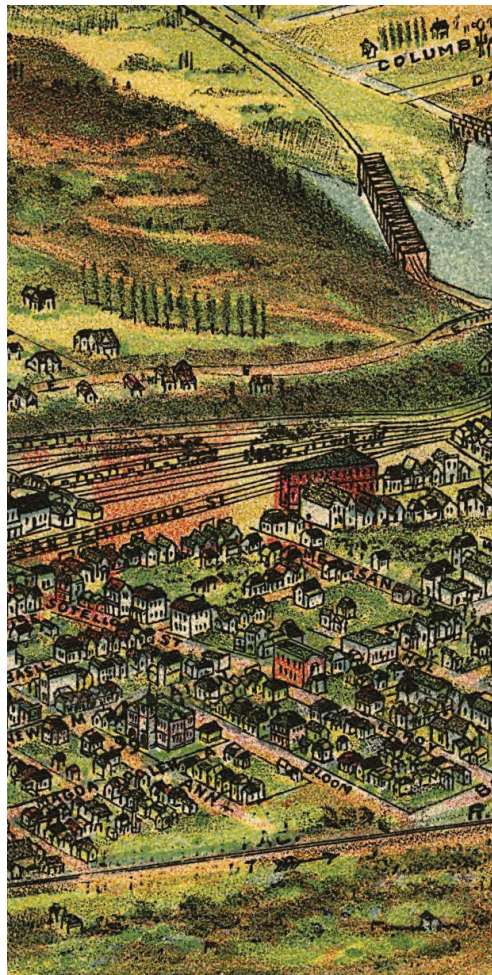
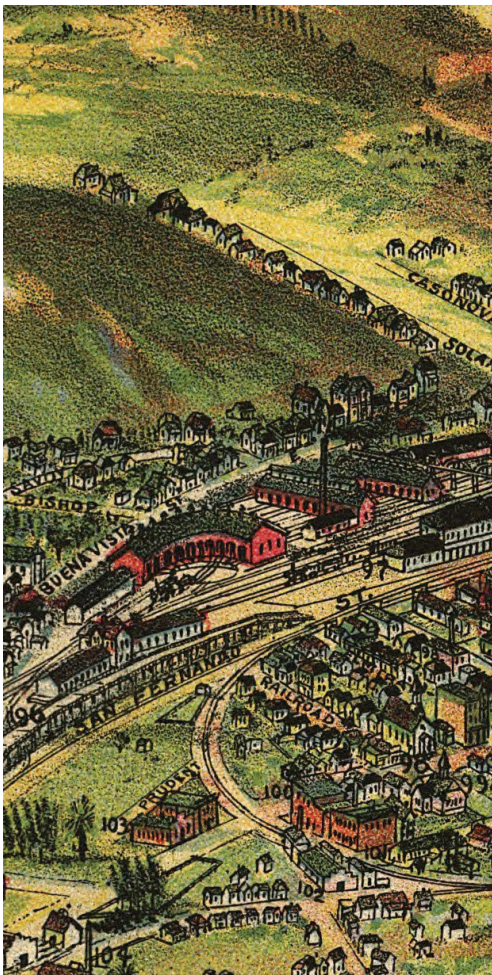
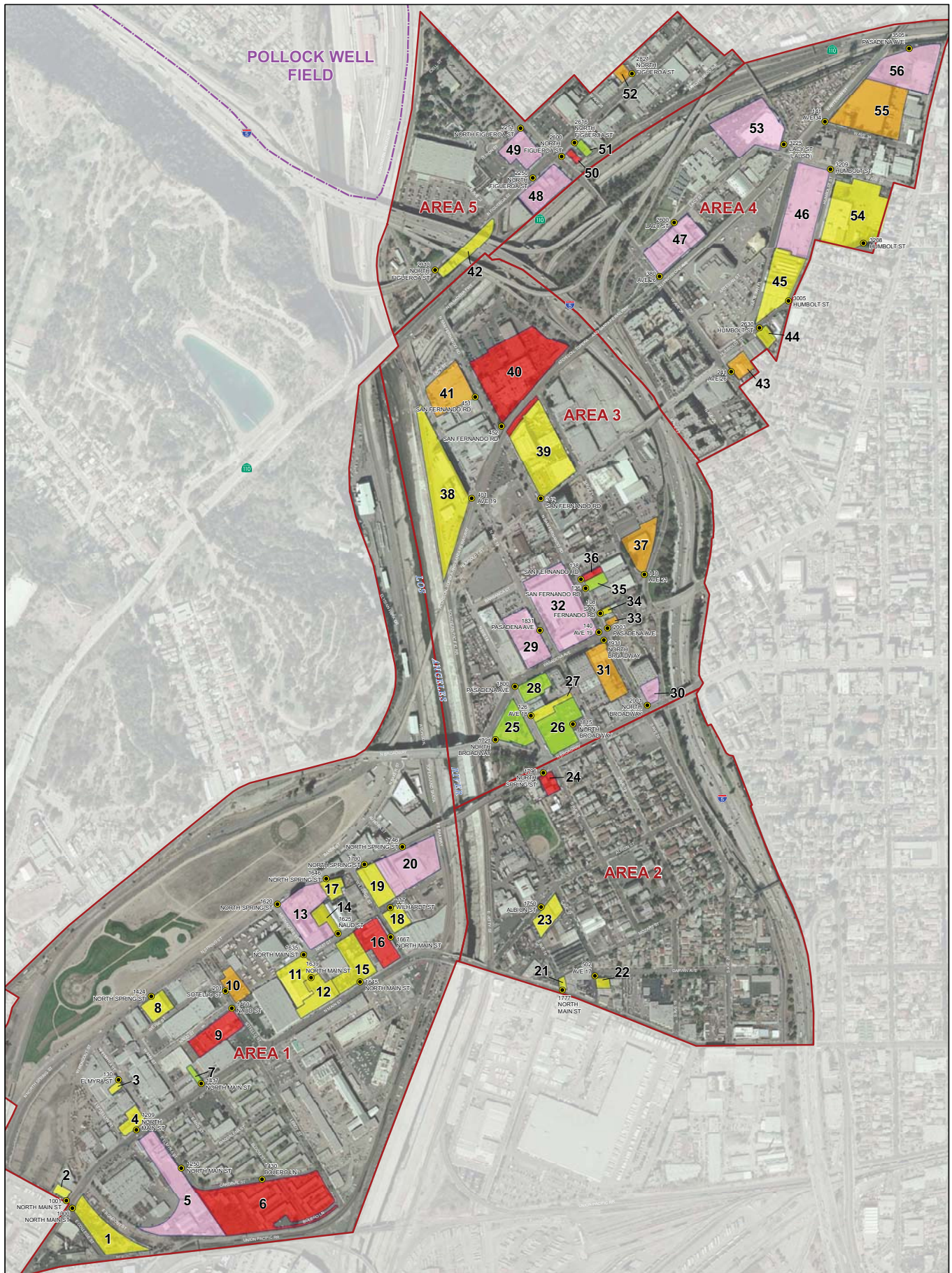


# Potential Hazardous Property Inventory

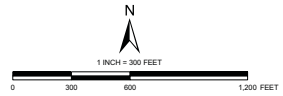
Appendix 3





SOURCE: POLLOCK WELL FIELD - EPA, JUNE 2008; CASP BOUNDARY - ARUP 2008; AERIAL IMAGERY - ESRI. Copyright © 2009. Unlabeled

- LEGEND**
- GENERAL PHOTO LOCATION WITH ASSOCIATED ADDRESS
  - PROJECT BOUNDARY / AREA DIVISION
  - POLLOCK WELL FIELD BOUNDARY
  - SITE BOUNDARY
  - ENVIRONMENTAL HAZARD RANK AND SITE ID**
  - 1 - HIGH POTENTIAL
  - 1B - MODERATE - HIGH POTENTIAL
  - 2 - MODERATE POTENTIAL
  - 3 - LOW-MODERATE POTENTIAL
  - 4 - LOW POTENTIAL



NOTE: ALL DIRECTIONS, DIMENSIONS AND LOCATIONS ARE APPROXIMATE

Ningo + Moore		ENVIRONMENTAL HAZARD SITE ASSESSMENT	FIGURE
PROJECT NO.	DATE	CORNFIELD ARROYO SECO PROJECT (CASP)	2
207523003	1/10	LOS ANGELES, CALIFORNIA	

**TABLE 1 – SELECTED REDEVELOPMENT PROPERTIES ASSESSED  
CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA**

**Rank 1** - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

**Rank 3** - (yellow) meaning the property has active permits (typically underground storage tanks [USTs], or hazardous waste permits) and/or known historic uses that have a potential for causing impact.

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
1	1000 NORTH MAIN STREET	5409009010	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site is currently used as a recycling center. There are railroad tracks on site.	3	(3) Permits are an indication of possible impacts.	Additional research, site inspection - Review historic info.
2	1001 NORTH MAIN STREET	5409007001	Nothing found for this site.	Nothing found for this site.	The site listed as a hazardous waste generator as Biner Ellison.	Unknown occupants; a sign reading Fu Yuan International was observed on the side of the building (facing 109 West College Street). No hazardous materials were observed from the street. Fu Yuan International is a manufacturer of art supplies; unclear if manufacturing occurred at this site.	3	(3) Manufacturing operations are potential sources of impacts.	Additional research on current and historic uses of site.
3	130 WEST ELMYRA STREET	5409006057	Nothing found for this site.	Nothing found for this site.	The site listed as a hazardous waste generator as Kim Phuoc Jewelry.	The site is currently occupied by KP Inc, a jewelry manufacturer for unidentified uses.	3	(3) Manufacturing operations are potential sources of impacts.	Additional research on current and historic uses of site.
4	1209 NORTH MAIN STREET	5409006048	Nothing found for this site.	Nothing found for this site.	Historic UST (inactive); site listed as Chevron USA gas station as of 1994.	The site is currently occupied by "Arts of Self Defense" studio and "Neon Light and Novelty" custom gifts. No other information was found on the reported former association of the site with Chevron.	3	(3) Historic uses might have impacted the site. Possibly, formerly used as a gasoline station.	Research the past uses of the site. Reverse Directory, Chain of Title, Aerial Photo Review.
5	1250 NORTH MAIN STREET	5409010032	The site was owned Allied Kelite. The lead agency is the Los Angeles Regional Water Quality Control Board (RWQCB), but DTSC is also providing oversight.	The site is referred to as Witco/Allied Kelite Division. The site is listed as overseen by DTSC under the VCP. The site status is No Further Action (NFA) as of October 1995. The site was historically used for manufacturing, chemical usage, and metal finishing. The contaminants of concern are metals and VOCs. The media affected at the site are soil vapor, soil, and groundwater ("other than drinking water). Groundwater sampling has been conducted at the site. (A copy of the Preliminary Endangerment Assessment (PEA) Report dated October 1995 for this site is available in the interactive Figure 2 on the CD.)	The site was used for blending and formulation of liquid and solid chemical compounds and as a metal finishing plant. Soil vapor, groundwater, and soil are impacted by VOCs and metals. An NFA for soil was granted in October 1995 from the DTSC. Groundwater is still impacted from the site and off site sources. Former site uses are for electroplating, plating, polishing, anodizing and coloring, industrial machine manufacturing, and miscellaneous chemical use and manufacturing.	Former occupants Kelite, Witco Allied Kelite are no longer active at this site, which is an abandoned building. Kelite Allied Witco was purchased by MacDermid Corp. in 1994.	1	(1B) Known releases at the site, NFA granted. Groundwater still impacted.	Assess reasons for the NFA. Identify current RP (likely MacDermid) See if the impacts have been delineated and/or cleaned up. Track down groundwater and soil sample reports. The available report in Geotracker is a PEA agreement with the Department of Toxic Substances Control (DTSC). Review DTSC, Los Angeles Regional Water Quality Control Board (LARWQCB) and City of Los Angeles Fire Department (LAFD) files. Potential Phase II or request further information from Responsible Party (RP).
6	1430 BOLERO LANE	5409012903	The site is the Burlington Northern Santa Fe (BNSF) Mission Tower site. A site assessment was conducted in June 2000 but the case is still open. No evidence in database of work performed after June 2000. The contaminants of concern at the site are metals, VOCs, arsenic, and chromium. (A copy of the Office of Environmental Health Hazard Assessment (OEHHA) toxicologist's review for this site is available in the interactive Figure 2 on the CD.)	Nothing found for this site.	The site is listed as a "spills case". The site assessment indicates that arsenic, chromium, other metals, total petroleum hydrocarbons (TPH), and VOCs were released.	Currently at the site are residential apartments with a maintenance yard for automobiles and tool storage.	1	(1A) Known spill and the media affected is not specified. Current residential use; site may be impacted.	Additional research, review the LARWQCB and the Office of Environmental Health Hazard Assessment (OEHHA) health risk files. Site is owned by the City of Los Angeles. Phase II recommended.
7	1417 NORTH MAIN STREET	5409005016	Nothing found for this site.	Nothing found for this site.	Nothing found for this site.	The site is currently occupied by Food Corp.	4	(4) No indication of impacts	None
8	1418- 1424 NORTH SPRING STREET	5409004002	Nothing found for this site.	Nothing found for this site.	The site is listed with UST (inactive) as Bradley Import Co. as of 1994.	The site is currently used as a Poultry Distributor. The new site building address is 1418 North Spring Street. The site address of 1424 North Spring Street was not found during the site visit.	3	(3) Site listed as historically containing a UST, which may have impacted the site.	Additional research on current and historic uses of site.

DTSC = California Department of Toxic Substances Control  
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 VOCs = Volatile organic compounds  
 UST = Underground Storage Tank  
 AST = Aboveground Storage Tank  
 VCP = Voluntary Cleanup Program  
 PEA = Preliminary Environmental Assessment  
 RCRA = Resource Conservation and Recovery Act  
 RCQ = Small Quantity Hazardous Waste Generator  
 REC = Recognized Environmental Condition  
 LARWQCB = California Regional Water Quality Control Board - Los Angeles Region  
 LAFD = City of Los Angeles Fire Department  
 OEHHA = California Office of Environmental Health Hazard Assessment  
 RP = Responsible Party  
 TPH = Total petroleum hydrocarbons

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CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA**

**Rank 1** - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
9	1460 NAUD STREET	5409005022 5409005023 5409005024	Nothing found for this site on this database.	This site is referred to as Champion Brass Manufacturing Company, and is listed as an evaluation is needed. The Envirostor website indicates "For the clean-up Status Reference: 1248 Local Agency as of February 2004." Additional information concerning this clean-up status reference was not provided on the Envirostor website.	Evaluation needed to be conducted at the site. The past use of the site was by a brass manufacturer. There is limited information available.	Currently the site contains a large building occupied by Super Home Mart with second level parking.	1	(1A) DTSC recommendation is "Evaluation needed."	Research the past uses of the site with a DTSC and LAFD File Review. Possibly reverse directory, aerial photos and chain of title reviews. Identify why the site needs to be evaluated. Check RP status. Phase II recommended.
10	201 WEST SOTELLO STREET	5409003029	The site currently has an UST.	Nothing found for this site.	Site listed with UST and on hazardous waste tracking system for oil/water separator sludge.	The site is currently being utilized for bus storage and maintenance with lifts by Atlantic Express Transportation Group. The site is adjacent to a metals scrap yard.	2	(2) Permitted USTs at the site, possible impacts from adjacent property.	Review tank records and a LAFD File Review. Evaluate corner property for possible off site impacts.
11	1635 NORTH MAIN STREET	5409003041	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits for: -Aqueous solution with organic residues >10% (0.22935 tons per year) -Unspecified Solvent Mixture (0.60465 tons per year), -Unspecified Organic Mixture (0.22935 tons per year).	The site contains a large building which was addressed as 1639 North Main Street and also identified as 1635 Main Street, occupied by Vaughn Benz. No indications of potential environmental concerns were observed from the street.	3	(3) Hazardous waste permits are an indication of possible impacts, but relative low volumes of waste indicate impact likely limited.	Site inspection to investigate current site uses.
12	1639 NORTH MAIN STREET	5409003034	Nothing found for this site.	Nothing found for this site.	Site listed with active UST.	A sign on the site building indicates the occupant is I-basic Intima. The site is associated with 1635 North Main Street (Vaughn Benz). No indications of potential environmental concerns were observed from the street. The site contains a large building.	3	(3) Permitted UST is an indication of possible impacts. This address is on the same building as 1635 North Main Street.	Site inspection to investigate current site uses. Review tank records and a LAFD File Review.
13	1620 NORTH SPRING STREET	5409002016	The site is the former Main Street Dairy, and has a leaking UST case which was closed in January 1997. The site contaminant of concern is gasoline.	Nothing found for the site on this database.	A gasoline leak was discovered at the site. Free product was removed from the groundwater table. Groundwater samples indicate methyl-tertiary butyl ether (MTBE) concentrations were reported at 36 parts per billion (ppb).	The site is currently occupied by Veolia, as a Metrolink Bus Maintenance yard. The property is fenced around the perimeter. An Avco Gas aboveground storage tank (AST), vehicle lifts, and possible chemical storage containers were observed at the site.	1	(1B) Groundwater apparently still impacted. Past and current uses have the potential to have impacted the site.	Further investigation needed. LARWQCB and LAFD File Review. Phase II recommended.
14	1625 NAUD STREET	5409002017	Nothing found for this site.	Nothing found for this site.	The site is listed with an inactive UST.	The site is currently occupied by the Southern California Steel Company. The site is adjacent to Stadco and Veolia Metro Bus Maintenance yard (addressed at 1623 Naud Street and 1620 North Spring Street, respectively). 55-gallon drums were observed the rear area.	3	(3) UST and current uses have the potential to impact the site.	Site inspection to investigate current site uses. Review tank records and a LAFD File Review.
15	1645 NORTH MAIN STREET	5409003036 5409003037 5409003038	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system.	The site is currently occupied by the California Department of General Services. Two ASTs were seen on site; one labeled as containing diesel fuel, and the other containing nitrogen gas.	3	(3) ASTs were observed on site.	Site inspection and LAFD file review.
16	1667 NORTH MAIN STREET	5409003018	The site is the Sage Property. The case was closed in August 2002. The contaminants of concern are chromium, petroleum, tetrachloroethylene (PCE), other metals, and VOCs.	Site listed as inactive, but needs an evaluation as of June 1995. The DTSC received a complaint about unlawful release or disposal of hazardous waste or hazardous substances, including PCE, trichloroethylene (TCE), 1,1,1-trichloroethane (1,1,1-TCA), and toluene, at the site and the neighboring property. Due to evidence of on-site contamination, the DTSC recommends conducting a Preliminary Environmental Assessment (PEA).	DTSC indicates an evaluation is needed and recommends conducting a PEA. Unlawful disposal of PCE, TCE, 1,1,1-TCA, and toluene was reported at the site. The site was historically used for tire manufacturing (except retreading), then a circuit breaker company. Available hazardous waste records indicates halogenated solvents for degreasing, ignitable waste, corrosive waste, lead, and various others chemicals have been used at the site.	Oriental art statues and pottery glazed in metal were observed at the site The site is also addressed as 1650 North Naud Street.	1	(1A) There are known impacts at the site. The DTSC recommends a PEA, but there is no record of it being performed.	Check for recent environmental work conducted at the site. Further investigation needed. DTSC and LAFD File Review. Check RP status. Phase II recommended.

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 AST = Aboveground Storage Tank  
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 PEA = Preliminary Environmental Assessment  
 RCRA = Resource Conservation and Recovery Act  
 RCQ = Small Quantity Hazardous Waste Generator  
 REC = Recognized Environmental Condition  
 LARWQCB = California Regional Water Quality Control Board - Los Angeles Region  
 LAFD = City of Los Angeles Fire Department  
 OEHHA = California Office of Environmental Health Hazard Assessment  
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 TPH = Total Petroleum Hydrocarbons

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
17	1646 NORTH SPRING STREET	5409002014	Nothing found for this site.	Nothing found for this site.	Site address listed a Resource Conservation & Recovery Act (RCRA) waste generator as Kim Phuoc Jewelry.	The site is currently an Art Gallery. There is a placard on the door indicating the site building was constructed in 1925.	3	(3) Hazardous waste permits are an indication of possible impacts, but relative low volumes of waste indicate impact likely limited.	Site inspection to investigate current site uses.
18	117 WEST WILHARDT STREET	5409002021	The site currently has an UST.	Nothing found for this site.	Site listed with an active UST.	Current property occupant is Daily Seafood Company. The site is adjacent to 119 Wilhardt (which contains unknown users), and 1716 Naud Street which is occupied by Left Coast Electric Inc. (where drums, pallets, and chemical containers were observed).	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Check for possible impacts from surrounding properties. DTSC and LAFD File Review. Phase II recommended.
19	1700 NORTH SPRING STREET	5409002019	Nothing found for this site.	Nothing found for this site.	A train track incident was reported at the site; a dead body was found.	The site is currently occupied by Soy Sauce and Canned Food, Inc. No hazardous materials were observed on the site from the public road.	3	(3) Historic uses might have impacted the site. (Railroad tracks)	Review historical site use, reverse directory, chain of title, historic aerial photo review. Phase II recommended.
20	1746 NORTH SPRING STREET	5409002029	Owned by Bortz Oil Company (BOC). The contaminant of concern is gasoline. (Copies of reports for this site are available in the interactive Figure 2 on the CD.)	State Superfund Site, and the site status indicates there are active land use restrictions as of August 1996. The impacts were caused by Bortz Oil Company (BOC) which was a distributor and manufacturer of chemicals. The contaminants of concern are volatile organic compounds (VOCs). The site cleanup program lead agency is the California Department of Toxic Substances Control (DTSC). Copies of reports available on the CD.	The site has active land use restrictions prohibiting residential reuse. The site historically was used for distribution and manufacturing of chemicals. A building fire occurred in August 1984. BOC was cited for spills, leaking piping valves and drums, and illegal disposal of chemicals. Soil and groundwater was impacted by VOCs and metals. Soils were cleaned-up as of August 2002 according to the DTSC. Groundwater is still impacted. The property next door is 1726 Naud Street and is owned by the same owner. Soil vapor extraction was conducted between June 2000 and April 2001. Soil vapor clean-up goals were met as of December 2001. Currently, groundwater is sampled semi annually.	The site does not appear to be actively used, and consists of an empty yard. One 55-gallon drum was observed on this site. The property adjacent to this site is addressed as 1726 North Spring Street, which was occupied by Luckey Import and Export, Inc.	1	(1B) On-going ground water concern. Land use restrictions suggest contamination left in place.	Review reports for nature and scope of cleanup and Prohibited Uses. Review and synopsise all environmental reports or complete Phase I ESA. Phase II recommended.
21	1777 NORTH MAIN STREET	5410019008	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system.	The site is currently occupied by China Pacific Restaurant Equipment Inc. The site is adjacent to 1785 North Main Street (which is occupied by Ace Used Auto Parts and Dismantling).	3	(3) No indication of on-site impacts. Possible impacts from site use and surrounding properties.	Further investigate the uses of the Ace Used Auto Parts and Dismantling next door at 1785 N. Main. Research 1785 North Main Street Geotracker, Envirostor, and LAFD records. Phase II recommended.
22	502 SOUTH AVENUE 17	5410019004	The site reportedly has active hazardous waste permits.	Nothing found for this site.	The site is utilized for dismantling vehicle and sale of used auto parts. The site has active hazardous waste permits.	The site is currently occupied by R&F Used Auto Parts for used auto parts and a junk yard.	3	(3) Permits are an indication of possible impacts. Historic uses might have impacted the site.	Review historical site use, reverse directory, chain of title, historic aerial photo review.
23	1750 ALBION STREET	5447028001	Nothing found for this site.	Nothing found for this site.	The site has active hazardous waste permits, including (waste type, other organic solids) - 0.85 tons per year.	The site is currently occupied by General Truck Body, Inc. The inside of the building looks similar to a metals shop. The site is adjacent to General Restaurant Equipment Inc.	3	(3) Permits are an indication of possible impacts. Current and/or historic uses might have impacted the site.	Review historical site use, reverse directory, change of title, historic aerial photo review.
24	1796 NORTH SPRING STREET	5447026001	The site is Bill's Automotive shop and has a leaking UST case with no record of closure as of June 1997. The contaminant of concern is gasoline. The oversight agency is LARWQCB. (Copies of Quarterly Groundwater Monitoring reports are available for this site in the interactive Figure 2 on the CD.)	Nothing found for this site.	The site has active hazardous waste permits. A gasoline release occurred on site. MTBE migrated into groundwater with concentration of 180 ppb. The requested abatement method by the LARWQCB is to remove free product and floating product for MTBE in groundwater.	The site is currently occupied by an auto repair shop. 55-gallon drums and vehicle lifts were observed at the site.	1	(1A) There are known impacts at the site. The site is an open case.	Further investigation needed. Check for most recent reports. Check RP status. LARWQCB and LAFD File Review. Contact with RP or Phase II recommended.
25	1721 NORTH BROADWAY	5447020006	Nothing found for this site.	Nothing found for this site.	Site listed with and active UST as Young-Nak Press Church as of 1994.	The site building is currently utilized as a Church campus. Another address on the building reads 125 Avenue 18.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Further investigation needed. LARWQCB and LAFD File Review.

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26	1815 NORTH BROADWAY	5447021028	Nothing found for this site.	Nothing found for this site.	Site listed as a RCRA Small Quantity Generator (SQG) as Service Motor Parts Co.	The site is attached to the 1800 Pasadena Avenue site. This side of the property is used as the Church bus parking lot.	4	(4) No indication of on-site impacts. Possible impacts from surrounding properties.	None
27	126 SOUTH AVENUE 18	5447021027	The site is listed with a permitted UST.	Nothing found for this site.	Site listed with active UST.	The entire block looks to be occupied by a church (with main address at 1800 Pasadena). There is one building with a sign for Jabels Cosmetics at 126 South Avenue 18.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Additional research, LAFD file review.
28	1800 NORTH PASADENA AVENUE	5447021022	Nothing found for this site.	Nothing found for this site.	Nothing found for this site.	The site building is currently a church; the parking area is utilized as a church bus parking lot.	4	(4) No indication of on-site impacts. Possible impacts from surrounding properties.	None
29	1831 NORTH PASADENA AVENUE	5447018900 5447018901	The site is the Los Angeles Department of Transportation (LADOT) Central Traffic Yard, and had a leaking UST case which was closed in March 2002. The contaminant of concern is aviation fuel.	Nothing found for this site.	Only soil was impacted by on-site Leaking UST. Case was closed.	The site is occupied by the LADOT Central Yard, and is utilized as a truck maintenance facility.	1	(1B) Known historic impacts at the site. Case was closed 3/2002. Current site uses have potential to impact the site.	Review closure report, LARWQCB and LAFD File Review. Site is owned by the City of Los Angeles. Phase II may be recommended based on review.
30	2001 NORTH BROADWAY	5447023018	The site is the NASA Oil Company. The site has a leaking UST case which was closed in November 2006. The contaminant of concern is gasoline. (Copies of Groundwater Monitoring reports are provided in the interactive Figure 2 on the attached CD.)	Nothing found for this site.	The site has hazardous waste permits. There was a reported gasoline leak. MTBE concentrations in groundwater were reported at 65,000 ppb. According to First Search, the case is closed since 2008.	The site is currently a gas station with auto repair. Lifts, ASTs, drum storage, USTs, and pump stations were observed at the site.	1	(1B) Known historic impacts at the site. Current site uses have potential to impact the site.	Review closure report, LARWQCB and LAFD File Review. Site reconnaissance. Phase II recommended.
31	1931 NORTH BROADWAY	5447022027	Nothing found for this site.	Nothing found for this site.	The site has been used for machine manufacturing and fabricated metal products manufacturing. The site has hazardous waste permits.	The site is currently occupied by STADCO. 55-gallon drums, storage of chemicals, Invar solids (i.e., a nickel steel alloy), nitrogen ASTs, and a machine room were observed at the site.	2	(2) Current uses have the potential to impact the site. Permits are an indication of possible impacts. Drums and chemical storage bins observed at the site.	Further investigation needed. LAFD File Review. Site reconnaissance. Determine historical profile. Phase II recommended.
32	140 NORTH AVENUE 19	5447015901	The site is the Supply and Maintenance Division of the City of Los Angeles Fire Department (LAFD). The site had a leaking UST case which was closed in March 1993. The contaminant of concern was gasoline. UST(s) still present on the site.	Nothing found for this site.	A gasoline leak was discovered at the site. Approximately 3 gallons of ethyl ether was spilled (dumped), which impacted the soil. Chemicals found in soil consist of benzene, methyl ethyl ketone (MEK), TCE, PCE, and others. The site is used for general auto paint, maintenance, and repair.	The site is currently the City of Los Angeles Fire Department, Supply and Maintenance Yard. There is an on-site fueling station. Vehicle lifts and possible chemical storage containers were observed from the street.	1	(1B) Known gasoline spill and the media affected is soil. Chemicals found in soil indicate impacts other than known gasoline leak.	LARWQCB and LAFD File Review. Site reconnaissance. Determine historical profile. Phase II recommended. Site is owned by the City of Los Angeles.
33	2003 NORTH PASADENA AVENUE	5447014001	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site is currently a radiator repair shop. Lifts and a possible drum storage area were observed.	2	(2) Historic and current uses might have impacted the site. Permits are an indication of possible impacts.	Review historical site use, reverse directory, chain of title, historic aerial photo review. LAFD File Review. Site inspection.
34	108 NORTH SAN FERNANDO ROAD	5447014003	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits.	The site building is currently used as an art shop, and adjacent to a radiator repair shop (at 2003 Pasadena Avenue).	3	(3) Permits are an indication of possible impacts. Next door is a radiator repair shop.	Review historical site use, reverse directory, chain of title, historic aerial photo review for this site as well as adjacent site.
35	136 NORTH SAN FERNANDO ROAD	5447014025	Nothing found for this site.	Nothing found for this site.	Site listed on the California hazardous waste tracking system for small amounts of liquid wastes.	The name on the side of the building indicates the site is occupied by the National Wire and Cable Company. No hazardous materials were observed from the public thoroughfare.	4	(4) No indication of impacts.	None
36	138 NORTH SAN FERNANDO ROAD	5447014024	Nothing found for this site.	Nothing found for this site.	The site was historically used to manufacture industrial batteries. Groundwater beneath the site is suspected to be contaminated. There was a possible illegal discharge of hazardous waste into an unlined pit in the rear and driveway portions of the site. Maximum lead concentrations of 30,000 mg/kg and the minimum pH of 0.48 were reported. The site has active deed restrictions. An NFA status was granted by the DTSC. The First Search report included "(note: check deed restrictions at DTSC website.)". No other information was provided regarding the note to check deed restrictions.	Signs on building possibly indicate this building is occupied by a sports bar.	1	(1A) Active deed restrictions, possibly still contaminated.	Check for recent work conducted at the site. Further investigation needed. Check RP status. DTSC File Review. Phase II recommended.

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 RCRA = Resource Conservation and Recovery Act  
 SQG = Small Quantity Hazardous Waste Generator  
 REC = Recognized Environmental Condition  
 LARWQCB = California Regional Water Quality Control Board - Los Angeles Region  
 LAFD = City of Los Angeles Fire Department  
 OEHHA = California Office of Environmental Health Hazard Assessment  
 RP = Responsible Party  
 THF = Total Hazardous Inorganics

**TABLE 1 – SELECTED REDEVELOPMENT PROPERTIES ASSESSED  
CORNFIELD ARROYO SECO SPECIFIC PLAN AREA, LOS ANGELES, CALIFORNIA**

**Rank 1** - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

**Rank 3** - (yellow) meaning the property has active permits (typically underground storage tanks [USTs], or hazardous waste permits) and/or known historic uses that have a potential for causing impact.

**Rank 2** - (orange) meaning the property has had environmental concerns in the past, but there is a potential for further issues in the future, and thus further assessment is recommended. In some cases these sites may have received a regulatory closure that did not address all potential issues.

**Rank 4** - (green) meaning the property has no significant known environmental issues, based on the information readily available.

SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
37	140 NORTH AVENUE 21	5447012019	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits	The site is currently a LADOT bus maintenance and storage yard. Vehicle lifts and ASTs were observed at the site.	2	(2) Historic and current uses might have impacted the site. Permits are an indication of possible impacts.	Review historic records, LAFD File Review. Site reconnaissance. Site operated by the City of Los Angeles. Phase II recommended.
38	401 NORTH AVENUE 19	5447005900	The site is listed as having a permitted UST.	Nothing found for this site.	Site listed with an active UST.	The back portion of the site is currently used as a LADOT truck maintenance facility. The front portion of the site contains a large building with a Bilingual Foundation of the Arts poster over the front doors (421 North Avenue 19). The site has railroad tracks on the western and southern borders. There are two old-appearing electric transformer towers which are suspected of containing polychlorinated biphenyls (PCBs). Stains were not observed beneath the transformers.	3	(3) Current uses (Permitted UST) have the potential to impact the site.	Review UST records, LAFD file review. Site is owned by the City of Los Angeles. Phase II recommended.
39	342 SAN FERNANDO ROAD	5447009017	The site is listed as having a permitted UST.	Nothing found for this site.	The site has hazardous waste permits. Site listed with an active UST.	The site is currently occupied by Good Will Industries.	3	(3) Current uses (Permitted UST) have the potential to impact the site. Permits are an indication of possible impacts.	Review UST records, LAFD file review.
40	452 SAN FERNANDO ROAD	5447003900 5447003902 5447009903 5447009901	The site is the San Fernando Consolidated Facility. The site has a leaking UST case. The case appears to still be open with significant amount of contamination still likely to be present. The potential contaminant of concern is diesel and gasoline. (Copies of the most recent Groundwater Monitoring reports are provided in the interactive Figure 2 on the attached CD.)	Nothing found for this site.	The site is referred as the San Fernando Consolidated Facility, San Fernando Road Consolidated, East Yard, East Street Maintenance District Yard and the City of LA General services. A piping leak was discovered from conducting subsurface monitoring at the site March 2004, it was leaking 1203 (gasoline). The leak was stopped by removing contents. The lead agency is the Regional Board. The current known status of the site is a Remediation Plan. The site has hazardous waste permits for: -off specification, aged or surplus organics (1.7 tons per year), -unspecified aqueous solution (2.5 tons per year), -waste oil and mixed oil (51.6 tons per year), -tank bottom waste (0.834 tons per year) and Aqueous solution with total organic residues less than 10% (6.72 tons per year.)	452 North San Fernando Road, is currently used as a maintenance yard for dump trucks, with an on-site fueling station, lifts, and possible chemicals stored bins.	1	(1A) Historic and current uses might have impacted the site.	LARWQCB and LAFD File Review. Synopsise environmental reports. Site is owned by the City of Los Angeles. Phase II recommended.
41	451 SAN FERNANDO ROAD	5447004001	Nothing found for this site.	Nothing found for this site.	The site listing indicates it has on-site dry-cleaning and laundry services. Tetrachloroethylene is listed under hazardous waste information. Site is listed with an active UST as Angelica Textile Services.	The site is currently occupied by Angelica's Health Services. It appears to be a large scale laundry services building. Possible PCE and TCE impacts. A 2-inch monitoring well was observed (MW9). Believed to be from 452 San Fernando Road GW investigation.	2	(2) Historic and current uses might have impacted the site. Possible impacts from an off-site source (452 San Fernando Road)	Research current site activities, develop historical profile. Phase II recommended.
42	2010 NORTH FIGUEROA STREET	5415001016	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits for waste oil and mixed oil, produced at a rate of approximately 5.421 tons per year (TPY).	The site is currently utilized as a tow truck yard with tow trucks and recently towed cars. A diesel AST was observed at the site. There is possible truck maintenance conducted in one of the buildings at the site.	3	(3) Current uses have the potential to impact the site. Permits are an indication of possible impacts. Diesel AST observed at the site.	Review historic records, LAFD File Review. Site reconnaissance.

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 REA = Preliminary Remedial Assessment  
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 RCQ = Small Quantity Hazardous Waste Generator  
 REC = Recognized Environmental Condition  
 LARWQCB = California Regional Water Quality Control Board - Los Angeles Region  
 LAFD = City of Los Angeles Fire Department  
 OEHHA = California Office of Environmental Health Hazard Assessment  
 RP = Responsible Party  
 TPH = Total Petroleum Hydrocarbons

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**Rank 1** - (red on Figure 2) meaning the property has known unresolved environmental issues, an open regulatory agency case. Ranking of 1 was further subdivided into 1A, which includes those properties where no obvious action is being taken (and no responsible party [RP] is known, based on reviewed information), and 1B which includes those properties where action is being taken by an identified RP or through a voluntary cleanup.

**Rank 2** - (orange) meaning the property has had environmental concerns in the past, but there is a potential for further issues in the future, and thus further assessment is recommended. In some cases these sites may have received a regulatory closure that did not address all potential issues.

**Rank 3** - (yellow) meaning the property has active permits (typically underground storage tanks [USTs], or hazardous waste permits) and/or known historic uses that have a potential for causing impact.

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SITE NUMBER	ADDRESS	ASSESSOR PARCEL NUMBER	GEOTRACKER NOTES (Regional Water Quality Control Board [RWQCB])	ENVIROSTOR NOTES (Department of Toxic Substances Control [DTSC])	FIRST SEARCH REVIEW NOTES (Compilation of Databases)	SIDEWALK OBSERVATION FOR RECs	RANK	RANK REASONING	RECOMMENDATIONS
43	241 AVENUE 26	5205015005	Nothing found for this site.	The site is the former Baron Manufacturing property. The site is listed under special programs for RCRA 3012 regarding waste oil. The cause of contamination was not specified. The contaminant of concern is an unspecified solvent mixture.	The site has been used for sheet metal fabrication. Unspecified solvent mixtures were used at the site. Potential improper hazardous waste disposal and inventory issues for waste oil were identified. A site screening was conducted and no significant impacts were found. The site was granted an NFA by the DTSC in October 1994.	The site is currently used as a swap meet lot.	2	(2) Historic uses might have impacted the site.	Additional research, DTSC File Review. Phase II recommended.
44	2630 HUMBOLDT STREET	5205015014	Nothing found for this site.	Nothing found for this site.	The site has hazardous waste permits. Site listed with an inactive UST.	No hazardous materials were observed on site.	3	(3) Permits and UST are an indication of possible impacts.	Review historical site use, reverse directory, chain of title, historic aerial photo review. LAFD File Review. Site inspection.
45	3005 HUMBOLDT STREET	5205009003	Nothing found for this site.	Nothing found for this site.	Site is listed on the hazardous waste tracking system.	The site occupants currently include L.A. Cabinet & Millwork, Inc. Indications of various other occupants were observed in the same building; however, they were not identifiable from the road.	3	(3) The site is one suite of a large building, and is on the same lot as 3209 Humboldt Street along with many other types of businesses.	Further investigation needed of entire block, reverse directory, chain of title, historic aerial photo review.
46	3209 HUMBOLDT STREET	5205006053	Nothing found for this site.	The site is referred to as the former Kennington Property. The site status is active, with land use restrictions, as of April 1996. The lead regulatory oversight agency is the DTSC under the site voluntary cleanup program (VCP). Past uses of the site include battery manufacturing and manufacturing of electronics. The contaminants of concern at the site include lead, PCBs, PCE, and TCE. Reported concentrations of PCBs were at 24,076 parts per million (ppm), and concentrations of total recoverable petroleum hydrocarbons (TRPH) up to 73,050 ppm. A Final Remedial Investigation Report has been reviewed and approved by the DTSC. There are active land use restrictions at the site. (Copies of the Groundwater Monitoring reports for this site are available in the interactive Figure 2 on the CD.)	There are active land use restrictions at the site. The site was used in the past by a battery manufacturer, it was also used at one time for preparation of ant poison. The soil and groundwater are impacted with high levels of PCE, PCBs, TCE and metals (primarily lead). Reported concentrations of PCBs were at 24,076 ppm, and concentrations of TRPH up to 73,050 ppm. The site is in process of implementing a groundwater monitoring plan (for PCE and TCE). As directed by DTSC, fence and erosion controls are needed at the site until developed. Asbestos-containing materials (ACMs) were found in the previous building. Soil impacts were contained by concrete flooring (i.e., engineering controls).	Currently the site contains a large building with parking on the second level.	1	(1B) Active land use restrictions. Site still contaminated.	Check for recent work conducted at the site. DTSC File Review. Identify potential RPs. Phase II recommended.
47	380 AVENUE 26 2600 LACY STREET	5205011012	Nothing found for this site.	Nothing found for this site.	The site was used by the BlueLine Construction Authority in the past. Lead is listed under hazardous waste information. Substances released at the site are lead and total petroleum hydrocarbons (TPH), the lead agency is the LARWQCB. Case is closed.	The site is currently a film production studio. The title on the side of the building is Lacy Street Production Studios and American Wrecking Company (at 2600 Lacy Street). Blue drums were observed at the site.	1	(1B) Lead and TPH indicates a known release at the site. Case has been closed.	Additional research, LAFD and LARWQCB file review. Site was formerly used by Metropolitan Transit Authority (MTA). Phase II recommended.
48	2250 NORTH FIGUEROA STREET	5446016010 5446016003 5446016004 5446016012	The site is referred to as the Former 76 Station and Circle-K. The site had a leaking UST. The LUST case is closed as of July 2005. The contaminant of concern was gasoline. (Copies of Groundwater Monitoring reports for the site are available in the interactive Figure 2.)	Nothing found for this site.	The LUST case is closed. The site has hazardous waste permits.	The site is currently a Circle-K gas station with USTs and pump stations. Drums were observed at the site.	1	(1B) Known historic impacts at the site. Case was closed 2005. Current site uses have potential to impact the site.	Further investigation needed. The most recent available report from second quarter 2005 indicates groundwater is still impacted with TPH and MTBE, concentrations are increasing. LARWQCB and LAFD File Review. Phase II recommended.
49	2251 NORTH FIGUEROA STREET	5446015061	The site is referred to as an ARCO Facility. The site had a leaking UST case which was closed as of September 2003. The contaminant of concern was gasoline. (Some groundwater data is available on Geotracker, but no reports were found.)	Nothing found for this site.	The site had a gasoline leak. The case status is closed.	Currently the site is a gas station and tire repair shop, with possible lifts on site.	1	(1B) Known historic impacts at the site, Case was closed 2003. Current site uses have potential to impact the site.	LARWQCB and LAFD File Review, further investigation needed. Phase II recommended.

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