 1527. Sites that were listed in the database search report, but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release), and sites that were listed as being "closed" were considered unlikely to have impacted the Site or to represent an environmental concern to the Site. The justification for sites being considered unlikely to have affected the subject property (Site) is contained in the appropriate sections below.

## 4.1.2 Site Listing Review

The Site is listed as Staging and Storage and Utility Trailer Manufacturing Co. and is cross referenced in the NPDES, EMI, RCRA NonGen, SLIC, Hist UST, Sweeps UST, WIP, Los Angeles Co. HMS, WDS, ICIS, FINDS, and HAZNET environmental databases. The Site is in the UST databases because there was a single UST installed on the Site in 1955. However, there are no related releases reported for the tank.

The Site is included in the SLIC database due to an unknown release to groundwater. The case is currently open for site assessment. There appears to be an error in the data base based on the documented closure. Stantec confirmed this with the CRWQCB and recommend that a correction to the database entry for future documentation be completed.

### Area Listing Review

The database evaluations in this section include a consideration of the regional geology and hydrogeology discussed in Section 3.11. Groundwater in the vicinity of the Site is expected to be approximately 30 feet below ground surface (bgs) and to flow generally to the northwest.

Generally, reported release sites located within ¼ mile were considered to have a potential to represent an environmental concern to the Site. Facilities which were listed in the database search report but not identified as a release site, such as a hazardous waste generator or recycling facility, were not considered unlikely to represent an environmental concern to the Site.

The complete database listings of records detailed above prepared by EDR and a map showing the location of the search radius relative to the Site is presented in Appendix B. The result of Stantec's review of area sites identified in the EDR report, by database listing, is discussed below.



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## NPL database

This includes listings of facilities on the National Priority List for remediation across the country. These Sites receive federal funding to undergo remediation.

**San Gabriel Valley (Area 4)** is located at Stimson Avenue and Old Valley Boulevard in La Puente. EDR has mapped the extent of the remediation area to include the entire Site. This area is cross-referenced in the CERCLIS, US Eng. Controls, ROD, ICIS, and PRP databases. The area is on the final NPL list for tetrachloroethylene (PCE) and trichloroethylene (TCE) in groundwater (Figure 7). The subject Site and the prior operator have reached settlement with the U.S. EPA and are no longer listed as a PRP to the matter. A Site access agreement exists to allow entry into the site to sample exist wells as required by the U.S. EPA, and the CRWQCB. Based on this settlement no further work is recommended on this issue.

The entire Site overlies the San Gabriel Valley - Area 4 Superfund Site boundaries. Groundwater within this area is known to be impacted with VOCs from many off site properties. It is reported from observation wells on the site the concentrations of PCE is less than 10 µg/L and TCE less than 5 µg/L. The presence of this groundwater impact appears to have resulted in detections of low concentrations in soil vapor detected across the Site, but above RSLs. There has been no specific Site sources identified other than very low concentrations in the area of boring B-4 and B-8 (see Figure 2). No soil impact was detected above RSLs at any of the locations where soil vapors were detected. Based on collected Site data and the Human Health Risk Assessment (HHRA) discussed in Section 7 of this report, no additional remedial action is necessary or warranted at the Site.

## LUST database

This includes listings for facilities with reported releases from current or former USTs. Based on the EDR report, there are two listed facilities within an eighth mile of the Site.

**Tosco/Unocal/Tony's 76 Station** is located at 948 Azusa Avenue which is listed as 75 feet west southwest and of the Site. This facility is located cross gradient with respect to groundwater flow to the Site. It is cross-listed in the UST, Hist. Cortese, and RCRA databases. It is listed for a release of gasoline affecting an aquifer used for drinking water and the case is eligible for closure. It is listed as having undergone remediation. Due to media affected and case status, this facility is considered unlikely to represent an environmental concern to the Site.

**Rod's Food Products/Bay Valley Foods** is located at 17380 Railroad Street which is approximately 364 feet south of the Site and up-gradient to cross gradient with



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respect to groundwater flow. It is cross-listed in the NPDES, WIP, HIST CORTESE, RCRA-SQG, CA FID UST, SWEEPS UST, UST and HIST UST databases. It is listed for a release of gasoline affecting groundwater that underwent remediation and the case is now closed. Due to the distance from the Site, media affected and case status, this facility is considered unlikely to represent an environmental concern to the Site.

Due to case status, media affected or distance, these facilities are considered unlikely to represent an environmental concern to the Site.

### ENVIROSTOR database

This includes listings for facilities with contamination or facilities that there may be reason to investigate. This database is kept by the Department of Toxic Substances Controls (DTSC). Based on the EDR report, there is one listed facility within an eighth mile of the Site.

**Northrop Architectural Systems** is located at 999 S Hutcher which is listed as 546 feet east southeast of the Site and is considered up gradient of the Site. The facility is listed as requiring corrective action. The groundwater below the site is known to be impacted with low levels of VOCs from multiple up gradient sources as addressed under NPL database above. The Site assessment and HHRA has established these off Site sources are not an issue to the commercial development of the site. Based on those findings this facility is not identified as a REC to the Site.

### RCRA databases

The RCRA-SQG database identifies facilities that generate, transport, store, treat and/or dispose of hazardous materials between 100 kg and 1,000 kg of hazardous waste per month. The RCRA-LQG database identifies facilities that generate, transport, store, treat and/or dispose of hazardous materials greater than 1,000 kg of hazardous waste per month. The RCRA-NonGen database identifies facilities that do not currently generate hazardous materials. Based on the EDR report, there are five (5) RCRA facilities within an eighth mile radius of the Site.

**Carrier Corporation** is located at 935 S. Azusa Avenue, which is approximately 87 feet west southwest of the Site. This is an SQG listing. This facility is cross-listed in the CA FID UST, Hist. UST, SWEEPS UST and Notify 65 databases. No releases are reported for this facility. Two USTs were installed at the facility in 1956; however, there are no reported releases for the tanks.

**Somitex Prints of California** is located at 17355 Railroad St which is approximately 133 feet south of the Site and is cross-listed in the LA Co. Site Mitigation, EMI, WIP, WDS and ENVIROSTOR databases. No releases or violations are reported for this facility.



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**Web Masters Incorporated** is located at 17300 Railroad Street which is approximately 231 feet south southwest of the Site and is cross-listed in the FINDS and WIP databases. No releases are reported for this facility.

**Carrier Transicold of Southern CA** is located at 1015 S. Azusa Avenue which is approximately 308 west southwest of the Site. This is a SQG facility and is cross-listed in the AST database. No releases or violations are reported at this facility.

**MG Engineering** is located at 17251 Chestnut Street which is approximately 357 feet north northwest of the Site. This is an LQG facility and is cross-listed in the EDR US Hist. Auto Stat database. No releases or violations are reported at this facility.

Due to a lack of any reported releases, location with respect to groundwater flow and/or distance, these facilities are considered unlikely to represent an environmental concern to the Site. Stantec recommends no further investigation regarding any of these facilities.

### UST databases

This includes listings for several databases that report historical and current USTs. Based on the EDR report, there is one listed facility within an eighth mile of the Site not discussed under other databases.

**Halbert Bros Inc/Chromalloy American Corp.** is located at 17400 Chestnut Street which is approximately 388 feet east northeast of the Site. No releases are reported for this facility.

Due to a lack of any reported releases and location with respect to groundwater flow, this facility is considered unlikely to represent an environmental concern to the Site.

### EDR US Hist Auto Stat.

Based on the EDR report, there is one (1) site within an eighth-mile radius of the Site not discussed under other databases. Due to the lack of reported releases and/or violations, and due to distance, these facilities are considered unlikely to represent an environmental concern to the Site.

### “Unmappable” sites

Twenty (20) “unmappable sites” were listed in the EDR report and their locations were reviewed by Stantec. Due to distance, the “unmappable sites” are considered unlikely to represent an environmental concern to the Site.



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## 4.2 CITY, COUNTY AND STATE RECORDS REVIEW

### 4.2.1 Los Angeles Department of Public Works – Building and Safety

Stantec viewed available records with the Los Angeles Department of Public Works, Building and Safety division, which houses all building records for the City of Industry. LADPW B&S had records pertaining to the removal of a dip tank, the installation of a spray booth and a permit for industrial wastewater discharge. Removal of the dip tank is further outlined below.

### 4.2.2 Los Angeles County Department of Public Works (LADPW)

Stantec searched the records on file at the Los Angeles County Department of Public Works to determine whether any documents were on file for the address of the Site, which was listed under 942 S. Azusa Avenue or 17300 Chestnut Street. The following records were on file for the Site:

#### 17300 Chestnut Street

- 10/14/1987: Closure granted for a 1,000 gallon UST
- 1993: Closure granted for dip tank that was removed in 1992
- Violation for industrial materials left outside and not removed when facility was closed

#### 942 South Azusa Avenue

- 1988: References to a UST that was removed with oversight
- 1996: Closure granted for two 1,000 gallon USTs removed in that year. The report did state that the case had been transferred to the water board due to the possible contamination of groundwater. In addition, the closure letter stated that some samples reported levels above 100 milligrams/kilogram (mg/kg) of TPH but further excavation was not possible because it would have impacted the structural integrity of an adjacent structure.
- May, 1997: Closure granted by California Regional Water Quality Control Board for the two tanks removed the previous year
- June, 1997: Three groundwater well abandonments granted by the water board and then abandoned
- The Waste oil UST was removed but closure was not received from the CLSDPW.

However, no vapor survey was completed on the Site to determine if the USTs affected the soil vapor below the Site. Therefore, Stantec considered the historical presence of the USTs at 942 S. Azusa a REC to the Site and as a result completed a Phase II ESA in



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that area to address these concerns. That Phase II ESA included soil and soil vapor samples in the vicinity of the three historical USTs to determine if the subsurface had been impacted. No impact was detected that would require further assessment or remedial action. As a result, the USTs are not considered a REC to the Site.

### **4.2.3 City of Industry**

Stantec reviewed available records for the Site on the City of Industry's website (<http://www.cityofindustry.org/?p=city-hall&s=for-sale>). The Site is described as two lots: Lot #30 is 10.1 acres of vacant land on the east side of Azusa north of Railroad Street, and Lot#58 is listed as 20.14 acres located at 17300 Chestnut Street. The City of Industry's website has a link to multiple documents and reports including groundwater monitoring reports, soil gas surveys, Phase I ESAs, and correspondence letters.

### **4.2.4 Regional Water Quality Control Board (RWQCB), Los Angeles Region (4)**

A request was made to the RWQCB regarding files for the Site. The RWQCB had records pertaining to a storm water runoff violation from 2002 and a set of groundwater reports from 1988 to 1993. The groundwater reports discussed VOC contamination reported as emanating from the Site. EDR records state that the RWQCB granted closure for groundwater contamination stating that VOC sources had been adequately defined. This record stated that there were no further requirements by RWQCB. Note, research on the Geotracker website indicates that there is an open case for the 17300 Chestnut Street address pertaining to a leaking tank from 1965; this leak is quantified as not posing an immediate human health threat. There appears to be an error in the data base based on the documented closure stating this is an open SLIC case on groundwater for the Site.

According to records on file, the soil stock piles on the Site are related to a CalTrans project on Railroad Street just south of the Site.

Several maps depicting the historical layout of the 17300 Chestnut Street property were included with the groundwater reports. These maps depict 3 maintenance buildings, 6 paint booths, 2 hazardous storage areas, a wash basin, a TCA still and a clarifier. Stantec has addressed these RECs with a Phase II ESA as discussed in Section 6. The Phase II ESA has included collecting soil and soil vapor samples in the areas noted above to determine if the subsurface has been influenced by these features.

### **4.2.5 United State Environmental Protection Agency**

According to the United States Environmental Protection Agency's website for the San Gabriel Valley (area 4) City of Industry, Puente Valley



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([http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/vwsoalphabetic/San+Gabriel+Valley+\(Area+4\)+City+of+Industry,+Puente+Valley?OpenDocument#prps](http://yosemite.epa.gov/r9/sfund/r9sfdocw.nsf/vwsoalphabetic/San+Gabriel+Valley+(Area+4)+City+of+Industry,+Puente+Valley?OpenDocument#prps)), the list for potentially responsible parties include Mr. Paul Bennett, Chief Executive Officer of Utility Trailer Mfg. Co. at 17295 East Railroad Street, City of Industry as a "Special Notice for Remedial Investigation/Feasibility Study" in 1993 and "Special Notice of Remedial Design/Remedial Action" in 2000. Please refer to Section 2.4 for a discussion on the current status of these agencies actions to the Site.

### 4.2.6 Summary of Findings from Environmental Records Review

Based on the data described above, the review of government environmental records identified evidence of a REC for the Site – the presence of former USTs at the 942 South Azusa Ave. address with no accompanying soil vapor data. In addition, there was no closure letter granted for the waste oil UST at 942 South Azusa. Stantec also identified the historical presence of a clarifier, spray booths, hazardous storage areas, and several maintenance buildings at the 17300 Chestnut Street address as RECs to the Site.

Due to identification of the RECs at 17300 Chestnut Street, Stantec has completed a Phase II ESA to address focused on the identified RECs. The Phase II ESA involved collecting soil and soil vapor data in the areas of the RECs to determine if they have impacted soil or soil vapor below the Site to a level greater than California Human Health Screening Levels for commercial properties allow. Section 6.0 discusses the findings of the completed Phase II ESA and whether the initially identified RECs should be considered RECs.



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## 5.0 HISTORICAL RECORDS REVIEW

### 5.1 AERIAL PHOTOGRAPHIC REVIEW

Aerial photographs for the Site and surrounding areas were obtained from EDR to evaluate historical usage of the site and adjacent properties. The photographs were also reviewed to evaluate any discernible evidence of potential sources of negative environmental impact at the Site. The general activity on a property and land use changes can often be discerned from the type and layout of structures visible in aerial photographs and maps; however, specific elements of a site operation cannot normally be determined.

The following aerial photographs of the Site and surrounding areas were examined during Stantec's historical investigations.

#### 1. Year: 1928

The entire Site is being used as an orchard. Most of the surrounding properties are also being utilized as agricultural land, with major roadways shown though likely unpaved. There is a stream to the north of the Site as well as what appears to be two residences.

#### 2. Year: 1938

The central portion of the Site has been cleared of agriculture but the northern, eastern and western portions of the Site are still agricultural land. There are several area where the vegetation appears to have been removed within the center of the Site. The remaining Site vicinity appears similar to the previous photograph.

#### 3. Year: 1948

There is a new structure in the center of the Site, along the edge of the cleared area. There remaining portions of the Site and surrounding area appears similar to the previous image.

#### 4. Year: 1952

The majority of the Site has been cleared of vegetation with the exception of the northwest corner which still appears to be agricultural land. The clearing that surrounds the single structure in the center of the Site has been expanded. The surrounding properties have also been cleared of most their orchards.

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### 5. Year: 1964

There is a newly constructed warehouse in the northeast portion of the Site. The warehouse appears to have three smaller buildings surrounding it. There are also several small structures in the clearing near the center of the Site. The southwest portion of the Site appears to be a parking and storage area unrelated to the warehouse. The northwest portion of the Site is still an orchard. The central portion of the Site is still predominantly an empty field, possibly some sort of agricultural land. There are several other new warehouses surrounding the Site. There are two buildings on the property to the east, one to the southwest, a larger one to the south and a large warehouse with two smaller buildings to the west.

### 6. Year: 1970/1972

The large warehouse on the Site has been expanded. The western portion of the Site still appears to be agricultural. The central portion of the Site is still vacant. Development in the vicinity has become denser, mostly as industrial space but with scattered commercial properties including what appears to be a gas station to the southwest of the Site. The creek to the north has been lined with concrete and the road the street has been expanded.

### 7. Year: 1981

The Site appears relatively unchanged except for the trees in the western portion of the Site have been removed and there appears to be some sort of test track in the center of the Site that used to be an empty field. There also appears to be a parking area just north of the track. The remainder of the Site and surrounding area appears similar to the previous photograph.

### 8. Year: 1989

The Site appears similar to the previous image. The adjoining properties appear similar to the previous photograph with the exception of the property directly to the south which has a new warehouse.

### 9. Year: 1995

The Site and surrounding properties appear similar to the previous historical photograph.

### 10. Year: 2005

The entire Site has been cleared of all structures. The eastern, central and southwestern portions of the Site appear to be covered in gravel. The western portion which was most recently the orchard now appears to be covered in grass. The surrounding properties appear similar to the previous photograph.



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## 11. Year: 2009/2010

The Site still contains not structures, but it appears that there are vehicles parked on the Site and there are several mounds of earth near the eastern boundary of the Site. The vicinity appears similar to the previous photograph.

## 12. Year: 2012

The Site and vicinity appear similar to the previous photograph.

Stantec's interpretation of historical aerial photographs shows the Site was an orchard until most of the trees were cleared in the 1950s. Buildings were present on the Site in 1964 but it was vacant by 2005. The Site has been undeveloped since 2005. Use for agriculture purposes can be a potential concern due to possible pesticide use. However, due to the planned commercial/industrial use of the Site, pesticides do not pose a REC to the Site. Stantec recommends no further investigation of this issue.

## 5.2 FIRE INSURANCE MAPS

Sanborn Fire Insurance Maps were not available for the Site.

## 5.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

Available historical topographic maps were requested from Environmental Data Resources for the Site and surrounding properties.

### 1. Year: 1894/1901/1904

The site vicinity appears to be undeveloped and no site detail is visible. The city of Puente is depicted to the west of the Site.

### 2. Year: 1927

The Site is shown as vacant. Some of the major roadways are in place including Pomona Boulevard to the north and Anaheim-Puente Road to the west. The Rowland School is shown northwest of the Site. Rain lines are depicted north and south of the Site but neither is adjacent.

### 3. Year: 1953

The northwest portion of the Site is shaded to designate agricultural land. There is also a small structure near the eastern boundary of the Site. No other features are depicted on the Site. The surrounding area is either vacant or agricultural land. The city of Puente to the west is shaded to represent an urban area.

### 4. Year: 1966

The western portion of the Site still appears to be utilized as agricultural land. There are several new structures in the eastern portion of the Site including one



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large warehouse surrounded by three smaller buildings. There is a substation depicted to the north of the Site on the other side of Chestnut Street. There are also several other new industrial warehouses on the properties to the east and west.

## 5. Year: 1972/1981

The western portion of the Site is no longer being utilized as agricultural land. The large warehouse on the Site has an addition along the southern wall. There is also a new drainage channel to the north of the Site.

Based on review of available historical topographic maps, the Site was vacant through 1927 then agricultural and industrial until 1972. The current configuration of the Site is not shown on any maps. The surrounding area was developed sometime between 1953 the 1960s. Use for agriculture purposes can be a potential concern due to possible pesticide use. However, due to the planned commercial/industrial use of the Site, pesticides do not pose a REC to the Site. Stantec recommends no further investigation of this issue.

## 5.4 CITY DIRECTORY

Stantec reviewed the historical city directory abstract provided by EDR. City directories were available from 1975 until 2013. The Site location is listed as Skanska and Utility Trailer Manufacturing in 2008 and 1975. Azusa Western Inc. is also listed on the Site in 1975 under the 942 S. Azusa Avenue address.

Addresses for selected neighboring properties were listed in the EDR City Directory. The listings were for industrial and commercial properties such as a printing company, and a gas station. The gas station is discussed above in section 4.1.3 and does not pose a REC to the Site.

The issues related to the former property occupants have been discussed in prior sections of the report. A copy of the complete City Directory Abstract is provided in Appendix C.

## 5.5 FORMER REPORTS

Stantec reviewed the following historical reports for the Site. Pertinent information was used and referenced throughout the report.

- Gradient Engineers Inc., *Phase I Environmental Site Assessment*, dated December 20, 2001



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- Stantec Consulting Services Inc., 2014, Phase I Environmental Site Assessment, dated September.
- Stantec Consulting Services Inc., 2015, Phase II Environmental Site Assessment with Indoor Air Vapor Intrusion Human Health Risk Assessment Evaluation, dated June 10.

## 5.6 OTHER HISTORICAL SOURCES

Stantec was not provided with any other historical sources relating to the Site.

## 5.7 SUMMARY OF FINDINGS FROM HISTORICAL RECORDS REVIEW

Stantec's interpretation of historical aerial photographs shows the Site was agricultural (orchard) land until most of the trees were cleared in the 1950s. Buildings were present on the Site in 1964 but it was vacant by 2005. The Site has been undeveloped since 2005. Use for agriculture purposes can be a potential concern due to possible pesticide use. However, due to the planned commercial/industrial use of the Site, pesticides do not pose a REC to the Site. Stantec recommends no further investigation of this issue.



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ADDITIONAL SUBSURFACE INVESTIGATION  
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## 6.0 ADDITIONAL SUBSURFACE INVESTIGATION

At the request of CT Realty Investors and their potential capital partners additional assessment beyond that reported in the Phase II ESA dated June 10, 2015 was completed. The requested work was completed on August 6, 2015, and included the advancement of five (5) additional borings. The boring locations were selected to collect soil samples from areas where the original assessment did not analyze soil samples for compounds of concern to the capital partners environmental consultant. The results are discussed below.

Soils encountered during the investigation were classified as silty sand and sands with clay. Groundwater was not encountered in any of the boreholes. The locations of these borings are shown on **Figure 5**.

### 6.1 SAMPLING PROCEDURES

#### Soil Sampling

The five soil boring locations (B-4; B-7; B-8; B-9; and B-13) were hand augered within the upper five feet for utility clearance. Once the five foot depth had been reached, one of the borings (B-7) was further advanced using a Geoprobe direct push rig to approximately 15 feet below ground surface (ft bgs). During advancement at each location, sampling of subsurface soils was performed at a depth of approximately 5 ft bgs. Boring B-7 was subsequently sampled every five feet starting at 5 ft bgs using a 24-inch long by 1.25-inch inner diameter stainless steel sampler with acetate inserts. At each sampling interval, the sampler was driven into undisturbed soil using a hydraulic ram on the Geoprobe rig until 24 inches of penetration was achieved. Upon advancement of the sampler to the desired sampling depth interval, the steel rods were extracted from the boring and the sample sleeves were removed. The drilling and sampling sequence was then repeated for the entire depth of each boring.

Upon extracting the sampler at each depth interval, the soils contained therein were visually examined by Stantec field personnel who then classified the soils in accordance with the unified soil classification system. A photo-ionization detector (PID) was also used to monitor the soils collected for volatile organic compound (VOC) vapors. Soil was removed from the steel sleeve and placed in a zip-lock type baggie and the PID probe was inserted into the baggie to monitor the headspace for VOC vapors.

After classification and VOC vapor evaluation, the soil samples were collected from the bottom portion of the acetate liner. All soil samples were carefully packaged for



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chemical analysis by sealing the sleeve with Teflon sheets, plastic end-caps, and non-VOC tape. After the sleeve was sealed, it was labeled with the appropriate identification information (boring number, sample depth, sample collection date, and sample collection time). The samples were then logged on a chain-of-custody form and placed in an ice-filled cooler for transport to the laboratory. Copies of the chain-of-custody forms are included as Appendix E.

Soil samples were delivered under chain-of-custody (Appendix E) to Eurofins Calscience (EC) based out of Garden Grove, California. A total of five (5) soil samples collected during this investigation were also delivered under chain-of-custody EC. EC is certified to perform hazardous waste testing by the State of California Department of Health Services, Environmental Laboratory Accreditation Program.

## 6.2 ANALYTICAL RESULTS

The laboratory test results are discussed below. Laboratory test results are summarized in attached Tables 1, 2, and 3. The complete laboratory analytical test results are presented on the laboratory data sheets attached as Appendix E.

### Soil Samples

Stantec collected five additional soil samples from the previous soil boring locations B-4; B-7; B-8; B-9; and B-13 for analysis of polychlorinated biphenyls (PCBs), regulated metals, and/or TPH. No TPH concentrations were reported above laboratory reporting limits from the soil sample collected from SB-8 at 5 ft bgs. PCBs were not detected above the laboratory reporting limits in the two soil samples submitted for analysis. All five samples reported Title 22 Metals within typical background metals ranges for California (Kearney Foundation 1996).



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POTENTIAL FOR VAPOR ENCROACHMENT  
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## 7.0 POTENTIAL FOR VAPOR ENCROACHMENT

Consideration of the migration of hazardous substances and petroleum products in all phases including solid, liquid, or vapor is required by the ASTM E1527-13 standard. As stated in Section 2.1 of ASTM E1527-13:

*“Vapor migration must be considered no differently than contaminated groundwater migration in the Phase I investigation. While E2600-10 provides an industry consensus methodology to assess vapor migration, use of E2600-10 methodology is not required to achieve compliance with AAI – an EP may use alternative methodology as deemed appropriate, but this must be documented in the Phase I report (i.e., it must be “capable of being reconstructed by an EP other than the EP responsible for the Phase I”).”*

To address the vapor encroachment concerns identified in the original Phase I ESA dated September 26, 2014. A Phase II ESA was completed in March 2015. That Phase II ESA involved the collection of a total of eighteen (18) soil gas samples at across the Site from locations identified as RECs to the Site in the Phase I ESA. The soil gas sample locations are identified on Figure 5 (attached). The VOC, PCE was reported in sixteen (16) of the samples ranging from 0.023 micrograms per liter (ug/L) to 15 ug/L. Trichloroethylene (TCE) was reported in one sample at 1.4 ug/L. Benzene was reported in twelve (12) of the samples ranging from 0.035 ug/L to 0.17 ug/L. Ethylbenzene was reported in thirteen (13) of the samples ranging from 0.042 ug/L to 0.23 ug/L. Toluene was reported in fifteen (15) of the samples ranging from 0.015 ug/L to 0.96 ug/L. Many of the detected VOCs in soil vapor were detected below or only slightly above the commercial RSL and do not appear to reflect a source on the Site that would warrant further assessment. Soil vapor analytical results reported concentrations of PCE, TCE, benzene, ethylbenzene and/or 1,2,4-trichlorobenzene above their respective RSLs for commercial soil vapor (see Table 4).

Preliminary data review indicates specific areas of concern for soil vapor would be the machine shop area near boring B-4 and the hazardous material storage area near boring B-8 as discussed in the Phase II ESA. These two areas appeared to exhibit elevated VOCs in soil vapor above the Site wide averages. The soil samples collected from borings B-4 and B-8 did not detect VOC in any sample analyzed.

In June 2015, Stantec conducted a Human Health Risk Assessment of the Site. The HHRA was conducted to determine whether site wide soil vapor levels would present unacceptable risk under the planned commercial development. The HHRA also helps



## PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT

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establish where soil vapor concentrations exceed risk-based screening levels for any VOC, and whether further assessment, engineering controls (vapor barriers) or remedial action (excavation) are warranted.

Stantec performed a Site-specific soil vapor intrusion to indoor air human health risk evaluation for commercial receptors in the proposed future warehouse buildings. Following the evaluation, Stantec concluded, on a location by location basis, the RECs identified by the Phase I and Phase II Site Assessments, that shallow soil vapor concentrations for both detected and non-detected (ND) VOCs, (ND VOCs assessed at half method reporting limit), would not pose unacceptable risk to future commercial/industrial receptors. All cancer risk was estimated to be below the acceptable US EPA and DTSC benchmarks of  $1E-06$  and the acceptable hazard index of 1.0.

The soil vapor evaluation was based on the development plans provided by CT Realty (Figure 6) and estimated building heights sent in an email from CT Realty dated May 6, 2015. This evaluation assumes subsurface conditions at the Site in the top five (5) feet do not change drastically in make up during grading or construction and that the proposed developments of building dimensions either remain as indicated or are larger in area and size. It also does not take into consideration any seasonal fluctuations or temporal variability that may affect the modeled soil gas concentrations.

Human health risk modeling for future commercial/industrial receptors was performed on a point-by-point basis for all potential RECs. All detected VOCs and VOCs reported as non-detect (ND), (ND VOCs assessed at half method reporting limit), were modeled as they correspond to future building footprints. The results were modeled using the Johnson and Ettinger (J&E) Advance Soil Gas Model and the results are provided in Table 5. Vapor intrusion cancer risk and hazard index were calculated for each soil vapor point using default volumetric water content for the soil type recorded in borings collected proximate to soil vapor points and using an area-specific water filled porosity value calculated using annual precipitation data from one of the closest National Oceanic and Atmospheric Administration Cooperative Stations to the Site located in Covina City.



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CONCLUSIONS AND RECOMMENDATIONS  
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## 8.0 CONCLUSIONS AND RECOMMENDATIONS

The target property consists of 30.25 acres comprised of several vacant parcels addressed as 17300 East Chestnut Street and 942 South Azusa Avenue located in the City of Industry, County of Los Angeles, California (the "Site" Figure 1). The Site was a manufacturing facility from the 1960s to the 2000s. Prior to the 1960s the Site was agricultural (orchard). The Site is currently a graded vacant lot which is fenced and is divided into two portions. There is material stockpiles composed of soil and construction debris in each of the fenced sections of the Site. These stockpiles are likely from the California Department of Transportation (Caltrans) road improvement activities along Railroad Street south of the Site. The only structures observed onsite during the site reconnaissance were several dry storm water retaining ponds. Gates to access the Site are located along Chestnut Street and Virgil Waters Way. The majority of the Site is covered in soil and gravel with the exception of the southeast corner which is covered in asphalt and concrete from old Site structures and parking areas. Stantec observed surface staining in the southeast corner of the Site indicative of oil staining.

The subject property overlies the Puente Valley superfund (San Gabriel Valley area 4) Site as discussed in Section 4.1.2. The Site was identified as a potential responsible party (PRP) to the superfund basin wide cleanup. As discussed in Section 2.4 below the identified PRP was Utility Trailer (UT), who was a previous property operator. UT has reached settlement with the U.S. EPA in this matter and was classified as a "small contributor" and released from the cost recovery program (see Appendix D). All liens against the property have been released by the U.S. EPA and all that remains is an access agreement to allow entry by the U.S. EPA as necessary to monitor existing wells on the property, a copy of the access agreement is attached in Appendix D. Relocation or abandonment of these wells to allow Site development to occur will require approval by the U. S. EPA under the terms of the agreement.

Stantec's previous Phase I ESA identified several recognized environmental conditions (RECs) including: former underground storage tanks (USTs) on the western portion of the Site, and hazardous materials storage areas, clarifiers, sumps, maintenance shops, spray booths and some surface staining related to the former manufacturing facility on the eastern portion of the Site. Stantec recommended soil and soil gas sampling to assess potential impacts from historical property use and features.

On March 18 and 20, 2015, Stantec completed a Phase II ESA to assess the identified RECs. That Phase II ESA included the advancement of fifteen (15) soil borings across the Site and at each of the identified RECs (Figure 5). Soil analysis reported total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) below laboratory

## PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT

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reporting limits with the exception of soil samples (B-2 at 10 feet below ground surface (bgs) on the western portion of the Site and B-9 at 2 feet bgs on the eastern portion of the Site. These borings were located near the former diesel USTs (B-2) and the maintenance and repair shed (B-9) respectively. B-2-10 contained TPH as diesel (TPHd) at 17 milligrams per kilogram (mg/kg) and B-9-2 contained tetrachloroethene (PCE) at 0.0065 mg/kg. Both of these reported analytes are below the Environmental Protection Agency's Regional Screening Levels (RSLs) for commercial and residential soils (see Table 1). All Title 22 Metals detected were within typical background metals ranges for California (Kearney Foundation 1996). A summary of soil analytical results for metals is provided in Table 2.

On August 6, 2015, Stantec collected five additional soil samples from the previous soil boring locations B-4; B-7; B-8; B-9; and B-13 for analysis of poly chlorinated biphenyls (PCBs), regulated metals, and/or TPH for further site characterization. No TPH concentrations were reported above laboratory reporting limits from the soil sample collected from SB-8 at 5 feet bgs. PCBs were not detected in the two soil samples submitted for analysis (see Table 3). All five samples reported Title 22 Metals within typical background metals ranges for California (Kearney Foundation 1996).

A total of eighteen (18) soil gas samples were also collected across the Site and analyzed for volatile organic compounds (VOCs). Tetrachloroethylene (PCE) was reported in sixteen (16) of the soil gas samples ranging from 0.023 micrograms per liter (ug/L) to 15 ug/L. Trichloroethylene (TCE) was reported in one sample at 1.4 ug/L. Benzene was reported in twelve (12) of the samples ranging from 0.035 ug/L to 0.17 ug/L. Ethylbenzene was reported in thirteen (13) of the samples ranging from 0.042 ug/L to 0.23 ug/L. Toluene was reported in fifteen (15) of the samples ranging from 0.015 ug/L to 0.96 ug/L.

Soil vapor analytical results reported concentrations of PCE, TCE, benzene, ethylbenzene and 1,2,4-trichlorobenzene above their respective RSLs for commercial soil vapor (see Table 4). Preliminary data review indicates specific areas of concern for soil vapor would be the machine shop area near boring B-4 and the hazardous material storage area near boring B-8. Results of soil analyses for samples collected in these areas were non-detect.

Due to the soil gas sample results Stantec performed a Site-specific soil vapor intrusion to indoor air human health risk evaluation (HHRE) for commercial receptors in the proposed future warehouse buildings. The HHRE concluded that, on a location by location basis, the RECs identified by the Phase I and Phase II ESAs that the shallow soil vapor concentrations for both detected and non-detected (ND) VOCs, (ND VOCs



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CONCLUSIONS AND RECOMMENDATIONS  
August 26, 2015

assessed at half method reporting limit), would not pose unacceptable risk to future commercial/industrial receptors. All cancer risk was estimated to be below the acceptable US EPA and DTSC benchmarks of 1E-06 and the acceptable hazard index of 1.0.

Based on the Phase I and II ESAs completed on-Site all RECs have been addressed. A soil management plan should be developed to address how un-recognized environmental conditions, should they exist, be addressed during Site development activities. With the exception of grading inspections in the area of borings B-4 and B-8 and possibly post grading vapor sampling, no further assessment is recommended.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT

LIMITATIONS  
August 26, 2015

## 9.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and existing at this time. The use of this report is subject to the following limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work, budgetary constraints, site access and schedule, as defined in the contract with Stantec.
3. This report is based, in part, on unverified information supplied to Stantec by third party sources, such as regulatory agencies, prior owners or operators of the property, analytical laboratories, subcontractors, etc. Whereas efforts may have been made to substantiate this third party information, Stantec cannot guarantee the completeness or accuracy of this information.
4. The findings, observations and conclusions expressed by Stantec in this report are not, and should not be considered an opinion concerning the compliance of any past or present owner or operator of the Site with any Federal, state or local law or regulation.
5. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Site conditions in existence at the time of investigation.
6. Stantec Reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Issues raised by the report should be reviewed by appropriate legal counsel.

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT**

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7. This report is intended for the sole and exclusive use of Stantec's client. No other person or entity shall be entitled to rely on or use this report without Stantec's expressed written authorization. (Any such written authorization shall involve a "reliance letter" issued at Stantec's discretion and agreed to any executed by such user). If any unauthorized use or reliance occurs, it shall be at the user's sole risk without liability to Stantec.

# PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT

## REFERENCES

August 26, 2015

## 10.0 REFERENCES

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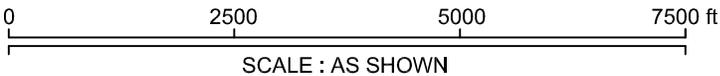
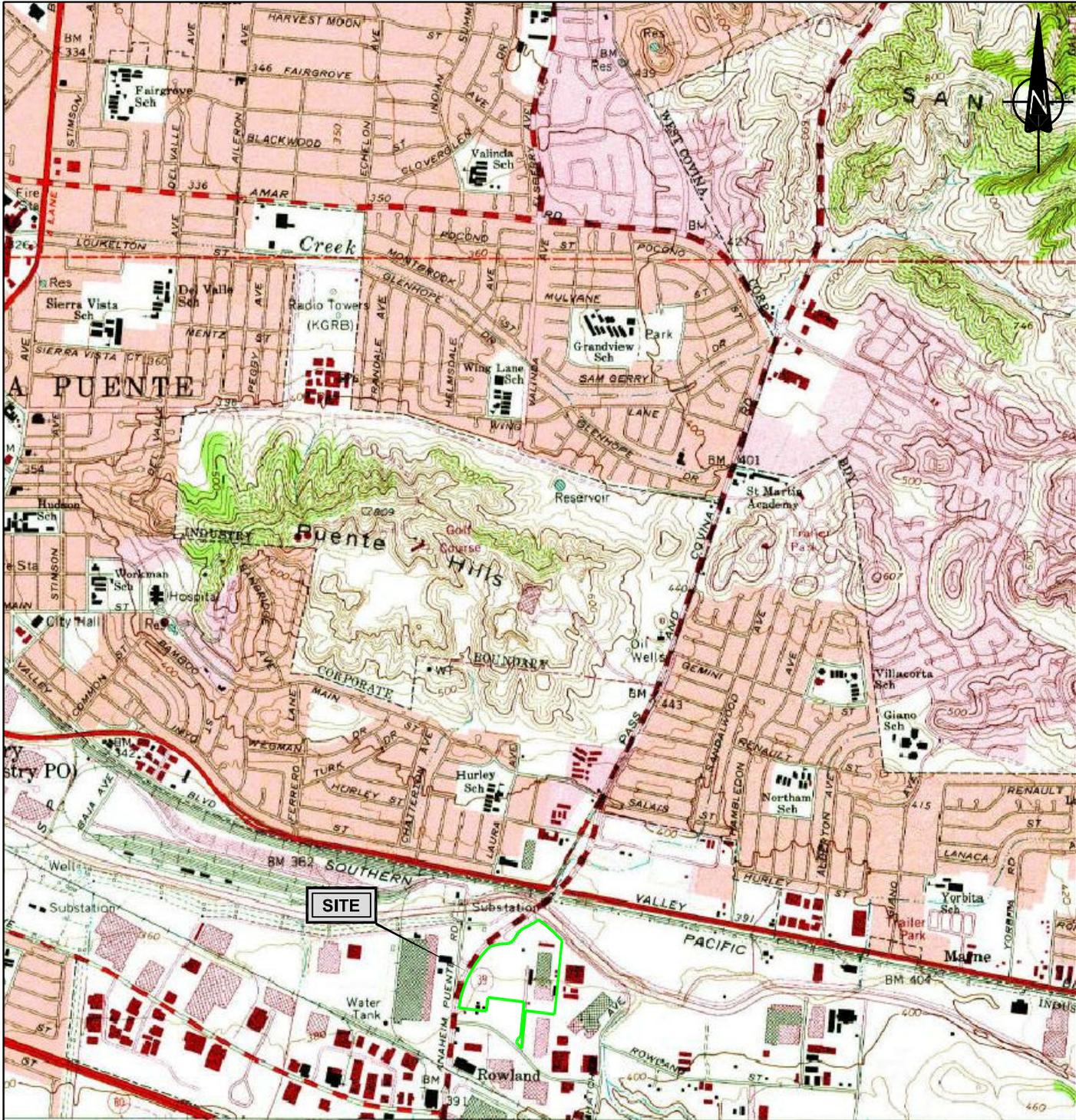
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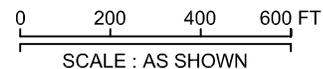
## FIGURES



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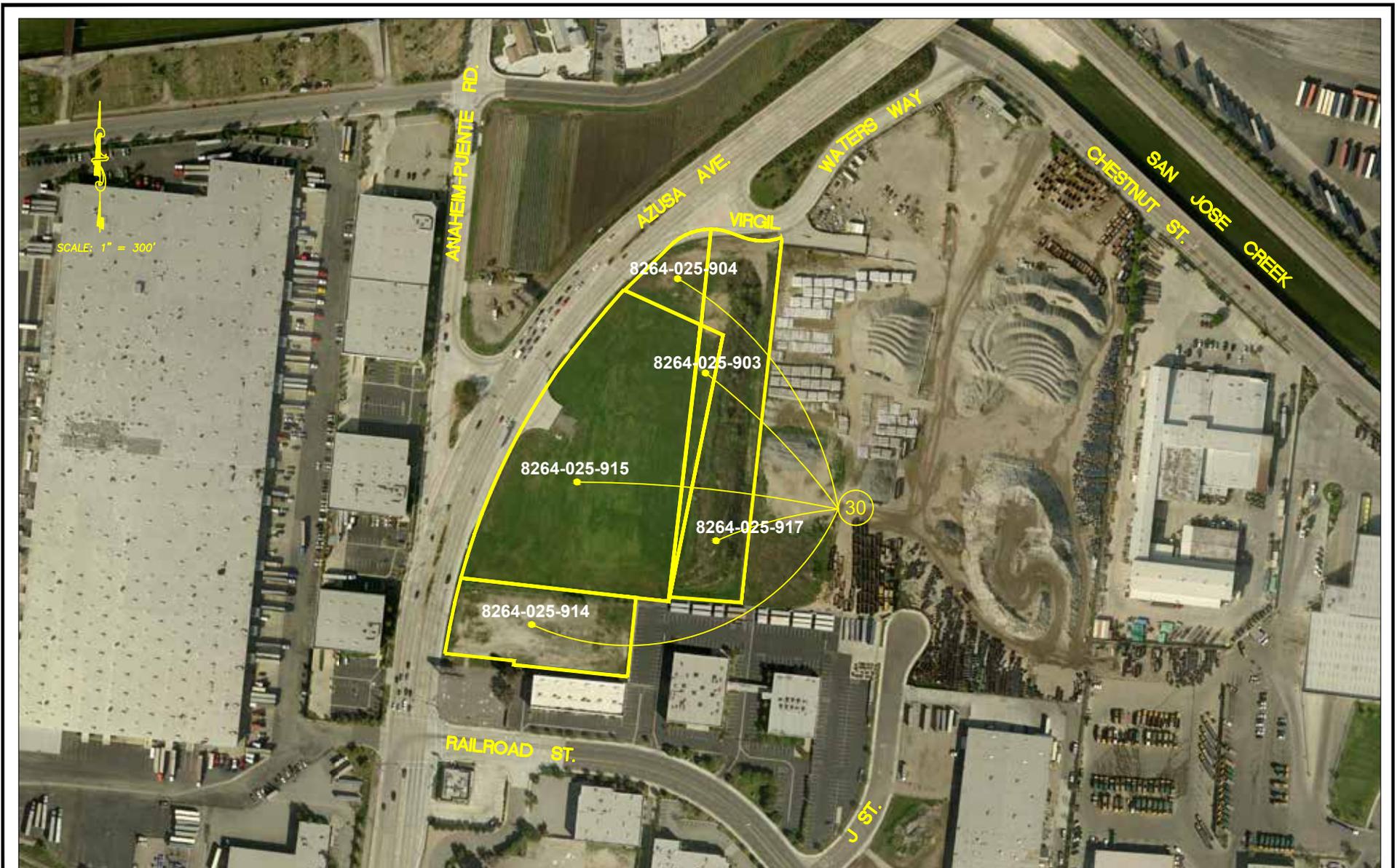
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	Date: 08/07/2015	
	Dwn. By: CD	
	App'd By: ARJ	

Client: CT REALTY



NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

<b>SITE MAP</b> PROPERTIES 30 AND 58, 17300 CHESTNUT STREET AND 942 AZUSA AVENUE, CITY OF INDUSTRY, CALIFORNIA	Project No.: 185803306	<b>Fig. No.:</b>  <b>2</b>	
	Scale: AS SHOWN		
Client: CT REALTY	Date: <b>08/07/2015</b>		
	Dwn. By: CD <sub>DM</sub> SC2014090013		
	App'd By: DM		



**APN NUMBERS FOR PROPERTY 30  
942 AZUSA AVENUE, CITY OF INDUSTRY, CA**

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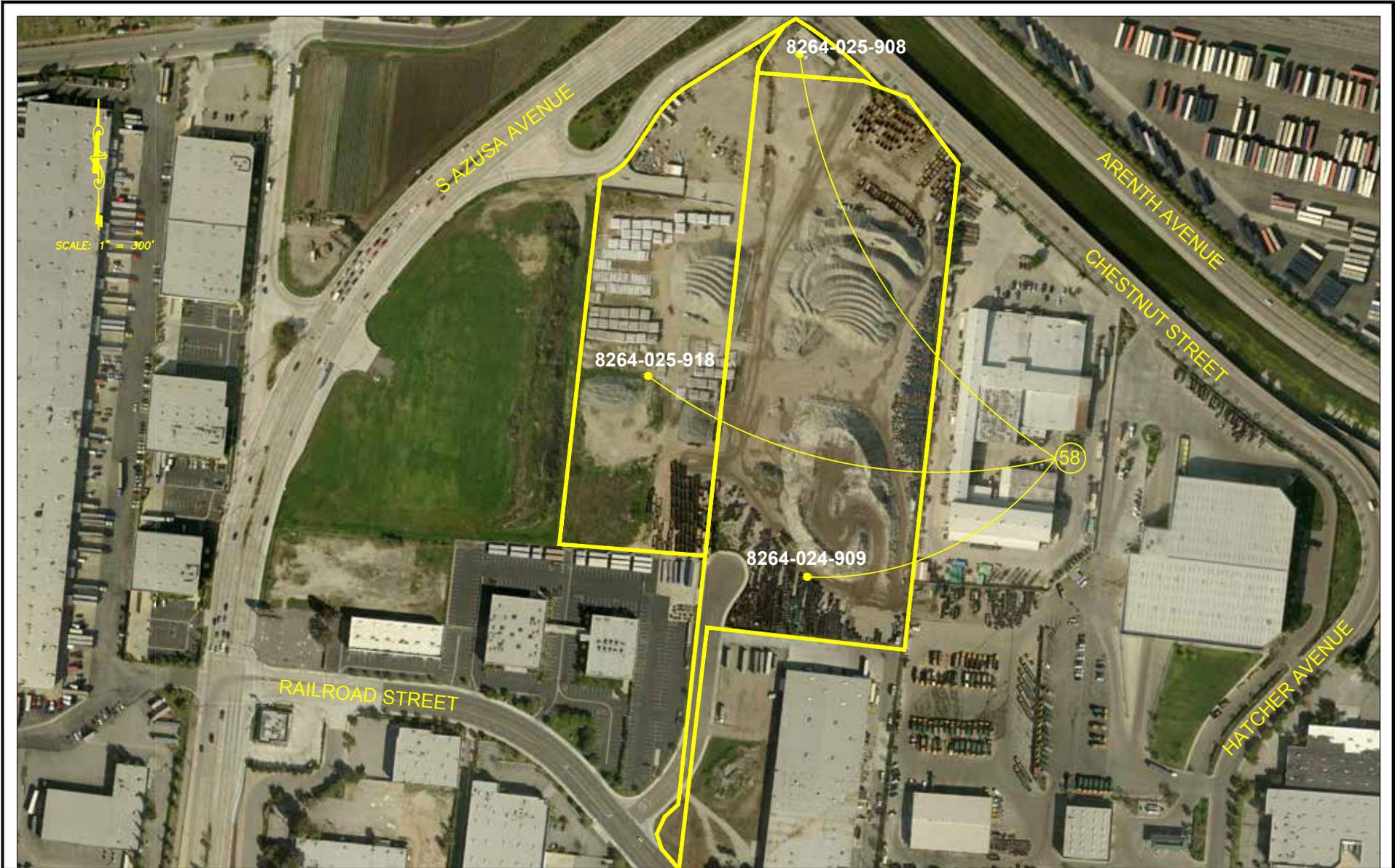
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Fig. No.:

**3**



CLIENT: CT REALTY



**APN NUMBERS FOR PROPERTY 58  
17300 CHESTNUT STREET, CITY OF INDUSTRY, CA**

**APNS:  
8264-024-909  
8264-025-918  
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Project No.: 185803306

Scale: AS SHOWN

Date: 08/07/2015

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**4**

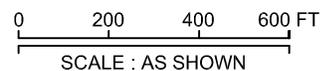


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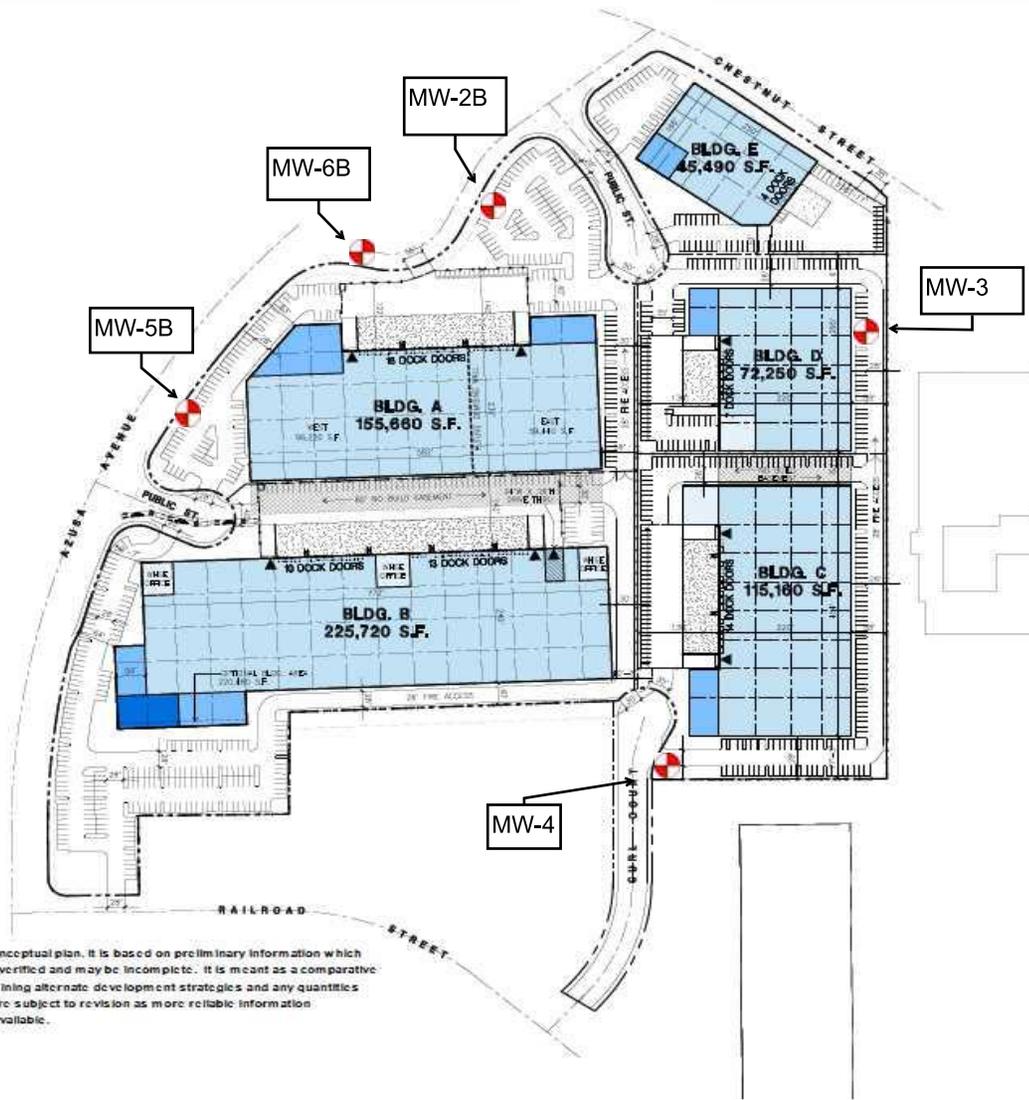
**LEGEND**

- BORING LOCATION
- ⊕ OBSERVED MONITORING WELL LOCATION

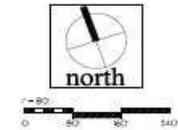
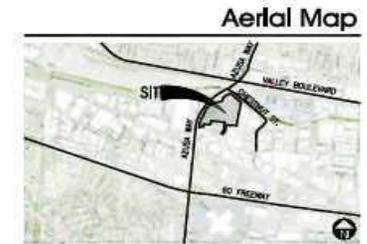


NOTE: THIS DRAWING ILLUSTRATES SUPPORTING INFORMATION SPECIFIC TO A STANTEC SERVICES INC. REPORT AND MUST NOT BE USED FOR OTHER PURPOSES.

<p><b>SAMPLE LOCATIONS</b></p> <p>PROPERTIES 30 AND 58, 17300 CHESTNUT STREET AND 942 AZUSA AVENUE, CITY OF INDUSTRY, CALIFORNIA</p>	Project No.: 185803306	<p>Fig. No.:</p> <p><b>5</b></p>	
	Scale: AS SHOWN		
Client: CT REALTY	Date: 08/07/2015		
	Dwn. By: CD		
	App'd By: ARJ		



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



**Legend**

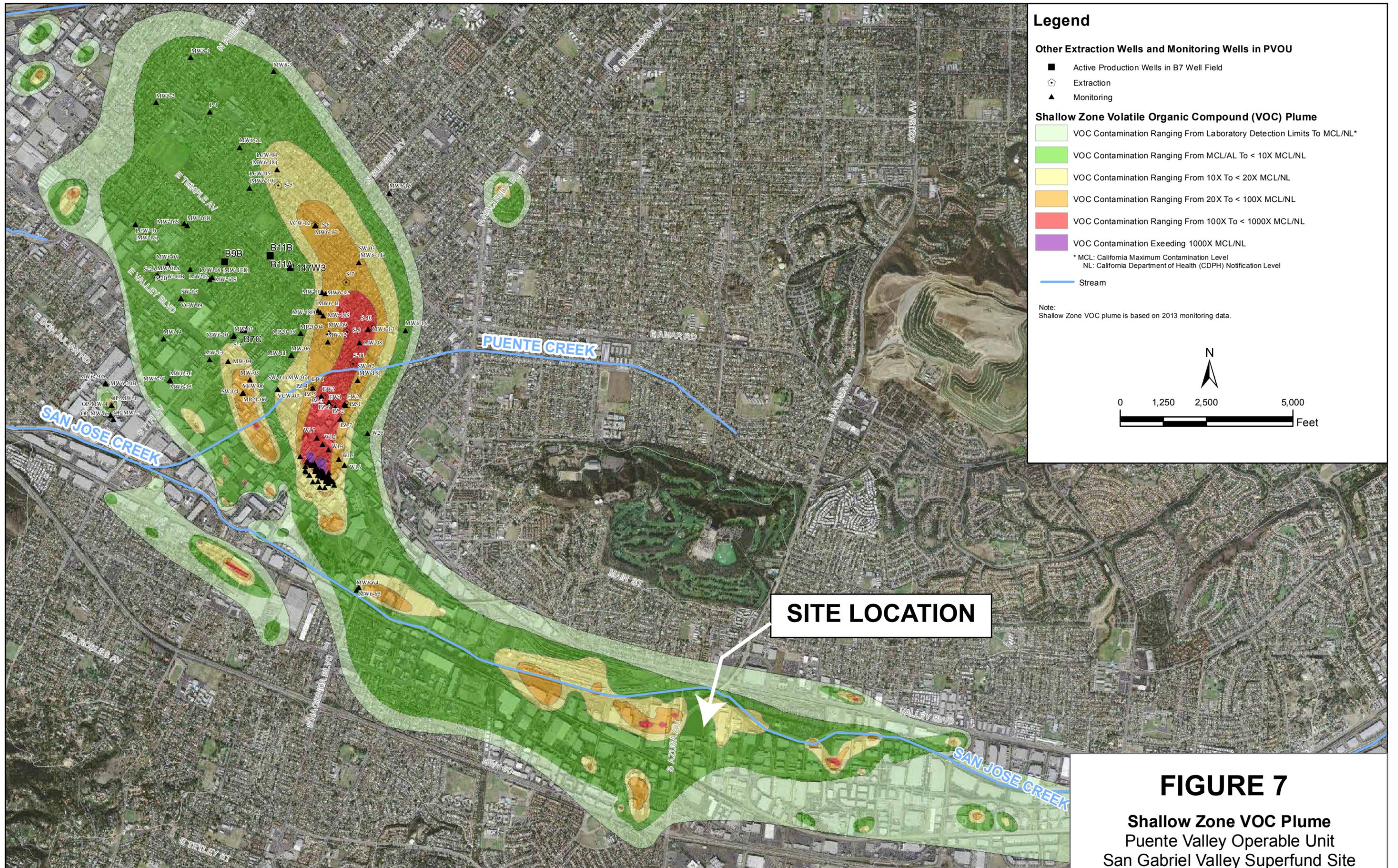
	OFFICE - 1ST FLOOR		WAREHOUSE
	OFFICE - 2ND FLOOR		INTERIOR TRAILER
	OFFICE - 3RD FLOOR		60' NO BUILD EASEMENT
	W.I. FENCE		DRIVE THRU DOOR

**Tabulation**

	BLDG. A	BLDG. B	BLDG. C	BLDG. D	BLDG. E	TOTAL
<b>SITE AREA</b>						
In s.f.	316,259	451,563	236,065	146,881	113,149	1,263,917 s.f.
In acres	7.3	10.4	5.4	3.4	2.6	29.0 ac
<b>BUILDING AREA</b>						
office - 1st floor	15,000	17,300	5,000	7,000	4,000	48,300 s.f.
office - 2nd floor	12,500	17,300	5,000	3,000	4,000	41,800 s.f.
office - 3rd floor		5,800				5,800 s.f.
warehouse office		5,000				5,000 s.f.
warehouse	128,160	180,320	105,160	62,250	37,490	513,380 s.f.
<b>TOTAL</b>	<b>155,660</b>	<b>225,720</b>	<b>115,160</b>	<b>72,250</b>	<b>45,490</b>	<b>614,280 s.f.</b>
<b>COVERAGE</b>	49.2%	50.0%	48.3%	49.2%	40.2%	48.6%
<b>AUTO PARKING REQUIRED</b>						
20K-25K @ 1/500 s.f.	50	50	50	50	50	250 stalls
25K-100K @ 1/750 s.f.	100	100	100	63	28	391 stalls
Above 100K @ 1/1,000 s.f.	56	126	16	n/a	n/a	198 stalls
<b>TOTAL</b>	<b>206</b>	<b>276</b>	<b>166</b>	<b>113</b>	<b>78</b>	<b>836 stalls</b>
<b>AUTO PARKING PROVIDED</b>						
standard (9' x 19')	188	273	133	85	63	742 stalls
handicap (9' x 19')	7	8	6	5	4	30 stalls
compact (8' x 16') 20% max.	19	0	30	23	13	85 stalls
<b>TOTAL</b>	<b>214</b>	<b>281</b>	<b>169</b>	<b>113</b>	<b>80</b>	<b>857 stalls</b>
<b>ZONING ORDINANCE FOR CITY</b>						
Industrial - I						
<b>MAXIMUM FLOOR AREA RATION</b>						
F.A.R. - 50						
<b>SETBACK</b>						
front / Street - 30' from the curb line of any street or highway, whether the street is improved or not						
<b>LANDSCAPE REQUIREMENT</b>						
In percentage	12%	12%	12%	12%	12%	12%
<b>LANDSCAPE PROVIDED</b>						
In s.f.	46,489	63,192	29,423	18,050	27,548	185,102 s.f.
In percentage	14.7%	14.0%	12.5%	12.3%	24.7%	14.6%

Source: HPA Architecture, April 9, 2015

<p><b>SITE PLAN WITH FUTURE BUILDING FOOTPRINT</b>  <b>PROPERTIES 30 AND 58</b>  <b>17300 CHESTNUT STREET AND 942 AZUSA AVENUE, CITY OF INDUSTRY, CA</b></p>	Project No.: 185803306	<p><b>Fig. No.:</b>  <b>6</b></p>	
	Scale: AS SHOWN		
	Date: 08/07/2015		
	Dwn. By: CD		
	App'd By: ARJ		
Client: CT REALTY			



**Legend**

**Other Extraction Wells and Monitoring Wells in PVOU**

- Active Production Wells in B7 Well Field
- ⬮ Extraction
- ▲ Monitoring

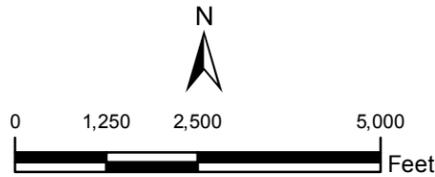
**Shallow Zone Volatile Organic Compound (VOC) Plume**

- Light Green: VOC Contamination Ranging From Laboratory Detection Limits To MCL/NL\*
- Green: VOC Contamination Ranging From MCL/AL To < 10X MCL/NL
- Yellow: VOC Contamination Ranging From 10X To < 20X MCL/NL
- Orange: VOC Contamination Ranging From 20X To < 100X MCL/NL
- Red: VOC Contamination Ranging From 100X To < 1000X MCL/NL
- Purple: VOC Contamination Exceeding 1000X MCL/NL

\* MCL: California Maximum Contamination Level  
 NL: California Department of Health (CDPH) Notification Level

— Stream

Note:  
 Shallow Zone VOC plume is based on 2013 monitoring data.



**SITE LOCATION**

**FIGURE 7**

**Shallow Zone VOC Plume  
 Puente Valley Operable Unit  
 San Gabriel Valley Superfund Site**

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT**

REFERENCES  
August 26, 2015

## **APPENDIX A PHOTOGRAPHIC RECORD**

**STANTEC CONSULTING INCORPORATED  
PHOTOGRAPHIC RECORD**

**Client:** CT Realty

**Job Number:** 185803306

**Site Name:** Utility Trailer/Chestnut

**Location:** 17300 Chestnut St., Industry, CA

**Photographer:** Ryan McDaniel

**Date:** August 10, 2015

**Photograph No. 1**



View of the western portion of the Site with an electrical access point.

**Photograph No. 2**



View of the western portion of the Site and a monitoring well on the western property.

**STANTEC CONSULTING INCORPORATED  
PHOTOGRAPHIC RECORD**

<b>Client:</b> CT Realty	<b>Job Number:</b> 185803306
<b>Site Name:</b> Utility Trailer/Chestnut	<b>Location:</b> 17300 Chestnut St., Industry, CA
<b>Photographer:</b> Ryan McDaniel	<b>Date:</b> August 10, 2015

**Photograph No. 3**



View of the northern storm drain on the eastern property.

**Photograph No. 4**



View of the eastern property line.

**STANTEC CONSULTING INCORPORATED  
PHOTOGRAPHIC RECORD**

<b>Client:</b> CT Realty	<b>Job Number:</b> 185803306
<b>Site Name:</b> Utility Trailer/Chestnut	<b>Location:</b> 17300 Chestnut St., Industry, CA
<b>Photographer:</b> Ryan McDaniel	<b>Date:</b> August 10, 2015

**Photograph No. 5**



View of the southeast corner of the Site.

**Photograph No. 6**



View of the southeast portion of the Site.

**STANTEC CONSULTING INCORPORATED  
PHOTOGRAPHIC RECORD**

**Client:** CT Realty

**Job Number:** 185803306

**Site Name:** Utility Trailer/Chestnut

**Location:** 17300 Chestnut St., Industry, CA

**Photographer:** Ryan McDaniel

**Date:** August 10, 2015

**Photograph No. 7**



View of the southern portion and stockpile on the eastern property.

**Photograph No. 8**



View of the storm drain near the center of the eastern property.

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT UPDATE AND ADDITIONAL SUBSURFACE ASSESSMENT**

REFERENCES  
August 26, 2015

## **APPENDIX B ENVIRONMENTAL DATABASE REPORT**