4.3 HAZARDS AND HAZARDOUS MATERIALS

INTRODUCTION

This section addresses hazards associated with the Project that may potentially affect public health and safety or degrade the environment. This section incorporates information from the following study of the project site, which is provided in ***Appendix 4.3*** *of this environmental impact report (EIR):*

- *Qore Property Sciences, Inc. (Qore)* Phase I and Phase II Environmental Site Assessment (ESA) and Additional Services. *November 8, 2007.*

ENVIRONMENTAL SETTING

Definitions

Hazardous Material

Certain facilities generate substances considered hazardous. Characteristics of hazardous materials include toxicity, ignitability, corrosivity, or reactivity. A hazardous material is defined as:

> *a substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.* (Title 22, California Code of Regulations [CCR], Section 66084)

Hazardous Waste

A "hazardous waste" is defined as "any hazardous material that is abandoned, discarded or recycled." (California Health and Safety Code, Section 25124) In addition, hazardous wastes occasionally may be generated by actions that change the composition of previously nonhazardous materials. The same criterions that render a material hazardous make a waste hazardous: toxicity, ignitability, corrosivity, or reactivity.

Recognized Environmental Conditions

As defined by American Society of Testing Material (ASTM) E 1527-05, "The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the

property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with [environmental] laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

Historical Recognized Environmental Condition

The term *historical recognized environmental condition* as defined by ASTM is an "environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently." ASTM further defines a *historical recognized environmental condition* by stating "If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency… this condition shall be considered a *historical recognized environmental condition*…"

Methodology

Phase I ESA Methodology

A Phase I ESA was completed for the Project site. The investigation included the following:

- A site reconnaissance to identify and evaluate potential sources of recognizable environmental conditions or other conditions of environmental concern;
- A visual survey of the properties in the vicinity of the Project site to evaluate the potential for recognizable environmental conditions or other conditions of environmental concern at the site from these properties;
- A review of historical information, including previous site assessments, to identify recognizable environmental conditions or other conditions of environmental concern at the Project site from historic on-site and off-site uses; and
- A review of State and Federal regulatory environmental database information.

Phase II Subsurface Assessment Methodology

A Phase II subsurface assessment was conducted to identify the potential presence of petroleum or hazardous substances in groundwater associated with the Project site and/or nearby, up-gradient facilities. The investigation included the installation of four soil borings, which were converted to groundwater monitoring wells. The sampling locations were positioned in up-gradient and down gradient locations near the northern and southern boundaries of the Project site.

Existing Conditions

The Project site is located on the west corner of the intersection of West Los Feliz Road and Gardena Avenue in Glendale, California. The Project site is 2.1 acres. The site is currently improved with four vacant office/warehouse buildings with concrete and asphalt parking lots. The on-site buildings were constructed in the 1950s and 1960s.

Land uses around the Project site include manufacturing uses to the north, commercial uses and a veterinary clinic to the east, commercial and retail uses to the south, and the Union Pacific Railroad right-of-way to the west. The current Glendale General Plan land use designation for the Project site is Mixed Use and the zoning designation is Industrial/Commercial-Residential Mixed Use (IMU-R).

Phase I ESA Findings

Historical Information Review

Several sources provided information documenting prior conditions on the Project site including prior reports (Phase I ESAs, subsurface assessments and geotechnical investigations), regulatory files and standard historical sources. Phase I ESA reports reviewed included a 2004 EP Associates (EP) Phase I ESA and a 2005 EP Addendum Phase I ESA. Other sources of information included numerous regulatory files obtained from the Glendale Fire Department, City of Glendale Building Department, and various state agencies and historical aerial photographs, Sanborn Fire Insurance Maps, historical city directories, and a topographic map.

Subsurface assessments of the Project site included a 1997 geophysical survey (using ground penetrating radar [GPR] and/or electromagnetic devices to identify subsurface structures such as Underground Storage Tanks [USTs] or pipe chases) which was included in the 2004 EP ESA, a 2004 TRAK Environmental Group (TRAK) geophysical survey and subsurface soil assessment, a 2004 Geosystems, Inc., geotechnical assessment, and a 2005 EP geophysical survey and subsurface soil assessment.

Project site

Northwestern Portion

National Ice Company was located on the northwest portion of the Project site from the mid-1920s to late 1930s. A building permit from 1924 indicated the installation of a gas pump at the National Ice Company facility, although the use and location was not provided. The 1925 Sanborn map indicated an "oil house" on the northeast corner of the ice plant building. The oil house (which appeared to be relatively small) was likely a storage room for the lubricants used by machinery in the plant. The oil house may have

contained drums, Aboveground Storage Tanks (ASTs), or potentially a UST and the previously mentioned gas pump. The geophysical survey of the northwestern parking lot in 1997 did not identify the presence of anomalies consistent with a UST in this area. The former location of the ice plant structure was a paved parking area with an office trailer for Pyramid Marble at the time of the Phase I site reconnaissance survey. The lack of an identified UST in the area of the former oil house indicates that petroleum storage would have been above ground. Soil sampling has not been conducted in this area. Based on (1) the redevelopment of the site which likely disturbed and redistributed soil in this area, (2) the time elapsed since oil storage (over 80 years), and (3) that groundwater is located at depths of at least 48 to 52 feet below ground surface (bgs), the oil storage is not considered to present a *recognized environmental condition* to the Project site. However, there is potential for localized soil impact in the vicinity of the former oil house. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Quality Col-Pak was an apple processing plant located on the Project site from the early 1940s to late 1970s. This facility initially occupied the building vacated by National Ice Company, and through expansions occupied the entire northern portion of the Project site by 1970. A 9-foot x 3-foot x 3-foot clarifier was noted in building department records in 1959 at the Quality Col-Pak facility. The records indicated the clarifier was used for apple processing waste and floor and equipment wash water before being discharged into a sanitary sewer. A clarifier used for food processing waste is not considered a suspect recognized environmental condition to the Project site.

A permit dated 1950 indicated that a 1,000-gallon gasoline UST was installed for Quality Col-Pak, and a 1962 permit indicated this UST had been removed. However, a third permit indicated a 1,000-gallon "flammable liquid" UST (likely gasoline or diesel) was installed in 1975. Removal of this second 1,000-gallon UST was not documented, indicating the UST may be present at the Project site. The USTs were likely located along the northern boundary of the Project site, north of the former Building 1. No USTs were identified in this area on the Sanborn Map. As previously discussed, the geophysical survey of the northwestern parking lot in 1997 did not identify the presence of anomalies consistent with a UST.

Eight soil borings installed to depths of 10 feet bgs by TRAK along the northwestern property boundary in 2004 did not encounter a subsurface feature. The eight borings appeared to be installed in the area where a UST would have been expected to be located. The borings were installed close enough to one another that if a 1,000-gallon UST was present where the borings were installed, it likely would have been encountered. However, if the tank was located to the northwest or to the southwest of the line, oriented in a direction of southwest to northeast, the tank could have been parallel to the borings and not detected. Given that a specific tank location and orientation was not provided, that the borings were depicted in a

line, and that the Project site configuration has changed since the tank was reportedly present, it is possible that a UST may remain in the vicinity of that location.

Samples were collected in four of the eight borings from 2 to 4 feet bgs and in the remaining four borings from 6 to 10 feet bgs. The sample analysis did not indicate the presence of Total Petroleum Hydrocarbon (TPH) in the soil samples; the soil samples were not analyzed for Volatile Organic Compounds (VOCs). One small area on the northern portion of the Project site was not assessed by the geophysical survey or soil borings and was not covered by buildings during the installation of the UST in 1975. However, this area appeared to be the main entrance and exit for the Quality Col-Pak facility and is unlikely to be the location of the UST that was indicated during the review of the permits.

Based on (1) the results of the 1997 GPR survey, (2) the results of the 2004 TRAK subsurface assessment, and (3) depth to groundwater, the permitted USTs associated with Quality Col-Pak are not considered to present a recognized environmental condition to the Project site. However, there is potential for localized soil impact in the northwestern portion of the Project site from former on-site activities in this area. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Byron's Auto was a Project site tenant from approximately 1997 to 2005 (former Buildings 1 and 2). In 2004, EP observed staining in the automobile service bay by a parts washer, air compressor, and used oil drums. EP also referred to the parts washer as a "parts-cleaning above ground solvent tank." Parts washers used by automobile service companies typically consist of a self-contained cleaning system comprised of a drum (typically 30 to 55 gallons in size) which is used to store a petroleum-based solvent such as mineral spirits with a removable sink and hand sprayer. Solvent from the drum is recycled until replaced by the waste disposal company, in this instance, Safety-Kleen. The waste solvent, oil, and oil filters were removed from the Project site without incident.

At the time of the site assessment, substantial staining in the area of the former Byron's Auto was not observed. The subsurface assessment conducted by TRAK in 2004 included two hand-auger borings near the parts washer, air compressor, and used oil drums. The soil samples collected were analyzed for TPH-diesel, TPH-oil, and VOCs. The boring on the north side of this area indicated low levels of TPH-oil (362 parts per million [ppm] compared to the Primary Remediation Goal [PRG] of 1,000 ppm and the Environmental Screening Limit [ESL] of 500 ppm at 1 foot bgs; the boring on the west side of this area indicated low levels of TPH-oil (61 ppm compared to the PRG of 1,000 ppm and the ESL of 500 ppm), ethylbenzene (2 parts per billion [ppb] compared to the PRG of 400,000 ppb and the ESL of 3,300 ppb), and xylenes (14 ppb compared to the PSG of 480,000 ppb and the ESL of 2,300 ppb) at 1 foot bgs. Other

TPH constituents or VOCs were not detected in the two hand-auger borings, including a 4-foot bgs sample collected on the north side of the area.

Impact in shallow soil was detected, supporting the conclusion that the soil samples were collected in locations where chemicals were stored and spills occurred and the most likely location to detect material impact. Additionally, the impact detected was petroleum (TPH), as is typical of parts washers, and not chlorinated solvents. A deeper sample from this location did not indicate impact. The assessment appropriately addressed suspect findings in this area from Byron's Auto and the analysis of soil samples did not identify material impact to soil in this area. The detected presence of petroleum constituents at concentrations below regulatory screening levels are considered to be a *de minimis* condition.

Based on (1) the conditions reported by the EP Phase I ESA, (2) on-site observations, (3) dates of operations (1997 through 2005), (4) the results of the 2004 TRAK subsurface assessment, and (5) depth to groundwater, Byron's Auto is not considered to present a *recognized environmental condition* to the Project site. However, there is potential for localized soil impact in the former Byron's Auto service bays. Building 1 and 2 were demolished in 2008.

Northeast Portion

Glendale Rotary Offset Printing occupied Building 4 from late 1997 to 2005. In 2004, EP observed storage of new and spent solvents and inks in various sizes of containers and empty 55-gallon drums stored in the fenced area south of Building 4. Drum storage was also indicated by EP to be located in a storage area at the northern corner of the building. An "indirect waste receptor drain/container" was identified on the floor in the film development room of Building 4 by EP. At the time of the site assessment, ink staining was observed on the concrete floor in the area of the former printing presses inside Building 4. Stains were not observed inside Building 4 or in the exterior storage areas.

According to interview information reported by EP, Glendale Rotary Offset Printing purchased the Project site in 1981 and rented the buildings to other tenants until Glendale Rotary Offset Printing moved into Building 4 in 1998. The Glendale Rotary Offset Printing was listed on the HAZNET regulatory database from 1997 to 1999 for generation and disposal of photochemical and photo processing waste. The HAZNET listing did not identify the use of chlorinated solvents. Additionally, this facility was not listed as a Resource Conservation and Recovery Act hazardous waste generator, which would be expected if chlorinated solvents were used at Glendale Rotary. MSDS sheets and the hazardous materials inventory maintained by the Glendale Fire Department for this facility included various inks, oils, and solvents; chlorinated solvents were not included in the materials listed. An inspection conducted by the Glendale Fire Department in 2000 listed several waste storage violations including storing waste inks and

oils beyond 180 days, lack of secondary containment for drums stored outside, and leaking containers stored outside. Violations after 2000 were not noted.

MSDS sheets provided by the former on-site printer in 2004 indicated the cleaning solvents used at the Project site were generally alcohol based, with the exception of one petroleum-based cleaner. The information provided in the 2004 EP ESA did not identify chlorinated solvent use by the on-site printer at that time. Based on the limited length of time the printer was located on-site (late 1997 to 2005), that the most common chemicals used are petroleum based solvents, and that data indicates the use of petroleum based solvents in 1997, 1998, 1999 and 2004, it is likely that the cleaning solvents used for the remaining years were also petroleum based. Review of the information provided does not indicate that Glendale Rotary (operating from 1997 to 2005) used chlorinated solvents at the Project site.

The subsurface assessment in 2004 by TRAK included borings to depths of 3 to 11 feet bgs on the interior of Building 4 near a printing press and the drain in the film development room, on the exterior of the building near the compressors and solvent storage on the north side of building 4, and three borings in the drum storage area on the south side of Building 4. The soil samples collected were analyzed for TPH-diesel (with the exception of one boring), TPH-oil (with the exception of one boring), and VOCs (with the exception of four borings). TPH-diesel, TPH-oil, and VOCs were not detected in the samples collected, with the exception of one boring. This boring was located near a printing press inside Building 4, and identified a TPH-oil concentration of 74 ppm, below the comparison criteria of 1,000 ppm. The detected presence of petroleum constituents at concentrations below regulatory screening levels is considered a *de minimis* condition.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. One of the four wells was located immediately south and topographically cross-gradient of a drum storage area used by Glendale Rotary Offset Printing. A second well was installed approximately 150 feet topographically down-gradient of the previously mentioned well and the former Glendale Rotary Offset Printing facility. Groundwater was encountered at 48 feet to 52 feet bgs. Contamination detected in these wells was likely attributable to off-site sources or the former on-site gasoline service stations and not from Glendale Rotary Offset.

Based on (1) on-site observations and regulatory review, (2) the type of chemicals likely used at Glendale Rotary Offset, (3) depth to groundwater, (4) groundwater assessment results, (5) review of EP's Phase I ESA, and (6) the results of the 2004 subsurface assessment by TRAK, the former Glendale Rotary Offset Printing is not considered to present a *recognized environmental condition* to the Project site. However, there is potential for localized soil impact in the former printing press and drum storage areas. If such impact is

identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Southeast Portion

Richardson Oil Company (service station), Campbell-Land-Pierce (used cars), E J Bartel (service station), and Pratty Rubbish Service were located on the southeast portion of the Project site at various times from the mid-1920s to the mid-1950s. These four historical tenants may have used hazardous substances and petroleum products at the Project site during this time and are considered suspect *recognized environmental conditions*. A permit for the installation of a gas pump and tanks was issued to Richardson Oil Company in 1927. A small building labeled "gas & oil" was located on the southeast corner of the Project site in the 1950 Sanborn map which corresponds to the address and time period of E J Bartel. Additionally, a 1952 permit for Pratty Rubbish Service indicated a 10,000-gallon gasoline UST was installed at the Project site, presumably for refueling garbage trucks. Based on the size of the Project site and the numerous other tenants on-site during the same time period as Pratty Rubbish Service, it is unlikely that solid waste was stored or disposed on-site by this tenant. No records of removal of these USTs were identified during review of the referenced sources, presenting the potential for at least three USTs to remain on-site. At the time of the site assessment, Buildings 3, 5, and 6 were located on the southeastern portion of the Project site. The eastern corner of the Project site and portions of the site to the southeast of these buildings were paved storage/parking areas. No evidence of former or current UST systems was observed in this area during the Phase I site reconnaissance survey.

In 2004, TRAK conducted a geophysical survey and subsurface assessment on the southeast portion of the Project site. The geophysical survey indicated the presence of three anomalies under the southeast parking lot. One anomaly was of a size and shape consistent with the 10,000-gallon UST installed by Pratty; the second anomaly was not readily identifiable and may be a small UST, buried utility vault, or abandoned piping. The third anomaly was reportedly a small metallic object buried directly beneath the asphalt pavement and is not likely a UST.

TRAK installed 25 soil borings to depths of four to 10 feet bgs on the southeast portion of the Project site. Soil borings in the area of the anomaly presumed to be a large UST encountered refusal at 4 feet bgs, confirming the presence of a subsurface structure or UST. No samples were collected beneath the anomalies. If the anomalies are USTs, higher levels of contamination may be encountered in soils beneath the USTs. The borings installed by TRAK were analyzed for the full range of TPH (with the exception of two borings, which were analyzed for TPH-gas), and seven borings were analyzed for the presence of TPH-oil. Laboratory analysis indicated the presence of TPH-diesel in one boring (27 ppm compared to the Soil Screening Level of 100 ppm) and TPH-oil in three borings (113 ppm, 438 ppm, and 761 ppm

compared to the Soil Screening Level of 1,000 ppm). These borings were generally located in close proximity to the location where the geophysical anomalies were identified.

Tetrachloroethene (PCE) was identified in two borings during the 2004 TRAK assessment: at 35 ppb and at 11 ppb. Deeper soil samples from these borings were not analyzed for VOCs. The concentrations detected were well below the California PRG for PCE in Residential Soil of 480 ppb and the ESL of 87 ppb. A specific on-site source of PCE has not been identified. However, PCE could have been present in a cleaning solvent used by one of the former Project site tenants. As previously discussed, the Project site is also located within the boundaries of the Crystal Springs Wellfield National Priorities List (NPL) VOC plume. It is not expected that the regional chlorinated solvent plume would be the source of the PCE detection in soil on-site. The detected concentrations of PCE are considered to be a *de minimis* condition. Based on the depth to groundwater and the low levels of PCE detected in soil, it is unlikely that the Project site has significantly contributed to the groundwater impact.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. One of the four wells was located topographically down-gradient and within 75 feet of the anomalies. A groundwater sample from this well indicated a low concentration of TPH-diesel.

Based on (1) the former presence of a gasoline service station and fuel storage facilities, (2) the presence of the two identified subsurface anomalies by GPR that could be USTs and a third subsurface anomaly by GPR of unknown origin, (3) that some soil samples were found to contain low levels of petroleum and that no soil samples were collected beneath the anomalies, and (4) that petroleum was detected in groundwater located in close proximity and topographically down-gradient of former fuel storage activities, the former use of the southeastern property is considered to be a suspect *recognized environmental condition*. Further assessment of the three anomalies is recommended. If underground features are encountered, it is recommended that the features and associated impacted soil, if any, be removed in accordance with state and federal regulations. There is a potential for localized soil impact in this area from former Project site use as gasoline service stations. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

In addition to the gasoline service stations, a former business was identified, Turner-Yourec Press, to have been located southeast of Building 6 from the 1940s to the early 1950s. The Sanborn Map labeled this facility as "printing" indicating the facility conducted printing activities. This facility was demolished prior to construction of Building 6 in the mid-1950s. This facility was depicted on a Sanborn map with no additional details other than the footprint of the building.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. One of the four wells was located topographically cross-gradient and within 50 feet of the former printer. Constituents expected to be associated with a former printer were not detected in the groundwater sample from this well at concentrations exceeding regulatory screening levels.

Based on (1) the time span since the last date of operation, (2) that the Project site was redeveloped which would have disturbed surface soils in this area, (3) depth to groundwater and (4) the results of the groundwater assessment, the former Turner-Yourec Press is not considered a *recognized environmental condition* to the Project site. However, there is a potential for localized soil impact in this area from the former printer. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Southwest Portion

Tenants of concern located on the southwestern portion of the Project site included Tropico Lumber, Leslie Foods, Chef's Select, Mountain Valley Water Company and the Glenn-Webb Company. Tropico Lumber Company Planing Mill and an associated 100- gallon oil UST were located on the southwest portion of the Project site in the 1908 Sanborn map. By 1919, this portion of the Project site was vacant land. Leslie Foods was a tenant of the Project site in the 1970s; Chef's Select and Mountain Valley Water Company were tenants from the mid-1980s to early 1990s. Glenn-Webb Company was located on the Project site from the early 1950s to the late 1970s.

Former Buildings 1 and 2, and existing Buildings 3, 5, and 6 were all addressed 465 West Los Feliz Road, and the spaces occupied by Leslie Foods and Mountain Valley Water Company were not specified. Chef's Select occupied Building 1 and Glenn-Webb Company appeared to occupy all five buildings. These companies were food production companies with the exception of Mountain Valley Water Company, which distributed bottled water.

Concerns associated with these facilities included the presence of USTs, Well Investigation Program (WIP) regulatory listings, and the presence of clarifiers.

USTs/ASTs

Tropico Lumber Company Planing Mill and an associated 100-gallon oil UST was located on the southwest portion of the Project site in the 1908 Sanborn map. By 1919, this portion of the Project site was vacant land. A geophysical survey and subsurface soil assessment conducted by EP in 2005 did not identify the presence of USTs in the western portion of the parking lot between the former location of

Building 1 and Building 6. Twenty-five soil borings were installed to depths of 20 to 25 feet bgs in the western portion of the lot by EP in 2005. Soil samples were selected from various intervals including 5 feet, 10 feet, 15 feet and 20 feet. Selected soil samples were analyzed for the full range of TPH and Benzene, Toluene, Ethyl benzene, Xylene (BTEX). The presence of TPH or BTEX was not identified in the laboratory results.

A building permit for Leslie Foods in the 1970s was issued for construction of a concrete pad and installation of a tank. Based on the construction of a concrete pad, it appears that the tank installed was likely an AST. An AST or evidence of a previous AST was not observed during the Phase I site reconnaissance survey. Numerous permits were provided for the Glenn-Webb Company. Permits from 1954 and 1955 indicated the presence of a 550-gallon gasoline UST; a November 1955 permit indicated the 550- gallon UST was removed. A 1959 permit indicated a 1,000-gallon gasoline UST was installed for Glenn-Webb, and a 1963 permit indicated the 1,000- gallon UST was filled in place. A 1963 permit indicated a 10,000-gallon gasoline UST was installed at the Project site; no removal records were identified for the 10,000-gallon UST.

As previously discussed, the 2005 EP geophysical survey and subsurface assessment did not identify the presence of underground structures or soil contamination on the southwestern portion of the Project site. The USTs associated with Glenn-Webb could be on the southwestern portion of the Project site or could be associated with the anomaly on the southeast corner of the Project site identified as a potential 10,000-gallon UST during the 2004 TRAK geophysical survey and subsurface assessment.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. One of the four groundwater monitoring wells was located immediately south and topographically down gradient of the area where the former on-site USTs may have been located. A groundwater sample identified the presence of TPH-diesel at a concentration of 120 ppb that exceeds regulatory screening criteria of 100 ppb.

Based on (1) the former and possibly current USTs, (2) lack of specific information indicating the location of the USTs and (3) the results of the groundwater assessment indicating petroleum impact in groundwater in close proximity in a down-gradient direction, the former use of the southwestern portion of the Project site is considered to be a *recognized environmental condition*.

WIP Regulatory Listings

As previously discussed, Chef's Select and Mountain Valley Water Company were identified on WIP regulatory database as historical facilities. According to the Los Angeles Regional Water Quality Control Board (LARWQCB), the WIP database was composed of facilities that were identified as responsible

parties in the San Fernando Valley NPL plume, were identified as using chlorinated solvents or heavy metals, or were identified as potentially utilizing chlorinated solvents or heavy metals. Both tenants received "no further action" letters from the LARWQCB in February 1997.

Clarifiers

A note dated 1959 in the Glenn-Webb regulatory file indicated the presence of a clarifier at the facility, and a 1985 industrial waste discharge permit for Chef's Select, which occupied former Building 1, indicated the use of an existing clarifier for floor and equipment washwater from potato baking activities. At the time of the site assessment, a three-stage clarifier was observed in Building 1. The clarifier along with the building has since been removed. Based on the historical sources reviewed, the tenants at the subject property that utilized the clarifier were food production companies, and the wastewater disposed in the clarifier consisted of food debris and equipment washdown water.

In 2005, EP installed two direct push soil borings to depths of 10 and 15 feet bgs in the vicinity of a former clarifier in former Building 1 and two direct push soil borings to depths of 3 and 8 feet bgs in the vicinity of the concrete patch suspected to be another former clarifier. The soil samples were analyzed for the full range of TPH, BTEX, VOCs, and CAM 22 Metals. Laboratory analysis did not detect these constituents in samples from the four direct push borings.

Based on (1) on-site observations, (2) historical review, (3) regulatory review, and (4) review of EP's Phase I ESA, and (5) the results of the 2005 subsurface assessment by EP, the current and former clarifiers are not considered to present a *recognized environmental condition* to the Project site. There is potential for localized soil impact in the vicinity of the clarifiers. This potential soil impact is not expected to be significant because the use of the clarifiers appears to have been restricted to food processing companies. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Project Vicinity

A service station was noted on the 1925 Sanborn map located adjoining the Project site to the northeast, near West Los Feliz Road in the location of what is now Gardena Avenue. The service station was not noted on the 1919 Sanborn map or the 1928 historical aerial photograph, indicating the service station was likely present from the early to mid-1920s. This service station was located topographically up- to cross gradient of the Project site. Previous soil borings on the southeast portion of the project site did not identify significant soil contamination in that area. However, the nearest soil boring along the southeastern Project site boundary was extended to 10 feet bgs and located approximately 20 feet down gradient from the area of the northeast-adjoining former service station. Due to the shallow depth of the

boring and distance of the boring from the former service station, samples from this boring may not have encounter soil contamination from the former northeast-adjoining service station, if present.

The area of this former service station was redeveloped as Gardena Avenue. USTs and/or soil contamination from the former northeast-adjoining service station were likely encountered and addressed during construction of Gardena Avenue. Based on (1) short duration of the presence of the former service station (less than 10 years), (2) length of time since the service station was present (over 80 years), (3) depth to groundwater, (4) that the highest detected concentration of TPH was in one of the monitoring wells located cross-gradient to this facility, and (5) development of Gardena Avenue, the former northeast-adjoining service station is not considered to present a *recognized environmental condition* to the project site.

The Project site also had on-site service stations and/or fuel USTs during the period the northeast-adjoining service station was present. Potential releases from the on-site and northeast-adjoining fuel storage present the possibility for commingled plumes at the Project site. As indicated previously, to assess groundwater conditions at the up-gradient and down-gradient boundaries of the Project site in areas that were accessible to drilling equipment, four groundwater monitoring wells were installed. One of the four wells was located topographically down gradient of the on-site service station and this off-site gasoline service station. A groundwater sample from this well did not indicate the presence of petroleum constituents above screening comparison criteria. Based on the results of the groundwater assessment, it does not appear that a commingled plume from this off-site facility with the on-site facilities, if present, would be migrating further down gradient and impacting off-site facilities.

Another service station was noted on the 1950 Sanborn map on the southeast-adjoining property, on the southwest corner of the intersection of West Los Feliz Road and Gardena Avenue. The 1940 historical aerial photograph indicated the service station was present at that time; in the 1956 historical aerial photograph, the location of the service station had been paved over with the re-routed West Los Feliz Road. This historical service station was identified during regulatory review as the L W Binkley service station. Based on its down gradient position, the former southeast-adjoining service station is not considered to present a *recognized environmental condition* to the Project site. However, the Project site also had on-site service stations and/or fuel USTs during this period. Potential releases from the on-site and southeast-adjoining fuel storage present the possibility for commingled plumes down gradient from the Project site. As indicated above, based on the groundwater assessment, it does not appear that this down-gradient property has been impacted by petroleum constituents migrating from the Project site. Based upon the information obtained, this assessment has not revealed evidence of *recognized environmental conditions* in connection with the Project site:

Government Database Review

A report of select regulatory databases published for the local area was reviewed to identify facilities potentially constituting a suspect *recognized environmental condition* in regard to the Project site. The databases were reviewed to identify recorded facilities located on, or in proximity to, the Project site using the ASTM E 1527-05 standard environmental record sources and recommended approximate minimum search distances.

Additional information was sought regarding listed facilities that may constitute *recognized environmental conditions* in connection with the Project site. In addition, local agencies were contacted regarding recorded information, incidents, or activities of environmental concern relating to the Project site and its immediate environs.

A records search of multiple federal, state, local, tribal, and proprietary environmental databases was conducted and is provided in Appendix F of the Phase I ESA in **Appendix 4.3** of this Draft EIR. Pertinent findings of the government database review are summarized below.

Project Site

As discussed above, the Project site was listed on the HAZNET regulatory database from 1997 to 1999 for generation and disposal of photochemical and photo processing waste and the WIP regulatory database due to uses associated with two former tenants (Chef's Select and Mountain Valley Water Company).

Project Vicinity

San Fernando Valley Crystal Springs Wellfield (Area 2) & Pollock Wellfield (Area 4)

According to the U.S. Environmental Protection Agency (EPA) San Fernando Valley Superfund Sites Update in 2003, Trichloroethene (TCE) and Tetrachloroethylene (PCE) were detected in numerous drinking water wells in the San Fernando Valley (the Valley) above the Maximum Concentration Limit (MCL) (five ppb) in the early 1980s. In 1986, the San Fernando Valley was added to the NPL list. The Valley was divided into four study areas; the Project site is located within the Crystal Springs operating unit (OU). In 1989, the EPA found elevated concentrations of VOCs in the groundwater in the Glendale area. Two groundwater plumes were discovered and named the Glendale North and Glendale South OUs within the Crystal Springs OU; the Project site is located within the Glendale South OU.

The 2002 and 2005 plume maps indicated the presence of both PCE and TCE from 5.01 ppb to 50 ppb in shallow groundwater in the Project site vicinity. However, the well-specific information provided indicated the concentrations of PCE and TCE in the nearby monitoring wells were both below the 5 ppb

MCL (TCE at 0.14 to 1.3 ppb and PCE at 0.49 to 1.6 ppb). Two of the three wells were located approximately 700 feet down-gradient of the Project site, and the third well was located approximately 2,000 feet down- to cross-gradient of the Project site. Based on the shapes of the groundwater plumes on the plume maps, concentrations of PCE and TCE are likely higher at the Project site than in the down-gradient wells. Based on (1) the results of the groundwater assessment and (2) a regulatory review, the San Fernando Valley plume is considered a *recognized environmental condition* to the Project site.

Franciscan Promenade/Franciscan Ceramics (2901 Los Feliz Boulevard)

The 45-acre former Franciscan Ceramics facility was used to manufacture ceramic tile, dinnerware, and clay pipe from approximately 1905 to 1988. Excess unfired glazing material that contained hazardous concentrations of lead, cadmium, and zinc was deposited in low-lying areas of the facility property. Remediation work conducted in 1990 included excavation and off-site disposal of contaminated soil and placement of a clay cap over contaminated soil that remained at the facility property. The Department of Toxic Substances Control (DTSC) established a groundwater-monitoring program for the former Franciscan Ceramics facility, which included the sampling and analysis of groundwater monitoring wells along the perimeter of the facility boundaries. The purpose of the groundwater-monitoring program was to determine whether heavy metals were migrating vertically and impacting groundwater. According to a November 2006 Groundwater Monitoring Report, Cadmium at 0.0001 ppm (compared to the MCL of 0.005 ppm), Lead at 0.00012 ppm (compared to the MCL of 0.015 ppm), and Zinc at 0.012 ppm (no current MCL) was detected at the closest groundwater monitoring well to the Project site. In addition, the November 2006 Report indicated that the area of capped contaminated soil was located over 975 feet west-northwest (cross gradient of the Project site). The November 2006 report also indicated a measured south-southwest groundwater gradient. During the Phase I site reconnaissance site, the southern portion of the former Franciscan Ceramics facility was occupied by a Costco, Toys R Us, Best Buy, and multitenant retail business and restaurant buildings. Based on (1) its cross-gradient location, (2) status as of the November 2006 Groundwater Monitoring Report, and (3) observations, the former Franciscan Ceramics facility is not considered to present a *recognized environmental condition* to the Project site.

Colour Grow (440 West Cypress Street)

According to file information provided by the DTSC, the unspecified solvent mixture listed on the HAZNET database was a one-time shipment in 1998. Research indicated Colour Grow was a Europe-based company that produced non-toxic, biodegradable, hydroponic crystals in which house plants could be grown as an alternative to soil. It is likely that the warehouse adjoining the Project site was a distribution center for Colour Grow. During the Phase I site reconnaissance survey the facility was observed to be occupied by Temperature Technology, a heating and air conditioning service company.

Based on (1) current regulatory status, (2) past facility operations with respect to Colour Glow, and (3) present operations with respect to Temperature Technology, Colour Grow is not considered to present a *recognized environmental condition* to the Project site.

Mechanical Engineering Company (433 Fernando Court)

During the Phase I site reconnaissance survey; this facility was observed to be occupied by Glendale Studios, a production company. According to file information obtained from the DTSC, liquid with halogenated organic compounds greater than 1,000 ppm was generated from 2000 through 2003; oil/water separation sludge was a one-time shipment in 2003. Historical research indicated Mechanical Engineering Company (Mechanical) was a metalworking facility conducting precision machining and stamping activities. This facility was present from the early 1960s to the early 2000s. This indicates petroleum products and/or hazardous substances were likely utilized at the adjoining facility for over 40 years.

The WIP file obtained for this facility from the LARWQCB included records of an inspection in December 1994 by the LARWQCB that indicated liquid and stains in the vicinity of a parts washer and 55-gallon steel drum. Material Safety Data Sheets (MSDS) reviewed by the LARWQCB representative indicated previous use of 1,1,1-trichloroethane by Mechanical. Based on the results of the inspection, the LARWQCB required a soil gas survey at the Mechanical facility. Two soil gas surveys were conducted at the Mechanical facility in 1995. While the soil gas surveys showed chlorinated solvent contamination likely originated from the Mechanical facility and a facility to the east of the Mechanical facility, the LARWQCB reviewed the data and determined that the Mechanical facility had not significantly contributed to the regional VOC plume. The Mechanical facility received a "no further action" letter (NFA) letter regarding the WIP listing from the LARWQCB in October 1995.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the project site to assess groundwater conditions. Based on the results of the assessment, it appears that the project site is impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume. In consideration of (1) the results of the groundwater assessment, (2) close proximity, (3) topographic up-gradient location and (4) review of the regulatory file for the Mechanical Engineering Company, this facility is considered to be a *recognized environmental condition* to the project site.

Mechanical Concepts, Inc. (429 Fernando Court)

At the time of the Phase I site reconnaissance survey, Mechanical Concepts, Inc., (Concepts) was present at the listed address. According to file information obtained from the DTSC, hydrocarbon solvents,

unspecified solvent mixture, waste oil and mixed oil, and/or unspecified oil-containing waste have been generated at this location from 1997 to the present. Historical research indicated the Concepts facility had been present since the mid-1980s and conducted design and fabrication of custom engineered machinery. Petroleum products and/or hazardous substances were likely utilized at the facility for approximately 20 years.

The WIP file for the Concepts facility was obtained from the LARWQCB. The file indicated limited amounts of petroleum waste (approximately 5 gallons) were stored at the facility. An inspection of the Concepts facility by LARWQCB staff in November 1994 did not identify USTs, ASTs, or clarifiers. Two floor drains were identified at the Concepts facility, but they were reportedly observed to be covered with concrete and no longer in use. The Concepts facility received a NFA letter from the LARWQCB in December 1994 regarding the WIP regulatory listing. However, Concepts' continued use of petroleum products and/or hazardous substances presents the possibility of releases at the facility since the time of the LARWQCB inspection.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. The groundwater assessment is discussed later in the section. Based on the results of the assessment, it appears that the Project site has been impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume. In consideration of (1) the results of the groundwater assessment, (2) close proximity, (3) topographic up-gradient location and (4) review of the regulatory file for Concepts, this facility is considered a *recognized environmental condition* to the Project site.

Nova Automotive (421 Fernando Court)

At the time of the Phase I site reconnaissance survey, Nova Automotive (Nova) was present at the listed address, which is located to the north of the Project site. The database report indicated that waste generated at this facility included contaminated soil from a cleanup on the property. WIP file status was listed as historical. According to file information obtained from the DTSC, the contaminated soil was a one-time shipment of over 40 tons of soil in 1993. Nova is a wholesale auto parts distributor. Nova Automotive was first listed as a tenant at the listed address in the early 1990s. Prior to occupancy by Nova, the facility address was vacant from the early 1980s. United Staff and Stone was present at the facility address from at least the mid-1950s to the early 1980s. Based on the corresponding dates of Nova's first occupancy of the facility and the shipment of the contaminated soils, it is likely that Nova cleaned up contamination from a previous occupant and not from Nova's activities at the facility. The source of the impact at the Nova facility was not included in the information reviewed.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. Based on the results of the groundwater assessment, the Project site is impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume. In consideration of (1) the results of the groundwater assessment, (2) close proximity, (3) topographic up-gradient location and (4) review of the regulatory file for Nova, the documented impact at this facility is considered a *recognized environmental condition* to the Project site.

Fleming Jacquet & Miller, Inc. (1300 Gardena Avenue)

At the time of the Phase I site reconnaissance survey, this facility address was occupied by Trans Aid Ambulance. According to file information obtained from the DTSC, Fleming Jacquet and Miller, Inc., (Fleming) generated hydrocarbon solvents, unspecified solvent mixture, and/or other organic solids from 1993 to 2000. Historical research confirmed Fleming was at this location in the early 1990s. Research indicated Fleming was related to NBC Universal (entertainment industry), but specific activities conducted by Fleming are unknown.

As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. Based on the results of the groundwater assessment, the Project site is impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume. In consideration of (1) the results of the groundwater assessment, (2) close proximity, (3) topographic up-gradient location and (4) review of the regulatory information for Fleming Jacquet & Miller, this facility is considered a *recognized environmental condition* to the Project site.

Vege Kurl (4115 San Fernando Road and 410-414 West Cypress Street)

At the time of the Phase I site reconnaissance survey, Vege Kurl was observed to be an active facility located 265 feet northeast of the Project site. Research indicated Vege Kurl produced organic health and beauty products. The database report identified the WIP file status as historical and backlog. The Spills, Leaks, Investigation, and Cleanup Listings (SLIC) listing indicated a release of VOCs with a "reopen previously closed case" status. Additional file information was not available on the DTSC SLIC database. The California Hazardous Material Incident Report System (CHMIRS) incident in 1995 was reported to consist of a spill of 250 gallons of hair conditioner from a forklift.

It was noted that if a VOC release at the Vege Kurl facility reached groundwater, it would likely be difficult to distinguish from the regional San Fernando Valley groundwater VOC plume. A regulatory file for this facility was not obtained and therefore, no additional information was obtained. As discussed

later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions. Based on the information obtained, it is possible that this facility contributed to the groundwater impact in the area and the Project site and is therefore considered a *recognized environmental condition*.

Guardian X-Ray Services (Merry X-Ray Chemical Corporation) (1422 Gardena Avenue)

At the time of the Phase I site reconnaissance survey, this facility address was observed to be located 300 feet southeast and cross-gradient to the Project site. This facility was observed to be a warehouse with pallets of materials (buckets, boxes, etc.) visible on racks through open bay doors located 300 feet southeast (cross-gradient). The name of the facility was not publicly displayed. This location was developed as Guardian X-Ray Services (Guardian) from 1993 through 2000. Wastes generated by Guardian included metal sludge, other inorganic solid waste, photochemicals/photoprocessing waste, unspecified oil-containing waste, and aqueous solution with less than 10 percent total organic residues. Based on distance and topographic relationship, the facility at 1422 Gardena Avenue does not present a suspect *recognized environmental condition* to the Project site. However, historical research indicated Guardian occupied 1300 Gardena Avenue (adjoining northeast of the Project site) in the early to mid-1980s. It is probable that Guardian generated wastes similar to those listed in the regulatory database during that period. As discussed later in this section, four groundwater monitoring wells were installed at the up-gradient and down-gradient boundaries of the Project site to assess groundwater conditions.

Other Facilities

Several other facilities were located within the approximate minimum search distances for federal and State databases. These facilities were located at least 530 feet from the Project site in topographically down- to cross-gradient positions. Based on distance, location, and other facility-specific characteristics, these facilities are not considered to present suspect *recognized environmental conditions* to the Project site.

Several other facilities were identified on the database report. Area research did not indicate that these facilities were located within their respective approximate minimum search distances.

The database report listed 20 "orphan" facilities (facilities that were not mapped in the database report due to poor or inadequate address information). With the exception of Pacific States Box and Basket Company, the orphan facilities did not appear to be present within the approximate search radius for the database listings. Based upon the Phase I site reconnaissance survey, distances of the listed facilities, type of regulatory listings identified for these facilities, and conditions typical of the identified facility activities; the orphan facilities do not present suspect *recognized environmental conditions* to the Project site. The historical cleaners and auto stations databases were reviewed. Three facilities were identified to be

suspect *recognized environmental conditions*, E J Bartels, H F Richardson, and L W Binkley service stations. As discussed above, E J Bartels and H F Richardson were located on the Project site; L W Binkley was located on the southeast-adjoining property. These facilities were not identified on current regulatory databases.

Other than Nova Automotive and Mechanical Concept, located north of the Project site, no current adjoining land uses were observed during the area reconnaissance to be a suspect *recognized environmental condition.*

Site Reconnaissance of Site and Adjacent Properties

The Project site reconnaissance consisted of field observations of the Project site and adjoining land areas. Observation and documentation of current uses of the Project site was noted along with indicators of hazardous substances, petroleum products, storage tanks, odors, pools of liquid, drums, containers, PCBs, heating and cooling systems, stains, corrosion, drains and sumps, pits, ponds, lagoons, stressed vegetation, wastes, wells, and septic systems. The Project site reconnaissance was conducted on September 28, 2007 and was performed on foot within areas that were reasonably accessible.

Above and Underground Storage Tanks (AST/UST)

No current storage tanks were observed or reported to be present on the Project site. However, review of historical information indicated past usage of ASTs and/or USTs on the Project site as discussed above. Neither the Project site nor adjoining properties were identified on the state or federal databases for facilities with ASTs or USTs.

Lead-Based Paint

The on-site improvements were constructed prior to 1979 and may contain lead-based paint. During the Phase I site reconnaissance survey, the majority of painted surfaces appeared to be in good condition. However, the paint on the uppermost ceiling of Building 1 was noted to be significantly damaged and was likely to be the original paint from when the building was constructed (prior to 1940 based on historical aerial photographs). A lead-based paint survey was not conducted. Building 1 has since been demolished.

Asbestos Survey

A limited asbestos survey of the Project site was performed on September 28, 2007. This survey consisted of a walk-through of limited building areas, and the collection and analysis of 20 samples of suspect asbestos containing materials (ACM). Buildings 5 and 6 were not accessed as part of the limited asbestos

survey. A portion of Building 5 was observed from an open doorway; the building materials in observed areas did not differ significantly from other existing buildings on the Project site. Conditions in Building 6 were similar to those observed in Building 5.

The Project site contained multiple tenant spaces that had likely been improved and renovated at various times since construction of the on-site buildings as early as 1940. It is likely that the materials in each of the tenant spaces were not homogenous to each other. Suspect ACM observed included numerous types of floor tile with mastic, linoleum, ceiling tiles, ceiling tile mastic, and several different wall systems (comprising wallboard, joint compound, and texture).

Twenty samples of suspect ACM were collected and submitted for analysis, including wall and ceiling systems, floor tile and floor tile mastic, linoleum, ceiling tiles, and ceiling tile mastic. Laboratory test indicated ACM in five of the 20 samples, in the location of the former Buildings 1 and 2. Buildings 1 and 2 have since been demolished.

Hazardous Materials/Hazardous Waste and Petroleum Products

Significant quantities of hazardous substances or petroleum products were not observed or reported to be present on-site. Staining of soils and concrete other than typical parking lot staining, abnormally stressed vegetation, concrete etching, or other evidence of current and past chemical and petroleum product use was not observed or reported to be present on the Project site except as follows:

Ink staining was observed on the concrete floor in Building 4 in the area of the former printing presses. Approximately 10 five-gallon containers of carbon black ink were observed in the entry to the former Building 1. At the time of the Phase I site reconnaissance survey, one of the ink containers was observed to be spilled onto the concrete floor. The incident appeared to be recent since the ink was wet and limited in scope (less than 1 gallon). The spilled ink observed was not near a floor drain and was unlikely to reach a floor drain. Based on the amount of ink observed (less than 1 gallon), the likely non-hazardous nature of the ink, and the lack of floor drains near the spill, the ink staining observed near the entrance of Building 1 is considered a *de minimis* condition and not a *recognized environmental condition* to the Project site. Building 1 has since been demolished.

An abandoned wood lathe was observed in the former Building 1 with oil staining around the base on the end containing the motor. It was evident the motor oil had leaked from the motor of the lathe onto the concrete floor. The lathe motor was not expected to contain more than two to three quarts of oil. Floor drains were not observed in the vicinity of the wood lathe. The limited oil staining from the wood lathe is considered a *de minimis* condition and not a recognized environmental condition to the Project site. The lathe has since been removed.

At the time of the site visit, oil staining was observed on the concrete near the compressor on the south side of Building 1. Similar staining was noted in the 2004 EP ESA, and a hand-auger boring was installed in the vicinity of the stain during the 2004 TRAK subsurface assessment. A soil sample was reportedly collected at 1 foot bgs and analyzed for TPH-diesel, TPH-oil, and VOCs. The analytes were reportedly not detected during laboratory analysis, with the exception of 60 ppm TPH-oil. This detection is well below the most stringent Soil Screening Level of 1,000 ppm for TPH-oil (from a LARWQCB UST Closure guidance document). Based on the on-site observations and the results of the 2004 shallow soil assessment in the area of the compressor, the limited staining is considered a *de minimis* condition and not a *recognized environmental condition* to the Project site. Building 1 has since been demolished.

Potential Polychlorinated Biphenyls (PCB) Containing Equipment

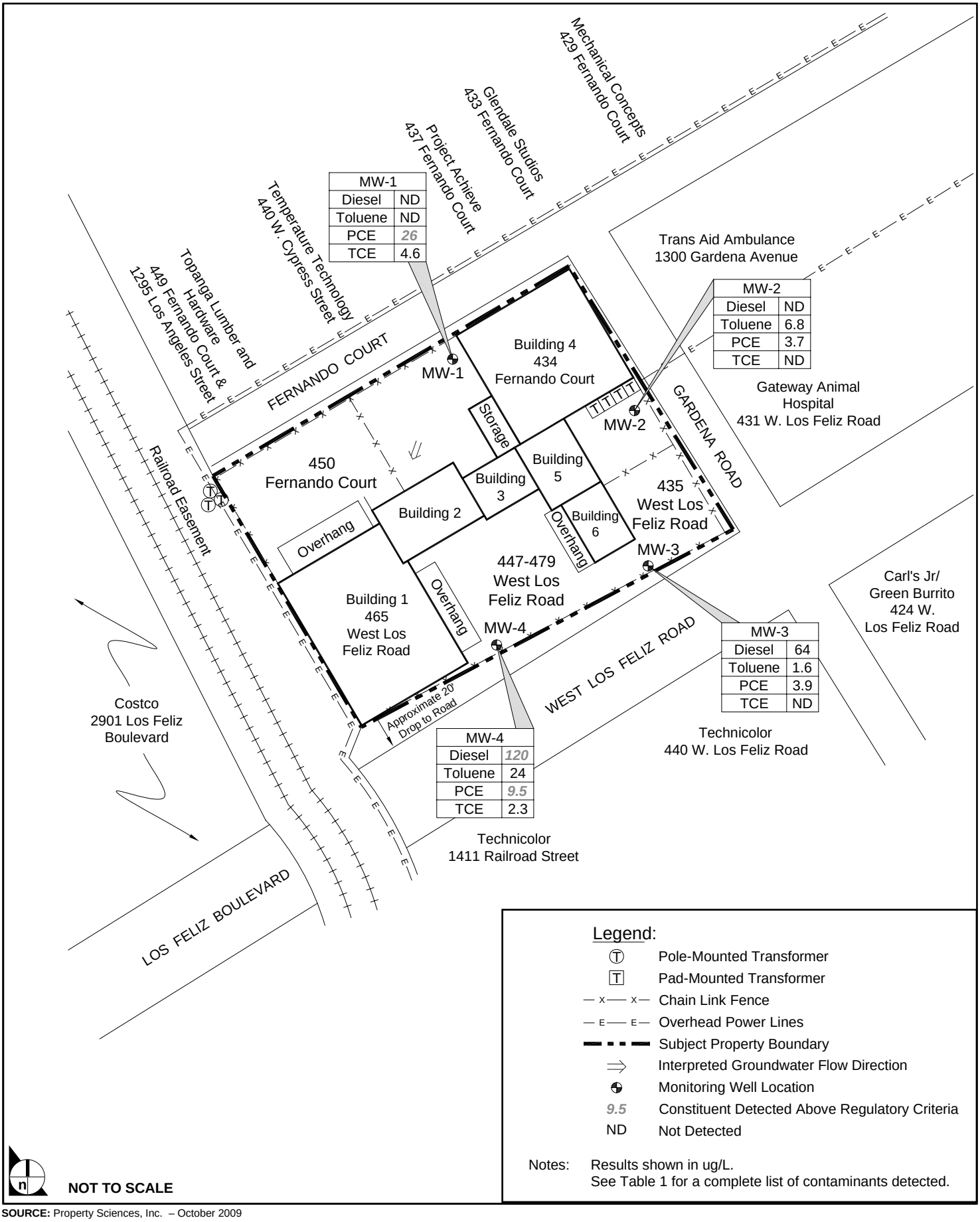
Four pad-mounted electrical transformers were observed on the south side of Building 4. The transformers were in undamaged physical condition and displayed no visible evidence of leakage. The transformers were labeled as "Non-PCB Units." The apparent owning utility (Glendale Water and Power) typically is responsible for leaks or spills associated with its equipment.

Fluorescent light ballasts at various locations were observed throughout the existing buildings. Some ballasts were observed to be labeled "Non-PCB," but other ballasts were either not labeled "Non-PCB" or the labels were too far away to be read. Based on the age of the Project site buildings, PCB-containing fluorescent light ballasts may be present.

Phase II Subsurface Assessment Findings

A Phase II subsurface assessment was conducted to identify the potential presence of petroleum or hazardous substances in groundwater associated with the Project site and/or nearby, up-gradient facilities. The investigation included the installation of four soil borings, which were converted to groundwater monitoring wells. The sampling locations were positioned in up-gradient and down gradient locations near the northern and southern boundaries of the Project site. The locations of the groundwater monitoring wells are provided in **Figure 4.3-1, Groundwater Laboratory Results**.

The objectives of the Phase II assessment were (1) to compare conditions in groundwater coming onto the Project site to conditions leaving the Project site in an attempt to identify contamination migrating onto the Project site; (2) detect potential on-site source areas that may have contributed to contamination, if present; and (3) to assess off-site migration of contamination from the project site. Groundwater sampling occurred from October 24 through October 26, 2007.



SOURCE: Property Sciences, Inc. – October 2009

FIGURE **4.3-1**

Groundwater Laboratory Results

Groundwater samples from the October 2007 sampling event did not indicate the presence of TPH in the groundwater wells with the exception of TPH-diesel at 64 ppb in MW-3 and TPH-gasoline at 68 ppb and TPH-diesel at 120 ppb in MW-4. With the exception of the 120 ppb TPH-diesel in MW-4, these low concentrations were below the most stringent ESL of 100 ppb TPH-diesel. The presence of gasoline and diesel/or diesel in MW-3 and MW-4 (down-gradient wells) and not in MW-1 and MW-2 (up-gradient wells) indicate an on-site source for the petroleum detected in groundwater.

Groundwater samples from the October 2007 sampling event did not indicate the presence of VOCs exceeding MCLs in the groundwater wells with the exception of PCE (MCL 5 ppb) in MW-1 (26 ppb) and MW-4 (9.6 ppb). TCE was detected in MW-1 (4.6 ppb) and MW-4 (2.3 ppb) below the ESL and MCL for TCE (5 ppb). The decreasing concentrations of PCE and TCE from MW-1 (up-gradient) to MW-4 (down-gradient) indicate an off-site, up-gradient source. However, the concentrations of PCE in MW-1 and MW-4, without similar concentrations in MW-2 and MW-3, indicate the PCE in these two wells is likely from a local off site, up-gradient source in addition to impact associated with the regional groundwater plume. PCE was detected in MW-2 (3.7 ppb) and MW-3 (3.9 ppb); these low detections below the ESL and MCL for PCE are likely attributable to the regional groundwater plume.

Toluene was detected at levels well below the MCL (150 ppb) and ESL (40 ppb) in MW-2 (6.8 ppb), MW-3 (1.6 ppb), and MW-4 (24 ppb). These detections are likely attributable to a combination of on-site and off-site sources of petroleum.

Other VOCs were detected at concentrations significantly below their respective ESLs; MCLs were not established for these chemicals. These constituents were generally chloroform and its daughter products. Chloroform has a number of uses, most notably in dyes. However, chloroform was not listed in the MSDS sheets provided for the former on-site printer, and the low detections in groundwater were not expected to be attributable to an on-site source. Based on the results of the subsurface assessment, the documented historical gasoline service stations/fuel storage on the southwestern and southeastern portions of the Project site present *recognized environmental conditions* to the Project site.

Based on the results of the subsurface assessment, the chlorinated solvent (PCE and TCE) detections in groundwater at the Project site indicating impact from one or more nearby up-gradient sources, as well as the regional groundwater plume, present a *recognized environmental condition* to the Project site.

Several of the prior on-site tenants that were not considered to be a suspect *recognized environmental condition* as the companies did not appear to have utilized or stored significant quantities of chemicals. This conclusion is based on several factors including the name of the company, time period of occupancy, whether the company was listed on the regulatory database, information presented in prior reports and

information on the Sanborn Maps. The results of the Phase II subsurface assessment further supports the conclusion that these prior occupants of the Project site did not present a suspect *recognized environmental condition.*

ENVIRONMENTAL IMPACTS

Thresholds of Significance

The following thresholds for determining the significance of impacts related to hazards and hazardous materials are contained in the environmental checklist form contained in Appendix G of the most recent update of the *2009 California Environmental Quality Act (CEQA) Statutes and Guidelines*. Impacts related to hazards and hazardous materials are considered significant if the Project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

- Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands (issue is addressed in **Section 8.0, Effects Found Not To Be Significant**).

Impact Analysis

Each applicable threshold of significance is listed below followed by analysis of the significance of potential impacts and the identification of mitigation measures that would lessen or avoid potential impacts. Finally, the significance of potential impacts after implementation of all identified mitigation measures is presented.

Threshold: **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.**

Impact Analysis: The following discussion addresses the possibility of the release of hazardous materials into the environment.

Asbestos-Containing Materials (ACM) – Structures constructed or remodeled between 1930 and 1981 have the potential of ACMs. These materials can include, but are not limited to acoustical ceiling texture, resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, roofing materials, piping insulation, electrical insulation, and fireproofing materials. As discussed above, laboratory tests indicated ACM in five of the 20 samples, from Buildings 1 and 2, which have since been demolished. Buildings 5 and 6 were not accessed as part of the limited asbestos survey, but the building materials in these did not differ significantly from Buildings 1 and 2. The structure located in the southern portion of the project site was constructed in the 1930s and the remaining structures were constructed in 1950s and 1960s. Based on the presence of confirmed ACM in buildings similar in built year and building materials, asbestos is considered to be a *business environmental risk*. As the result of suspected ACMs in existing buildings, hazardous impacts would be significant. With implementation of standard ACM remediation recommended below in **mitigation measures 4.3-1** and **4.3-2**, impacts would be reduced to a less-than-significant level. Standard ACM remediation would ensure that no significant impact to construction workers on site or surrounding land uses would occur.

Lead-Containing Material –Exposure to lead from older, vintage paint is possible when the paint is in poor condition or during its removal. Lead can enter the body by inhaling dust, fumes, or sprays containing lead or by the ingestion of food or other substances that contain lead. Lead poisoning can result in neurological damage, developmental impairment, and other health problems. The on-site improvements were constructed prior to 1979 and may contain lead-based paint. As such, there is a potential for LBP to be located within these Project site buildings. The painted surfaces were observed to be in good condition. Since demolition is planned for the buildings, applicable federal, state, and local LBP regulations should be adhered to during demolition. Due to the likely presence of LBP on site,

hazardous impacts would be significant. With implementation of standard removal and disposal practices of lead-based paint required by **mitigation measure 4.3-3**, impacts would be reduced to a less-than-significant level. Standard removal and disposal practices of lead-based paint would ensure that no significant impact to construction workers on site or surrounding land uses would occur.

Polychlorinated Biphenyls (PCBs) – PCBs can be present in coolants or lubricating oils used in older electrical transformers, hydraulic systems, fluorescent light ballasts, mercury switches, and other similar equipment. In 1976, the United States Congress enacted the Toxic Substance Control Act (TSCA), which regulates all industrial chemicals, including PCBs. In 1979, the USEPA, which has regulatory authority, generally prohibited the domestic manufacture of PCBs in electromagnets, transformers, and heat-transfer and hydraulic equipment. The four pad-mounted electrical transformers located on the Project site were labeled as "Non-PCB" and therefore do not pose an environmental impact. However, as discussed above, some fluorescent light ballasts and mercury switches within the existing buildings may contain PCB given the age of the buildings and that these items were not labeled "Non-PCB." As such, development of the Project could result in hazardous impacts associated with PCBs. Implementation of the **mitigation measure 4.3-4**, which requires removal of the fluorescent light ballasts and mercury switches from the existing buildings prior to demolition, would ensure that no significant impact to construction workers on site or surrounding land uses would occur.

Underground Storage Tank (UST) - A geophysical survey and subsurface assessment on the southeast portion of the Project site indicated the presence of three anomalies under the southeast parking lot. One anomaly was of a size and shape consistent with a 10,000-gallon UST; the second anomaly was not readily identifiable and may be a small UST, buried utility vault, or abandoned piping. The third anomaly was reportedly a small metallic object buried directly beneath the asphalt pavement and is not likely a UST. It is recommended that the large geophysical anomaly in the Southeastern Parcel Area be further investigated. With implementation of **mitigation measure 4.3-5**, which requires an investigation of the anomaly, impacts would be reduced to a less-than-significant level. Prior activities were identified that utilized petroleum substances and may have resulted in localized soil impact. If such impact is identified during redevelopment activities, the impacted soil should be disposed in accordance with local, state, and federal regulations.

Level of Significance Before Mitigation: Significant.

Mitigation Measures: The following measures are required by state and federal law to mitigate impacts related to release of hazardous materials to a less-than-significant level:

4.3-1 Prior to demolition/renovation activities or other activities that could potentially disturb suspect ACM, additional sampling and analysis of the materials shall be surveyed and sampled for asbestos-containing building materials using the protocols specified in the AHERA by a licensed asbestos abatement contractor. If asbestos-containing building materials are determined to be present in the structures, all asbestos-containing materials shall be removed under acceptable engineering methods and work practices by a licensed asbestos abatement contractor prior to demolition. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant.

4.3-2 The asbestos removal process shall comply with all applicable National Emission Standards for Hazardous Air Pollutants (NESHAP) and South Coast Air Quality Management District (SCAQMD) Rule 1403, which require specific notification and training procedures for removing asbestos-containing materials before demolition and renovation when such activities involve more than 100 square feet (Rule 1403) or 160 square feet (NESHAP) of surface area of asbestos-containing materials. These rules apply to friable and nonfriable materials that may become friable during demolition and renovation activities. Additionally, the requirements of Section 1529, Title 8, California Code of Regulations pertinent to asbestos-containing construction materials, as it applies to asbestos exposure in construction work, shall be complied with prior to and during demolition activities.

4.3-3 The construction contractor shall comply with all applicable federal, state, and local lead based paint (LBP) regulations during demolition activities. Should the selected solid waste disposal facility or recycling facility require that suspected LBP debris be analyzed using toxicity characteristics leaching procedure (TCLP), the actual building materials designated for that facility shall be analyzed at that time.

4.3-4 Prior to demolition activities, the demolition contractor shall remove the fluorescent light ballasts and mercury switches from the existing buildings on the Project site and dispose them in accordance with local, state, and federal regulations.

4.3-5 Trenching on the southwestern portion of the Project site shall be performed in an attempt to locate USTs or material soil impact associated with former USTs. The three subsurface anomalies identified on the southeastern portion of the Project site shall be further assessed, even though only two were considered to be potential USTs. If USTs,

buried features and/or impacted soil is identified, they shall be removed in accordance with state and federal regulations. The Glendale Fire Department (GFD) must be notified of any UST found and removed.

Level of Significance After Mitigation: Less than significant.

Threshold: **Be located on a site that is included on a list of hazardous materials sites compiled by Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.**

Impact Analysis: The Phase I ESA and the Phase II Investigation Report prepared for the Project site addressed potentially hazardous conditions on and surrounding the Project site.

As discussed above, the Glendale Rotary Offset Printing, located at 434 Fernando Court, and Chef's Select and Mountain Valley Water Company, located at 465 W. Los Feliz Road, were identified on the HAZNET and WIP regulatory databases, respectively. However, as discussed above neither of these facilities are considered to be a *recognized environmental condition* and therefore, impacts would be less than significant.

San Fernando Valley Crystal Springs Wellfield (Area 2) & Pollock Wellfield (Area 4), which were listed on various government databases for groundwater contamination in and near the Project site, are large areas of groundwater contamination in the San Fernando Valley area of Los Angeles County. Based on the shapes of the groundwater plumes on the plume maps, concentrations of PCE and TCE are likely higher at the Project site than in the down-gradient wells. As such, the San Fernando Valley plume is considered a *recognized environmental condition* to the Project site.

The former Mechanical Engineering Company site, located at 433 Fernando Court, was occupied by Glendale Studios, a production company. According to file information obtained from the DTSC, liquid with halogenated organic compounds greater than 1,000 ppm was generated from 2000 through 2003; oil/water separation sludge was a one-time shipment in 2003. Petroleum products and/or hazardous substances were likely utilized at the adjoining facility for over 40 years.

Hydrocarbon solvents, unspecified solvent mixture, waste oil and mixed oil, and/or unspecified oil-containing waste have been generated from 1997 to the present at Mechanical Concepts, Inc., (Concepts), located at 429 Fernando Court. Based on the results of the groundwater assessment, the Project site is impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume.

The database report also indicated that waste generated at Nova Automotive (Nova), located at 421 Fernando Court, included contaminated soil from a cleanup on the property. WIP file status was listed as historical. According to file information obtained from the DTSC, the contaminated soil was a one-time shipment of over 40 tons of soil in 1993.

Additionally, according to file information obtained from the DTSC, Fleming Jacquet and Miller, Inc., (Fleming), located at 1300 Gardena Avenue, generated hydrocarbon solvents, unspecified solvent mixture, and/or other organic solids from 1993 to 2000. In consideration of (1) the results of the groundwater assessment, (2) close proximity, (3) topographic up-gradient location and (4) review of the regulatory information, these facilities are considered a *recognized environmental condition* to the Project site.

The database report identified Vege Kurl, located at 4115 San Fernando Road and 410-414 West Cypress Street, on the WIP file status as historical and backlog. The SLIC listing indicated a release of VOCs with a "reopen previously closed case" status. Additional file information was not available on the DTSC SLIC database. The CHMIRS incident in 1995 was reported to consist of a spill of 250 gallons of hair conditioner from a forklift.

It was noted that if a VOC release at the Vege Kurl facility reached groundwater, it would likely be difficult to distinguish from the regional San Fernando Valley groundwater VOC plume. Based on the results of the groundwater assessment, the Project site is impacted by chlorinated solvents from a local up-gradient source as well as a regional VOC plume. Based on the information obtained, it is possible that this facility contributed to the groundwater impact in the area and the Project site, and is therefore considered a *recognized environmental condition*.

Other than Nova Automotive and Mechanical Concept, located north of the Project site, no current adjoining land uses were observed during the area reconnaissance to be a suspect *recognized environmental condition.* As such, with implementation of the **mitigation measure 4.3-6**, which requires that a soil management plan be prepared and implemented to handle of soil that may contain low residual concentrations of petroleum hydrocarbons, impacts would be reduced to a less-than-significant level.

Level of Significance Before Mitigation: Significant.

Mitigation Measures:

The following mitigation measure has been identified to reduce impacts associated with construction of the Project:

4.3-6 Prior to grading, a soil and groundwater management plan shall be prepared and implemented to address the handling of soil or groundwater that may contain residual concentrations of petroleum hydrocarbons or other contaminants. Profile sampling shall be conducted on excavated soils or groundwater encountered as part of the soil and groundwater management plan. The excavated soil or groundwater shall be disposed of at an appropriate permitted disposal facility or treated to acceptable levels.. The Project applicant shall coordinate and submit the soil and ground water management plan to the City of Glendale Fire Department prior to construction activities

Level of Significance After Mitigation: Less than significant.

Cumulative Impacts

The potential for cumulative impacts associated with hazards and hazardous materials was assessed, based upon consideration of the Project and related projects in the City of Glendale. These related projects are identified in **Section 4.0, Environmental Impact Analysis**. The applicable threshold is listed below in bold followed by an analysis of the cumulative impact of the Project and related projects, and their potential significance.

Threshold: **Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.**

Impact Analysis: It is possible that a number of the related projects would involve significant renovation or demolition activities, which could subject construction workers or other persons to health and safety risks through exposure to hazardous material. The individual workers or persons potentially affected by exposure would vary from project to project. Each related project would be required to adhere to applicable federal, state, and local requirements that regulate worker and public safety. It is anticipated that all hazardous materials delivered and hazardous waste removed from the project site and each related project site would be in accordance with Title 24 of the Code of Federal Regulations. In addition, the closest related project, located at 3900 San Fernando Road, is bound by Los Feliz Road to the north, Central Avenue to the east, and San Fernando Road to the west and located approximately 580 feet to the east of the project site. Therefore, demolition activities associated with related projects would not interact

with demolition activities associated with the Project, thus limiting potentially cumulative hazard impacts. As a result, cumulative impacts would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are recommended.

Level of Significance After Mitigation: Less than significant.

Threshold: **Be located on a site that is included on a list of hazardous materials sites compiled by Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.**

Impact Analysis: Related projects may be located on or near a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. Development of any of the related projects would be required to comply with applicable laws and regulations pertaining to hazardous wastes, and that risk with identified hazardous material sites would be eliminated or reduced through proper handling, disposal practice, and/or clean up procedures. Development would be denied by the City of Glendale if adequate cleanup or treatment is not feasible. In addition, the closest related project, located at 3900 San Fernando Road, is bound by Los Feliz Road to the north, Central Avenue to the east, and San Fernando Road to the west and located approximately 580 feet to the east of the Project site. The related project, located down-gradient of the Project site, was listed on the Historical Auto Stations database. Because of its location and distance, this related project is not expected to adversely impact the Project site. Accordingly, cumulative impacts to the public or environment associated with development on or near listed contaminated sites would be less than significant.

Level of Significance Before Mitigation: Less than significant.

Mitigation Measures: None are recommended.

Level of Significance After Mitigation: Less than significant.