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### PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Vacant Lot**  
**7539-7545 Garvey Avenue**  
**Rosemead, California 91770**

December 5, 2019

**PROJECT NUMBER: P19283**

REVIEWED BY:

A handwritten signature in blue ink that reads "Martin A. Kasman".

Martin A. Kasman  
ASTM Environmental Professional

*This report was prepared in conformance to meet or exceed the scope and limitations as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13. It is for the express use of the client, and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client, and it is not to be reproduced or distributed to outside parties. The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, the accuracy of the information cannot be guaranteed. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professionals as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312. The individual qualifications of these professionals are included in this report.*



**TABLE OF CONTENTS**

1.0 SUMMARY ..... 1

2.0 INTRODUCTION ..... 1

    2.1 Purpose ..... 1

    2.2 Detailed Scope of Services ..... 2

    2.3 Significant Assumptions ..... 2

    2.4 Limitations and Exceptions ..... 2

    2.5 Special Terms and Conditions ..... 3

    2.6 User Reliance ..... 3

3.0 USER PROVIDED INFORMATION ..... 3

    3.1 Title Records ..... 3

    3.2 Environmental Liens or Activity and Use Limitations ..... 3

    3.3 Specialized Knowledge ..... 3

    3.4 Commonly Known or Reasonably Ascertainable Information ..... 3

    3.5 Valuation Reduction for Environmental Issues ..... 4

    3.6 Owner, Property Manager, and Occupant Information ..... 4

    3.7 Reasons for Performing Phase I Environmental Site Assessment ..... 4

    3.8 Other User Provided Information ..... 4

4.0 RECORDS REVIEW ..... 4

    4.1 Standard Environmental Records Sources ..... 4

    4.2 Additional Environmental Record Sources ..... 9

    4.3 Physical Setting Sources ..... 11

    4.4 Historical Use Information on the Property ..... 11

    4.5 Historical Use Information on the Adjoining Properties ..... 13

5.0 SITE RECONNAISSANCE ..... 14

    5.1 Methodology and Limiting Conditions ..... 14

    5.2 Location and Legal Description ..... 14

    5.3 Site and Vicinity General Characteristics ..... 14

    5.4 Current Use of Property ..... 15

    5.5 Subject Property Observations ..... 15

    5.6 Adjoining Property Observations ..... 15



6.0 INTERVIEWS .....	16
6.1 Interview with Owner.....	16
6.2 Interview with Site Manager.....	16
6.3 Interviews with Occupants.....	16
6.4 Interviews with Local Government Officials.....	16
6.5 Interview with Others.....	16
7.0 EVALUATION.....	16
7.1 Recognized Environmental Conditions.....	16
7.2 Historical Recognized Environmental Conditions.....	17
7.3 Controlled Recognized Environmental Conditions.....	17
7.4 Vapor Migration.....	17
7.5 Opinion.....	17
7.6 Conclusions.....	17
7.7 Deviations.....	18
7.8 References.....	18
8.0 NON-SCOPE SERVICES .....	18
9.0 APPENDICES .....	18
9.1 Site and Vicinity Map .....	18
9.2 Site Plan.....	18
9.3 Site and Vicinity Photographs.....	19
9.4 Historical Research Documentation.....	19
9.5 Regulatory Records Documentation .....	19
9.6 Interview and Research Documentation .....	19
9.7 Special Contractual Conditions between User and Environmental Professional.....	19
9.8 Qualifications of the Environmental Professionals.....	19



## 1.0 SUMMARY

Our review of regulatory and historical records, a visual inspection of the site and surrounding area and an interview with the property owner has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to 1920, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*. Based on the results of this assessment, no further environmental studies are recommended for the site.

## 2.0 INTRODUCTION

### 2.1 Purpose

The purpose of this Phase I Environmental Site Assessment is to determine if any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* exist on or near the subject property. As defined by ASTM Standard Practice E 1527-13, a *recognized environmental condition* is 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 into structures on the property or into the ground, groundwater, or surface water of the property. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public 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.

The ASTM Standard defines a *historical recognized environmental condition* as a 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. If a past release of any hazardous substance 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*.

The ASTM Standard defines a *controlled recognized environmental condition* as a condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

The ASTM Standard Practice E 1527-13 requires all obvious uses of the Property shall be identified at five year intervals from the present, back to the Property's first developed use, or back to 1940, whichever is earlier, using standard historical sources. Developed use includes agricultural uses or placement of fill dirt. Data failure occurs when these objectives are not met.



Our review of standard historical sources include aerial photographs, fire insurance maps, local street directories, and building department or assessor's property records. Our experience in performing Phase I Environmental Site Assessments since 1990 has determined that the other standard historical sources identified in the ASTM Standard Practice E 1527-13 are not reasonably obtainable or likely to be sufficiently useful, accurate, or complete in terms of satisfying the objectives.

## 2.2 Detailed Scope of Services

This report is based on a preliminary study into the past and current uses of the subject property and the surrounding area. The report includes a visual inspection of the property and adjacent sites, and a review of regulatory agency records, aerial photographs, and other historic record sources. Also included in this report are maps, diagrams, and photographs pertaining to this site.

## 2.3 Significant Assumptions

The information in this report is furnished in good faith and was obtained from sources and databases considered to be reliable; however, nothing in this report should be construed as a promise or guarantee that the subject property is free of environmental hazards. In many instances, this report relies on regulatory database information provided by federal, state and local governmental agencies. Although the database information used in this report consists of records that are updated on a regular basis, it may not reflect the actual current status of the case.

## 2.4 Limitations and Exceptions

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No tests were conducted, and no samples of air, water, soil or building materials were taken.

This report is limited in nature and should not be construed to be a characterization of environmental regulatory compliance or of any conditions above or below grade. The evaluations in this report are based on information provided by interviews, readily accessible regulatory and historical records and observations made during the site inspection. No independent verification of the information was obtained or performed by Orswell & Kasman, Inc.

Orswell & Kasman, Inc. prepared this report in a competent and professional manner in accordance with sound industry standards, practices and procedures. No warranty is provided regarding the actual site conditions described in this report beyond matters amenable to visual



confirmation. We make no representation or warranty regarding the accuracy or reliability of information or documents provided by others and contained within this report.

### 2.5 Special Terms and Conditions

No special terms or conditions have been incorporated into the preparation of this report. There were also no limiting physical conditions such as rain or lack of electrical power that had a limiting effect on the site inspection.

### 2.6 User Reliance

This report is prepared for the express use of the client (or client's designee), and its contents are considered to be privileged and confidential. Acceptance of this report constitutes an agreement by the client to assume full liability for information contained herein. This report is for the sole use and interpretation of the client and it is not to be reproduced or distributed to outside parties.

## **3.0 USER PROVIDED INFORMATION**

### 3.1 Title Records

No recorded land title records were provided by the client for review.

### 3.2 Environmental Liens or Activity and Use Limitations

The client has not provided any information concerning environmental liens or activity and use limitations.

### 3.3 Specialized Knowledge

No specialized knowledge of *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* in connection with the subject property has been provided by the client.

### 3.4 Commonly Known or Reasonably Ascertainable Information

The client has not provided any commonly known or reasonably ascertainable information within the local community about the subject property that is material to *recognized*



*environmental conditions, historical recognized environmental conditions or controlled recognized environmental conditions* in connection with the site.

### 3.5 Valuation Reduction for Environmental Issues

No information has been provided by the client that indicates the subject property is being sold or purchased at a significantly reduced price due to outstanding environmental issues.

### 3.6 Owner, Property Manager, and Occupant Information

Information provided by the owner, property manager, and/or occupants of the site are included in this report under Section 7.0, Interviews.

### 3.7 Reasons for Performing Phase I Environmental Site Assessment

The reasons for performing this Phase I Environmental Site Assessment are to satisfy commercial real estate lending requirements or provide due diligence information concerning the historical uses and current condition of the site. This report is intended to permit the client to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601). This practice constitutes all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined at 42 U.S.C. §9601(35)(B).

### 3.8 Other User Provided Information

No other information concerning the subject property has been provided by the client.

## **4.0 RECORDS REVIEW**

### 4.1 Standard Environmental Records Sources

#### **FEDERAL AGENCY RECORDS**

##### **United States Environmental Protection Agency (USEPA) National Priorities List**

The National Priorities List (NPL) identifies abandoned or uncontrolled hazardous waste sites which have been identified as possibly representing a long-term threat to the public health or



environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine level of contamination, and the sites are then compared and ranked to other sites on the NPL.

*A review of the USEPA National Priorities List dated January 2016 indicates there are no proposed, final or delisted sites within one mile of the subject property. The San Gabriel Valley Ground Water Basin, which extends underneath the subject property, is listed on the NPL, as the groundwater is contaminated with several solvents and chemicals. Efforts are underway to control the problem, which has closed many drinking water wells in the area. The subject property is not identified as a Potentially Responsible Party (PRP) for the groundwater contamination area. The client may wish to review the enclosed Bond Expenditure Plan on this problem.*

#### **United States Environmental Protection Agency (USEPA) Federal Superfund Liens List**

The USEPA maintains a list of Superfund Lien sites that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lien is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.

*A review of the July 2011 Federal Superfund List revealed there are no Superfund Liens on or adjacent to the site.*

#### **United States Environmental Protection Agency (USEPA) Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS)**

The USEPA has developed a database known as CERCLIS which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.

*A review of the January 2016 CERCLIS report indicates there are no CERCLIS sites within a ½ mile radius of the subject property. In addition, there are no listed "No Further Required Action Planned" (NFRAP) sites within a ½ mile radius of the subject property.*

#### **United States Environmental Protection Agency (USEPA) Resource Conservation and Recovery Act (RCRA) Treatment, Storage or Disposal Facilities (TSDF)**

The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store, or dispose of the waste, as determined by the RCRA



regulations. In addition, the USEPA publishes a list of those facilities that are subject to a corrective action, based on the facilities' waste handling and storage procedures. The facilities which are subject to a corrective action are identified as CORRACTS sites.

*A review of the August 2018 RCRA TSDf list determined there are no CERCLIS sites within a ½ mile radius of the subject property. In addition, there are no listed "No Further Required Action Planned" (NFRAP) sites within a ½ mile radius of the subject property.*

**United States Environmental Protection Agency (USEPA)  
Resource Conservation and Recovery Act (RCRA)  
Hazardous Waste Generators**

The USEPA maintains a list of facilities which are identified as generators of large and small quantities of hazardous waste. These facilities have permits to generate, store and dispose of the waste, as determined by the RCRA regulations.

*A review of the August 2018 RCRA Hazardous Waste Generators list determined the subject and adjacent properties are not identified as large or small quantity hazardous waste generators.*

**United States Environmental Protection Agency (USEPA)  
Institutional Control / Engineering Control Registries**

The USEPA maintains a list of institutional and engineering controls for the purpose of tracking sites that may contain residual contamination or have activity and use limitations. Engineering controls are engineering measures designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants. Institutional controls are non-engineering controls used to restrict land use or land access in order to protect people and the environment from exposure to hazardous substances remaining at the site or facility.

*A review of the September 2006 USEPA Institutional Control / Engineering Control Registry did not identify the subject property as having institutional or engineering controls.*

**United States Environmental Protection Agency (USEPA)  
Office of Emergency and Remedial Response  
Emergency Response Notification System (ERNS)**

The USEPA maintains a list of locations which have reported a release of oil or hazardous substances to the federal government. Most of the data in this system is based on information that was received during the initial notification. The USEPA ceased maintaining the ERNS database list in 1999, and the responsibility to report oil, chemical, radiological, biological and etiological discharges into the environment was transferred to the United States Department of Homeland Security National Response Center (NRC).



*A review of the ERNS list for 1999 determined there are no reported incidents on the subject property.*

**United States Department of Homeland Security  
United States Coast Guard  
National Response Center (NRC)**

The NRC is the national point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment anywhere in the United States and its territories. In addition to gathering and distributing spill data for Federal On-Scene Coordinators and serving as the communications and operations center for the National Response Team, the NRC maintains agreements with a variety of federal entities to make additional notifications regarding incidents meeting established trigger criteria.

*A review of the NRC list for 2015 determined there are no reported incidents on the subject property.*

**STATE AGENCY RECORDS**

**State of California  
Environmental Protection Agency (CAL-EPA)  
Department of Toxic Substances Control (DTSC)**

CAL-EPA is responsible for the regulation and enforcement of environmental health laws within the state of California, as set forth by the California Health and Safety Code. CAL-EPA is also designated by the USEPA to assist in enforcing federal environmental laws. CAL-EPA regulates companies involved in the generation, transportation, storage and disposal of hazardous substances. CAL-EPA records include the "CalSites" database, which is a listing of 7,800 known active, inactive and abandoned hazardous waste sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP), and Cortese databases. CAL-EPA records also include a listing of the California Integrated Waste Management Board's "Active" and "Closed and Inactive" landfills database.

*A review of the June 2019 CAL-EPA records determined there are no listed "CalSite" facilities within a one-mile radius of the subject property.*

Whittier Narrows (San Gabriel Valley Superfund Site, Area 1), currently on the USEPA National Priorities List, is also listed in the "Calsite" database. This area was placed in "Active" status in May 2010. According to the records, the groundwater and soil are contaminated with tetrachloroethylene (PCE) and trichloroethylene (TCE). A site investigation or remediation of the area is currently in progress.

*There are no active, closed or inactive landfill sites within a ½ mile radius of the subject property.*



**State of California**  
**Environmental Protection Agency (CAL-EPA)**  
**Department of Toxic Substances Control (DTSC)**  
**Land Use Covenants**

CAL-EPA/DTSC utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the DTSC and the landowner, and recorded in the county where the land is located.

*A review of the August 2018 DTSC database records did not identify any deed restrictions on the subject property.*

**State of California**  
**Water Resources Control Board**  
**Regional Water Quality Control Board (RWQCB)**  
**Land Use Covenants**

RWQCB utilizes Land Use Covenants (LUCs) to protect the public from unsafe exposures to residual contamination that is left in place after site remediation activities have been completed. The LUC imposes limitations on land use when hazardous materials, wastes, or substances remain on the property at levels which are not suitable for unrestricted use of the land. The LUC includes easements, servitudes, covenants, and restrictions which run with the land and continue into perpetuity unless modified or terminated in accordance with applicable law. All LUCs are signed by the RWQCB and the landowner, and recorded in the county where the land is located.

*A review of the June 2017 RWQCB database records did not identify any deed restrictions on the subject property.*

**State of California**  
**Water Resources Control Board**  
**Regional Water Quality Control Board (RWQCB)**

The RWQCB is responsible for monitoring the quality and flow of groundwater, and they address other potential threats to the groundwater from surface spills and leaks. The RWQCB monitors the contamination problem, the investigation and any remedial action. Their database information includes active and closed Cleanup Program Sites, Land Disposal Sites, Leaking Underground Storage Tank (LUST) Sites, Military Cleanup Sites, Military Privatized Sites, Military Underground Storage Tank Sites and registered underground storage tank sites (RWQCB sites) within the State of California.



*A review of the June 2019 RWQCB records determined the subject property is not listed as a known RWQCB site. There are also no known open RWQCB LUST sites or active non-LUST RWQCB Cleanup Sites within a ½ mile radius of the subject property. In addition, there are no records of registered underground storage tanks on or adjacent to the subject property.*

#### 4.2 Additional Environmental Record Sources

**State of California**  
**Department of Conservation**  
**Division of Mines and Geology (CDMG)**

The CDMG conducts studies, publishes maps, and provides information concerning the geological formations throughout the state of California. CDMG research information is combined with information from the United States Geological Survey and the ensuing geologic maps of the state are prepared. These geologic maps also illustrate the approximate locations of known earthquake faults.

*A review of the area map published by CDMG indicates the geologic area surrounding the subject property consists of Pleistocene non-marine deposits. The client may wish to refer to the enclosed geologic map.*

**State of California**  
**Department of Oil**  
**Gas and Geothermal Resources (DOGGR)**

The DOGGR regulates the drilling, operation and abandonment of gas and oil wells throughout the state of California. If an active, idle or abandoned well is located on or adjacent to a proposed construction site, DOGGR requires a site plan review prior to issuing a building permit. Abandoned oil wells must meet standards established in 1984.

*A review of the area map published by DOGGR indicates there are no producing, idle or abandoned oil wells on or adjacent to the subject property. The client may wish to review the enclosed map.*

**South Coast Air Quality**  
**Management District (AQMD)**

The AQMD is responsible for the development and enforcement of regulations concerning air emissions and airborne hazards from stationary sources in the South Coast Air Basin. AQMD maintains a “Hot Spot” list of facilities whose air emissions pose as a risk to the surrounding community. In addition, the AQMD Facility Information Detail (FIND) database provides public information about facilities in the AQMD basin.



*A review of the AQMD records determined there are no "Hot Spot" facilities identified on or adjacent to the subject property. In addition, the subject property is not identified as an active or inactive permitted facility in the FIND database.*

**Los Angeles County  
Department of Public Works  
Waste Management Division (DPW/WMD)**

DPW/WMD maintains maps showing the locations of active, inactive or future solid waste landfill sites in Los Angeles County.

*A review of DPW's major waste systems map determined there are no active, inactive or future landfill sites within a ½ mile radius of the subject property.*

**Los Angeles County  
Department of Public Works  
Hydraulic/Water Conservation Division (DPW/HWC)**

DPW/HWC maintains contour maps and data of the groundwater levels in the Los Angeles County area. The map shows the depth to the aquifer, as well as the approximate flow direction.

*A review of this data determined the site is located at an elevation of approximately 345 feet above sea level. According to well data, the groundwater level in the area is approximately 150 feet above sea level, or about 195 feet below the surface. The groundwater contour lines in the area of the subject property indicate the groundwater flows in a southeasterly direction. The client may wish to review the enclosed map.*

**Los Angeles County  
Fire Department (LACOFD)  
Health Hazardous Materials Division**

LACOFD maintains inspection and inventory records of companies involved in the storage and use of hazardous materials, petrochemicals, or hazardous waste. LACOFD attempts to maintain a current record of the types of hazardous substances that are utilized or stored at a particular site, and conducts periodic inspections for safety and compliance. In addition, LACOFD maintains records concerning hazardous material sites in Los Angeles County, which are reported to LACOFD by various regulatory agencies. Upon receiving the report, LACOFD monitors the cleanup process on the contaminated site.

*According to the LACOFD files, there are no records of hazardous material handlers or hazardous waste generators for the subject or adjacent properties. A review of the Active Mitigation Complaint Control Logs determined there are no listed sites on the subject property.*



**Los Angeles County**  
**Department of Public Works (DPW)**  
**Environmental Programs Division**

DPW maintains records and permits on businesses which store hazardous materials in underground tanks, and issues permits to remove abandoned underground tanks.

*A review of the DPW records determined there are no registered underground storage tanks on the subject site or adjacent properties.*

**4.3 Physical Setting Sources**

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

**4.4 Historical Use Information on the Property**

**City of Rosemead**  
**Building and Safety Department**

<u>Date</u>	<u>Activity</u>		<u>Owner</u>
		<u>7539 Garvey Avenue</u>	
01/12	Demolish residence		----
		<u>7545 Garvey Avenue</u>	
06/63	Repair residence		Leroy F. Young
06/68	Demolish garage		Leroy F. Young
06/05	Reroof		Cleo D. Young Trust
11/06	Demolish house		Lorry Tomas

No other building or demolition permits were on file for the subject property.

**County of Los Angeles**  
**Assessor's Office**

A review of the Assessor's records for the subject property determined the following:

<u>APN</u>	<u>Address</u>	<u>Year Built</u>	<u>Use</u>
5286-022-009	7545 Garvey Avenue	----	Single Family Residence
5286-022-010	7539 Garvey Avenue	1920	Mobile Home/Trailer Parks



The property owner for the two parcels is identified as the Chui and Zhang Family Trust.

### **Historical Aerial Photographs**

A review of historical aerial photographs of the subject property determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1938	The subject property is occupied by two residences.
1948, 1953, 1964, 1972, 1980, 1989, 1994, 2002 and 2007	The subject property is occupied by a mobile home trailer park.
2011	The subject property is a vacant lot.
2017	The subject property is an open storage yard.

### **Historic Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

*A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the subject property.*

### **Historic City Directory Search**

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the site.

*A search of the Haines Criss Cross City Directories, dated 1972-2012, determined the subject property has been occupied by residences (1972-1987).*

A review of building permit records, county assessor records, historical aerial photographs and historic city directories determined a mobile home trailer park occupied the subject property from 1920 thru 2011. The property has been a vacant lot or storage yard for the past eight years.



#### 4.5 Historical Use Information on the Adjoining Properties

##### **Historical Aerial Photographs**

A review of historical aerial photographs of the adjoining properties determined the following information:

<u>Date of Photo</u>	<u>Description</u>
1938	North of the subject property is agricultural land, and east of the site is a residence. Garvey Avenue is to the south, and further south is a residence and a commercial building. Prospect Avenue is to the west, and further west are several commercial buildings.
1948, 1953 and 1964	North of the subject property is a residence, and east of the site is a residence and a commercial building. Garvey Avenue is to the south, and further south are four commercial buildings. Prospect Avenue is to the west, and further west are several commercial buildings.
1972	North of the subject property is a residence, and east of the site is an apartment building and a commercial building. Garvey Avenue is to the south, and further south are four commercial buildings. Prospect Avenue is to the west, and further west is a vacant lot.
1980 and 1989	North of the subject property is a residence, and east of the site is an apartment building and a commercial building. Garvey Avenue is to the south, and further south are four commercial buildings. Prospect Avenue is to the west, and further west is a restaurant.
1994, 2002, 2007, 2011 and 2017	North of the subject property is a residence, and east of the site is an apartment building and a commercial building. Garvey Avenue is to the south, and further south are two commercial buildings. Prospect Avenue is to the west, and further west is a restaurant.

##### **Historic Sanborn Fire Insurance Maps**

Sanborn Fire Insurance Maps provide information on commercial and industrial properties, based on risk data gathered for the fire insurance companies. The maps show the number of buildings located on the property, and the type of construction. The maps also describe the various businesses located nearby, and show the locations of tanks, boilers, and other potential hazards.

*A review of the Sanborn Fire Insurance Map collections from 1867-1970, did not locate any maps for the area surrounding the subject property.*



### **Historic City Directory Search**

City Directories provide information on residential, commercial and industrial properties, and list the business name and address. A review of the historic directories provides an overview of the current and previous occupants of the adjoining properties.

*A review of the Haines Criss Cross City Directories dated 1972, 1977, 1981, 1987, 1992, 1997 and 2012 did not identify any commercial or industrial uses on the adjacent properties to the north, east or west of Prospect Avenue which were likely to lead to contamination of the subject property. The adjacent properties south of Garvey Avenue have been occupied by Sparks Auto Parts (1972-1987), A & A Printing (1987) and Van Thang Graphics (1992).*

A review of historical aerial photographs and historic city directories determined the residence to the north was constructed between 1938 and 1948, and the property was previously agricultural land. The apartment building to the east was constructed between 1964 and 1972, and the property was previously occupied by a residence. The commercial building to the east was constructed between 1938 and 1948, and the property was previously vacant land. The properties south of Garvey Avenue have been occupied by commercial buildings for the past 81 years. A residence was also south of Garvey Avenue in the 1930s. The restaurant west of Prospect Avenue was constructed in the 1970s, and the property was previously occupied by several commercial buildings.

## **5.0 SITE RECONNAISSANCE**

### **5.1 Methodology and Limiting Conditions**

The site reconnaissance consisted of a walk through the entire property, and visually observing the structures, storage areas and parking lots. No inspection was conducted under floors, above ceilings or behind walls.

### **5.2 Location and Legal Description**

The subject property, 7539-7545 Garvey Avenue, Rosemead, California, is located on the northeast corner of Garvey Avenue and Prospect Avenue. The property is described as Los Angeles County Tax Assessor's Parcel Numbers (APNs) 5286-022-009 and 5286-022-010.

### **5.3 Site and Vicinity General Characteristics**

The subject property consists of an unpaved lot, approximately 0.95 acres in size, located in a mixed residential and commercial area of Rosemead, California (see site plan). The site and area



are fairly level, and it appears that the subject property is connected to the municipal water and sewer systems.

#### 5.4 Current Use of Property

The subject property is currently vacant and unoccupied.

#### 5.5 Subject Property Observations

On November 25, 2019, an inspection of the subject property and surrounding area was conducted by ASTM Environmental Professional Marty Kasman. The subject property is a vacant, unpaved, graded lot (see photos #1, #2 and #3). No evidence of building foundations, wastewater clarifiers, sumps, septic tanks, pits or underground storage tanks were observed on site. In addition, no signs of illegal dumping or distressed vegetation were observed on the property, and there was no indication of obvious contamination on site. The electrical power in the area is supplied by overhead utility lines, and there were no nearby transformers with signs indicating the presence of polychlorinated biphenyls (PCBs).

#### 5.6 Adjoining Property Observations

##### Northern Border

North of the subject property is a residence (see photo #4). There were no visible signs of spills or contamination on the adjacent property.

##### Eastern Border

East of the subject property is an apartment building (see photo #5) and a commercial building which is occupied by All American Dental (see photo #6). There were no visible signs of spills or contamination on the adjacent properties.

##### Southern Border

South of the subject property is Garvey Avenue, and further south are two multi-tenant commercial buildings (see photos #7 and #8). There were no visible signs of spills or contamination on the adjacent property.

##### Western Border

West of the subject property is Prospect Avenue, and further west is a McDonald's restaurant (see photo #9). There were no visible signs of spills or contamination on the adjacent property.



## 6.0 INTERVIEWS

### 6.1 Interview with Owner

David Chui, the property owner, advised he has owned the subject property for the past 10 years. According to Mr. Chui, the property has been a vacant lot of the past 10 years and the property was previously occupied by a mobile home trailer park. He said no hazardous materials have been stored or used on the premises, and no manufacturing has taken place on the site. Mr. Chui advised to the best of his knowledge, there are no underground storage tanks, septic tanks or wastewater clarifiers on the site, and he is not aware of any chemical spills or contamination problems with the property.

### 6.2 Interview with Site Manager

David Chui is the site manager.

### 6.3 Interviews with Occupants

The property is vacant and unoccupied.

### 6.4 Interviews with Local Government Officials

No interviews with local government officials were conducted.

### 6.5 Interview with Others

No interview with others was conducted.

## 7.0 EVALUATION

### 7.1 Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the vacant lot located at 7535-7545 Garvey Avenue, Rosemead, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *recognized environmental conditions* in connection with the Property.



## 7.2 Historical Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the vacant lot located at 7535-7545 Garvey Avenue, Rosemead, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *historical recognized environmental conditions* in connection with the Property.

## 7.3 Controlled Recognized Environmental Conditions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard Practice E 1527-13 on the vacant lot located at 7535-7545 Garvey Avenue, Rosemead, California, the Property. Any exceptions to, or deletions from the Standard Practice are described in Section 2.4 of this report. This assessment has not identified any evidence of *controlled recognized environmental conditions* in connection with the Property.

## 7.4 Vapor Migration

Vapor migration is defined as the movement of hazardous substances or petroleum products as a vapor in the subsurface. Properties with known or suspected soil or groundwater contamination located within an approximate minimum search distance of 1/3-mile for hazardous substances (volatile and semi-volatile nonpetroleum hydrocarbons, e.g. perchloroethylene associated with dry cleaners) or 1/10-mile for petroleum hydrocarbons (e.g. gasoline fuel associated with gas stations), were evaluated to determine if they are likely to impact the subject property.

No offsite locations have been identified as potential risks or threats to the subject property.

## 7.5 Opinion

Based on a review of regulatory and historical records, an interview with the property owner and a visual inspection of the site and surrounding area, this assessment has not identified any *recognized environmental conditions*, *historical recognized environmental conditions* or *controlled recognized environmental conditions* which are likely to impact the subject property. Although data failure occurred in the historical uses of the Property prior to 1920, it is unlikely the data failure will impact the ability to identify *recognized environmental conditions*.

## 7.6 Conclusions

Based on the results of this assessment, no further environmental studies are recommended for the site.



### 7.7 Deviations

This report was prepared in conformance to meet or exceed the scope and practice as set forth by the American Society for Testing & Materials (ASTM) Standard Practice E 1527-13, "Standard Practice of Environmental Site Assessments: Phase I Environmental Site Assessment Process." No significant deviations, deletions, or client-imposed constraints were made from this practice.

### 7.8 References

All government records and maps were obtained directly from the regulatory agencies identified in this report. The fire insurance map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The aerial photographs were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

## **8.0 NON-SCOPE SERVICES**

No non-scope or additional services including a broader scope of services, liability/risk evaluations, or remedial activities are included in this report. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or nearby properties, but are not included in CERCLA's definition of hazardous substances (42 U.S.C. §960 I (14)) or do not otherwise present potential CERCLA liability. In any case, they are beyond the scope of this practice.

## **9.0 APPENDICES**

### 9.1 Site and Vicinity Map

A United States Geological Survey (USGS) 7.5 Minute Topographical map of the subject property and surrounding area is included in the appendices of the report. The map shows the locations of the identified offsite environmental risks or threats described in the report.

### 9.2 Site Plan

A site plan of the subject property is included in the appendices of the report. The site plan shows the general location of the structures on the property, and other items of interest which were identified in the description of the site.



### 9.3 Site and Vicinity Photographs

Photographs of the subject property and surrounding neighborhood are attached to this report. These photographs were taken at the time of the site inspection.

### 9.4 Historical Research Documentation

Building permit records were obtained directly from the regulatory agency identified in this report. The aerial photographs summarized in this report were obtained from BBL Consultants, Solana Beach, California; the United States Geological Survey, Menlo Park, California; Google Earth; Nationwide Environmental Title Research, Tempe, Arizona; or the United States Department of Agriculture, Salt Lake City, Utah. The Sanborn Fire Insurance Map information was obtained from Digital Sanborn Maps, 1867-1970, Ann Arbor, Michigan. The city directory search information was obtained from Sherman Library and Gardens, Corona Del Mar, California.

### 9.5 Regulatory Records Documentation

All government records were obtained directly from the regulatory agencies identified in this report.

### 9.6 Interview and Research Documentation

All of the field notes and supporting information obtained from interviews and research concerning the subject property are maintained in the report file at the offices of Orswell & Kasman, Inc.

### 9.7 Special Contractual Conditions between User and Environmental Professional

No special contractual conditions or agreements exist between the client and any of the employees of Orswell & Kasman, Inc., and Orswell & Kasman, Inc. does not have any financial interest in the subject property.

### 9.8 Qualifications of the Environmental Professionals

The following are the qualifications of the individuals who conducted the site inspection, the records review or prepared the report:



Jack Orswell

Jack Orswell, a principal of the company, is an ASTM Environmental Professional and a licensed Private Investigator (#PI 14366) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#92-0869). He received his Bachelor of Science degree in Business Administration from the University of Southern California, and his Master of Arts degree in Organizational Leadership from Woodbury University. For 15 years he served as a Special Agent with the Federal Bureau of Investigation in the Denver, San Francisco and Los Angeles offices. Mr. Orswell received specialized training from the United States Environmental Protection Agency (EPA), and he was one of the first FBI Agents to work with the EPA in investigating federal environmental crimes.

While with the FBI, Mr. Orswell worked with the EPA's National Enforcement Investigations Center (NEIC) in Denver, Colorado, and helped establish evidence control procedures for their laboratory personnel. As coordinator of environmental investigations for the FBI's Los Angeles office, Mr. Orswell gained extensive training and experience working with the California Department of Health Services and the Los Angeles County Sheriff's Department.

Since 1988, Mr. Orswell has been in private industry, conducting environmental assessments for several financial institutions, real estate companies and law firms. Mr. Orswell has conducted environmental investigations throughout the United States, locating and interviewing witnesses to determine how hazardous materials were handled in various manufacturing operations, and documenting the long term effects of improper disposal.

Mr. Orswell's extensive background in criminal environmental enforcement and civil litigation support make him uniquely qualified as an environmental assessor and investigator. He is a life member of the FBI Agents Association, a member of the Society of Former Special Agents of the Federal Bureau of Investigation, the National Association of Environmental Professionals, the National Association of Government Guarantee Lenders, and ASTM International.

Marty Kasman

Marty Kasman, a principal of the company, is an ASTM Environmental Professional and a Registered Environmental Health Specialist (#4927) with the State of California. He is also a USEPA/AHERA accredited Asbestos Management Planner and California Certified Asbestos Consultant (#99-2553). He received his Bachelor of Science and Master of Science degrees in Environmental and Occupational Health Science from California State University at Northridge. He also has a Certificate in Hazardous Materials Management from the University of California at Los Angeles (UCLA). In addition, Mr. Kasman also received specialized hazardous materials training at the Federal Law Enforcement Training Center in Georgia.

Mr. Kasman served fourteen years with the Los Angeles County Fire Department, as a Supervising Hazardous Material Specialist and Deputy Health Officer. His responsibilities included field and laboratory work in hazardous materials management, conducting inspections



of industrial plant operations, and monitoring cleanup activities. In addition, Mr. Kasman has investigated hundreds of abandoned waste sites and other cases involving the illegal dumping of hazardous materials throughout Los Angeles County.

Mr. Kasman currently serves as an environmental consultant to industry management in the proper handling of hazardous materials and waste. He has taught courses in hazardous materials regulatory compliance and waste management at UCLA, California State University at Northridge, and the California Specialized Training Institute at San Luis Obispo. Mr. Kasman also served on the State of California Local Unified Program Implementation Committee (LUPIC) to develop a standardized hazardous materials contingency plan.

Mr. Kasman's extensive education, training, and experience in hazardous materials management make him fully qualified to conduct environmental assessments and investigations. He is the former president and director of the California Hazardous Materials Investigators Association. He is also a former director of the Local Environmental Enforcement Officers Association, and the Los Angeles County Association of Environmental Health Specialists. He is a member of California and National Environmental Health Associations.

#### James Robert Orswell

James Robert Orswell is an American Society for Testing and Materials (ASTM) Environmental Professional. Since graduating from Utah Valley University, he has actively been involved with numerous Phase I Environmental Site Assessment reports, Transaction Screen reports, soil vapor surveys, methane assessments, historical use reports and Phase II projects on commercial, industrial and residential properties.

Mr. Orswell is an experienced document writer, data collector, holds his OSHA 40-hour HAZWOPER certification and he is a certified mold inspector (CCMI #4261) (CRMI #4030) (CMR #4435). Since 2002, Mr. Orswell has worked in the environmental assessment and consulting field, researching and conducting numerous environmental investigations throughout the United States. He has worked directly with major lending institutions, real estate professionals, lawyers, city planners and private clients. Mr. Orswell has also worked along with the Department of Defense in plotting former use defense sites (FUDS), local fire department administrators with underground storage tank removals and public utility engineers with removing polychlorinated biphenyls (PCB) contaminated electrical transformers. He has managed several Phase I projects, underground storage tank removals, installation of soil vapor extraction systems, groundwater monitoring wells and has overseen several subsurface investigations in Southern California.

Mr. Orswell is also an Eagle Scout, an automotive enthusiast, an urban beekeeper and a world traveler. Mr. Orswell's education, training and experience provide him with the qualifications to conduct environmental assessments and investigations.



Scott Wilcox

Scott A. Wilcox is an ASTM Environmental Professional and a licensed Private Investigator (PI #18117) with the State of California. He received his Bachelor of Arts degree in Law and Society from the University of California at Santa Barbara, with an emphasis in pre-law. Since 1989, Mr. Wilcox has worked exclusively in the environmental investigation field, conducting and supervising numerous environmental investigations nationwide. Mr. Wilcox has an extensive background in the design, implementation and management of investigative teams, working with attorneys and private clients in support of complex civil litigation issues. He has worked closely with many regulatory agency personnel throughout the country in his role as a case manager.

Because of his unique environmental investigative experience, Mr. Wilcox is well versed in determining the access and availability of records and other documentation regarding environmental regulatory compliance at the federal, state, regional and local levels. He has been directly involved with several Superfund investigations throughout the western United States, and he has conducted hundreds of environmental due diligence investigations throughout his career.

Mr. Wilcox's education, training and experience provide him with unique qualifications to conduct environmental assessments and investigations. He is a registered environmental expert witness with the Los Angeles County Bar Association, and he is a member of Professional Environmental Marketing Association.

Richard Clark

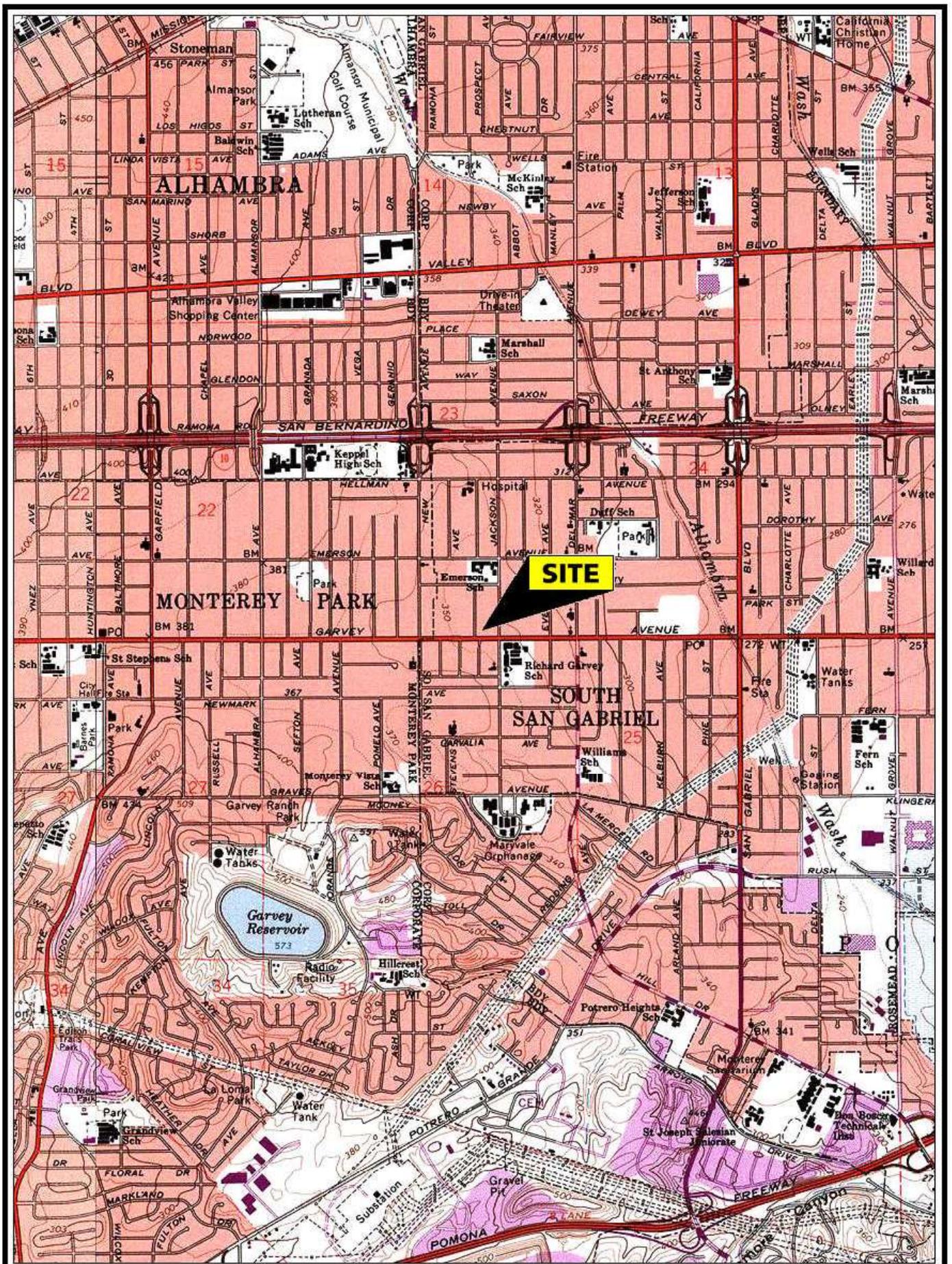
Richard Clark is an ASTM Environmental Professional and a licensed Professional Civil Engineer and General Engineering Contractor with Hazardous Substances Removal and Remedial Action Certification. He received his Bachelor of Science degree in Soil Science from California Polytechnic University, San Luis Obispo and his Master of Science degree in Environmental Studies (Environmental Science concentration with an emphasis in civil engineering) from California State University, Fullerton. He pursued post graduate studies in geology at California State University, Northridge. Mr. Clark also earned a Certificate in Site Assessment and Remediation from the University of California, Irvine.

Mr. Clark has over 25 years of experience in private industry and government, conducting Phase I and Phase II environmental assessments and inspections of industrial plant operations, and monitoring cleanup activities. He has managed large remediation projects, including soil and groundwater cleanups and underground tank removals. He has been responsible for remediation feasibility studies, remediation system design, remediation contracting and system installation, and construction management. Since 1997, Mr. Clark has served as a Hazardous Materials Specialist and Deputy Health Officer for the Los Angeles County Fire Department.

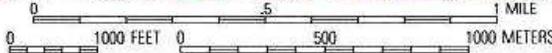
Mr. Clark's extensive education, training, and work experience in environmental site assessments and remedial activities fully qualifies him to conduct environmental assessments



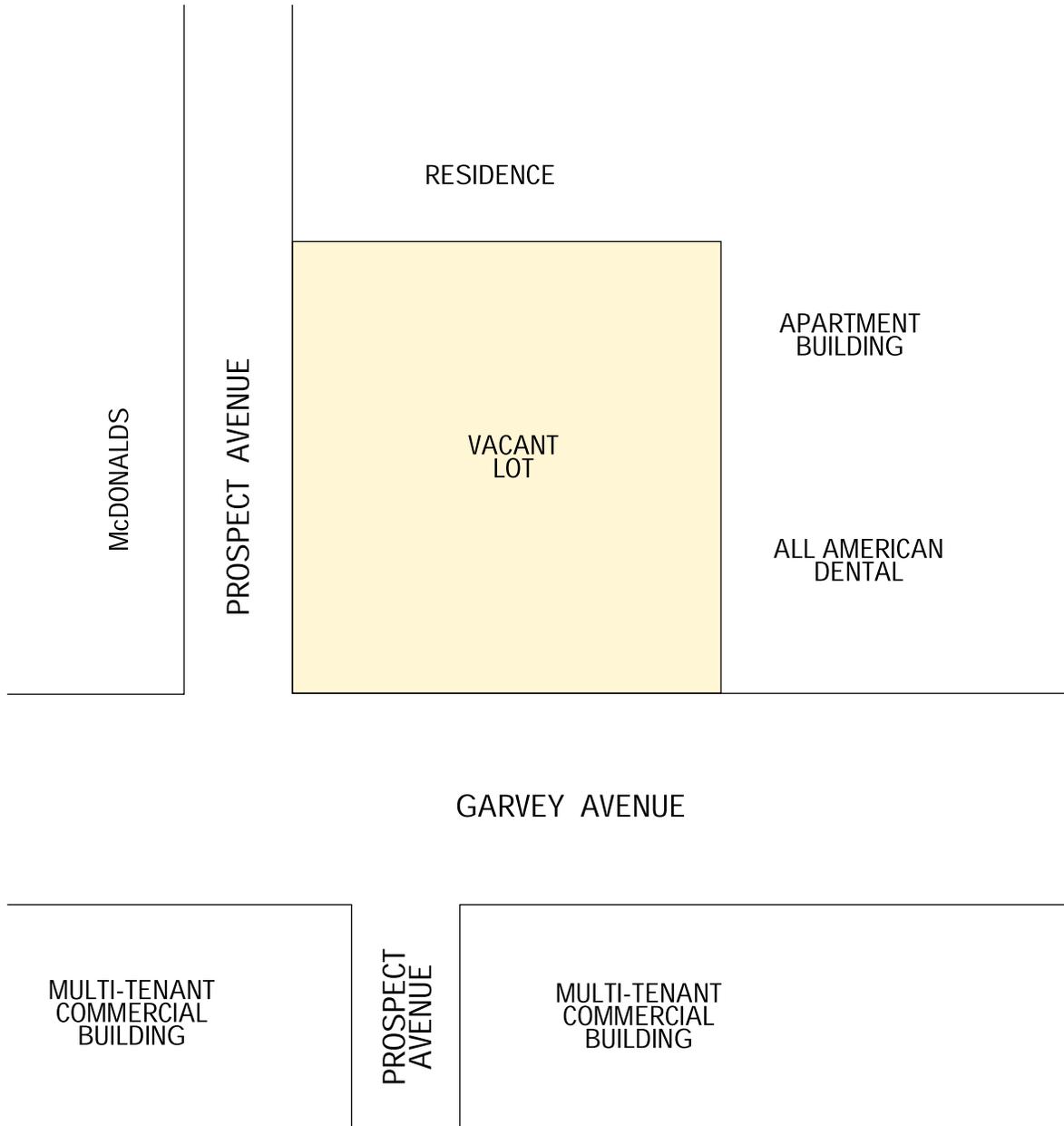
and consulting services. Mr. Clark is also a certified professional soil scientist. He is a member of the Soil Science Society of America, Professional Soil Scientist Association of California, American Society of Civil Engineers, Geological Society of America, and Soil and Water Conservation Society.



TN MN  
13°



Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)



**ORSWELL & KASMAN, INC.**  
 Environmental Assessments & Consulting

SUBJECT PROPERTY LOCATION:

7539-7545 GARVEY AVENUE  
 ROSEMEAD, CA 91770

NOT TO SCALE - FOR ORIENTATION PURPOSES ONLY





Photo #1



Photo #2



Photo #3



Photo #4



Photo #5



Photo #6



Photo #7



Photo #8



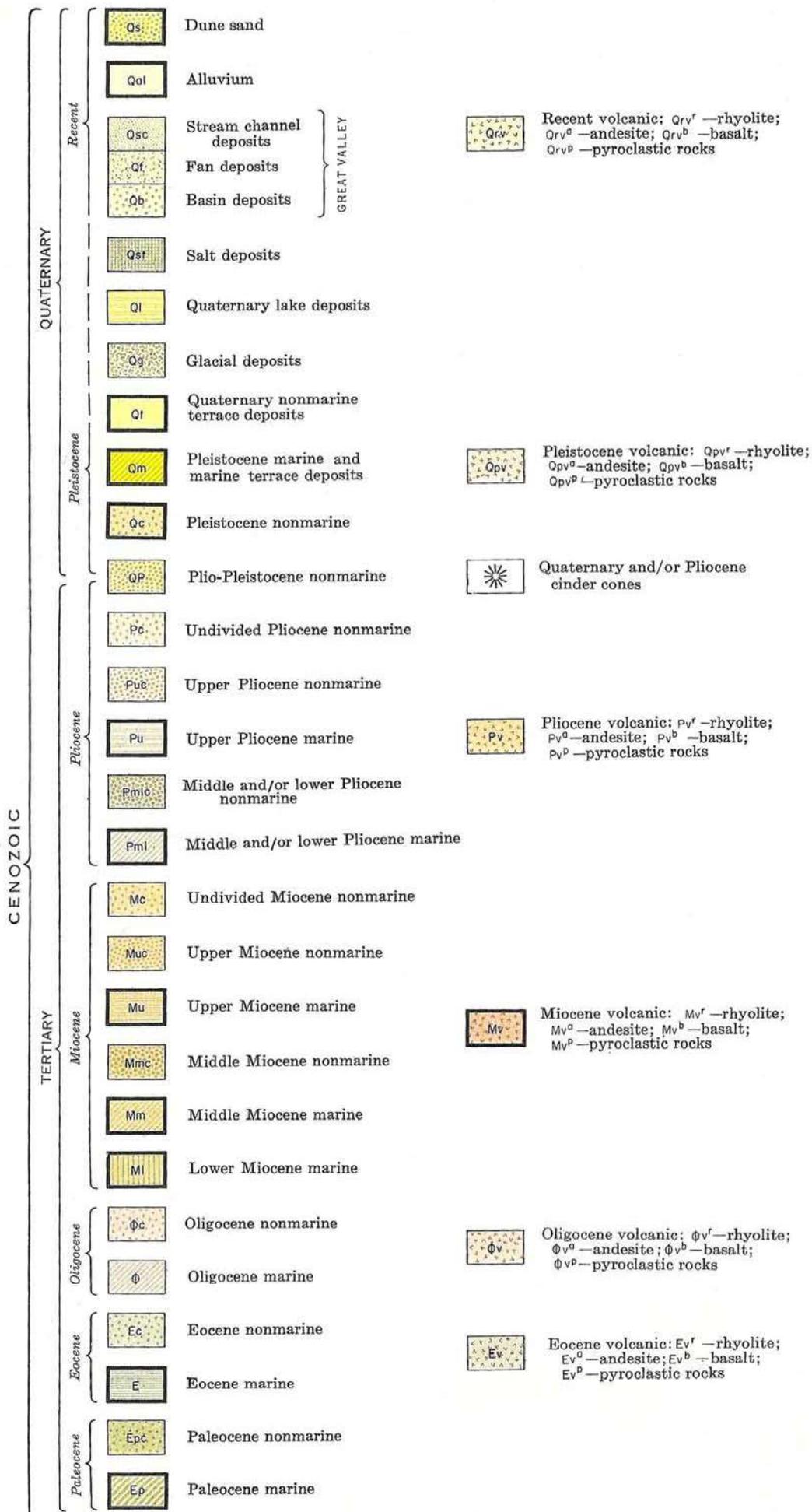
Photo #9

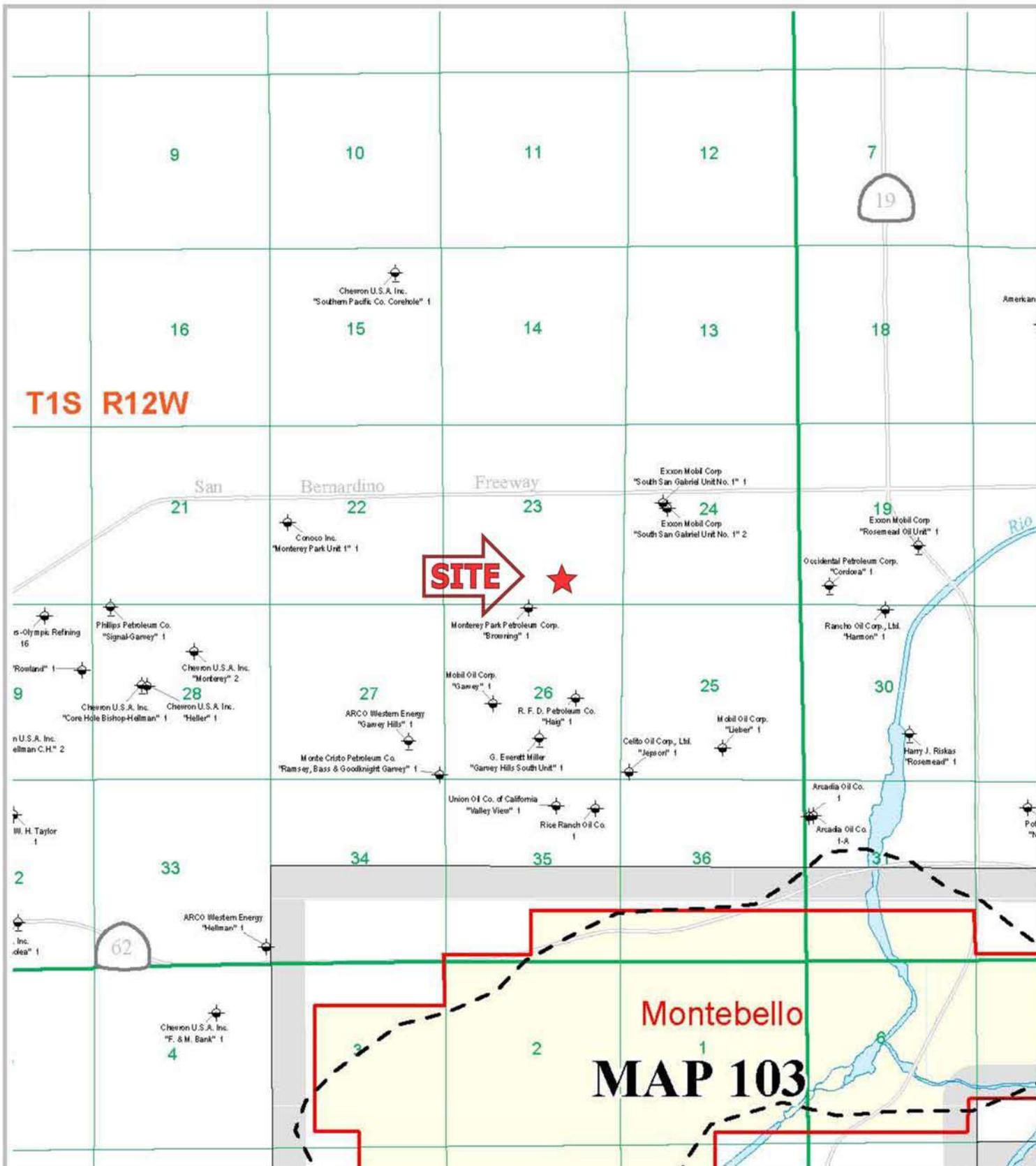


# EXPLANATION

SEDIMENTARY AND METASEDIMENTARY ROCKS

IGNEOUS AND META-IGNEOUS ROCKS

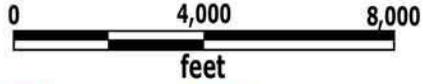




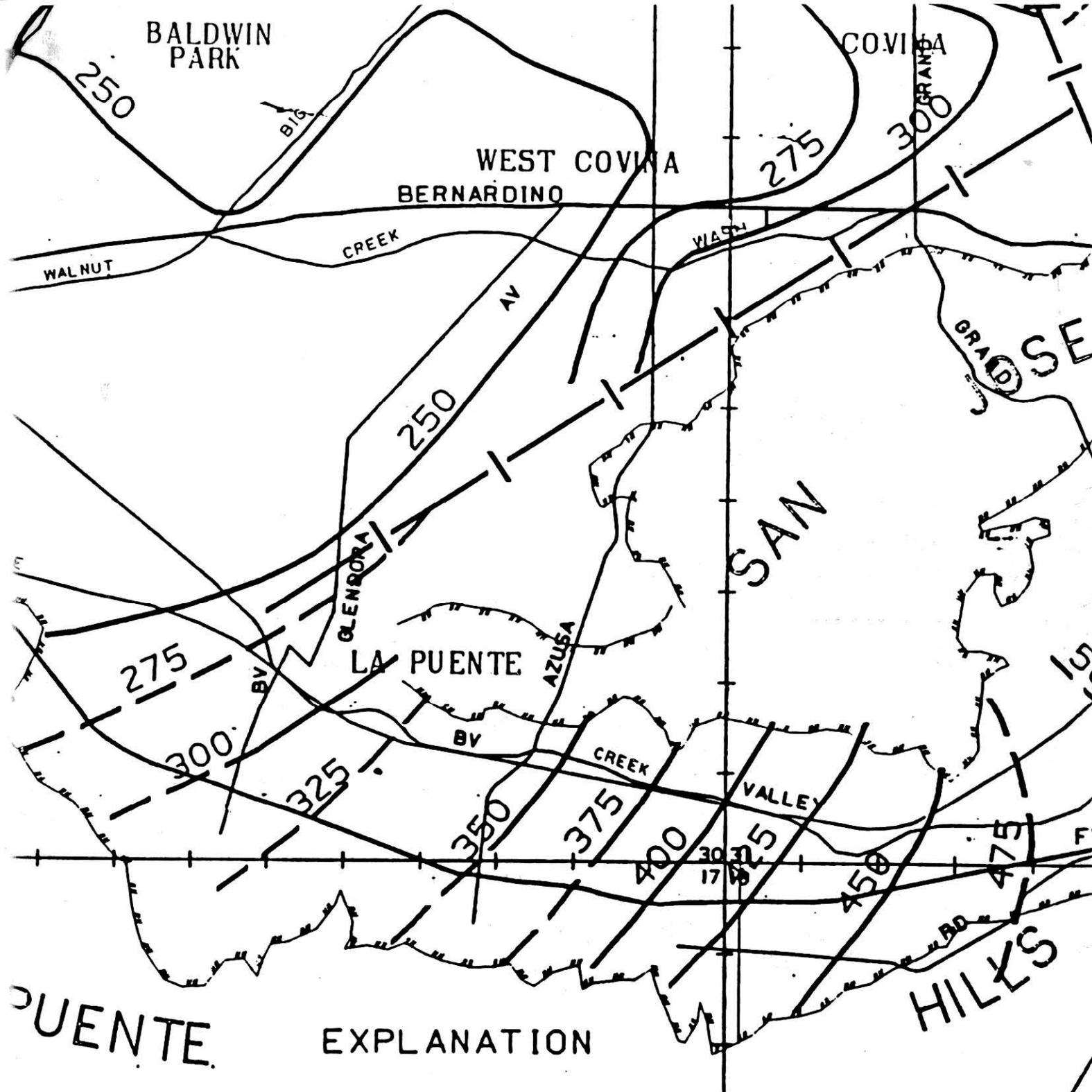
**LEGEND**

- |  |  |   |   |
|--|--|---|---|
| <ul style="list-style-type: none"> <li>○ Drilling</li> <li>○ Drilling - idle</li> <li>○ Plugged and abandoned - dry hole</li> <li>● Completed - oil</li> <li>● Idle - oil</li> <li>● Plugged and abandoned - oil</li> <li>● Completed - gas</li> <li>● Idle - gas</li> </ul> | <ul style="list-style-type: none"> <li>⊛ Gas injection</li> <li>⊛ Gas - open to oil zone</li> <li>⊛ Water source</li> <li>⊛ Plugged and abandoned - oil and gas</li> <li>⊛ Gas storage</li> <li>⊛ Observation</li> <li>⊛ Gas - converted to water disposal</li> <li>⊛ Abandoned oil - converted to water disposal</li> </ul> | <ul style="list-style-type: none"> <li>⊛ Plugged and abandoned - gas</li> <li>⊛ Completed - water disposal</li> <li>⊛ Completed - waterflood</li> <li>⊛ Completed steamflood</li> <li>⊛ Buried idle</li> <li>⊛ Abandoned - conductor</li> </ul> | <ul style="list-style-type: none"> <li>▭ Township boundary</li> <li>▭ Surveyed section</li> <li>▭ Productive Limit boundary</li> <li>▭ Projected section</li> <li>▭ Field boundary</li> </ul> |
|--|--|---|---|

**Oil Map of California - Department of Conservation - Map W1-5**

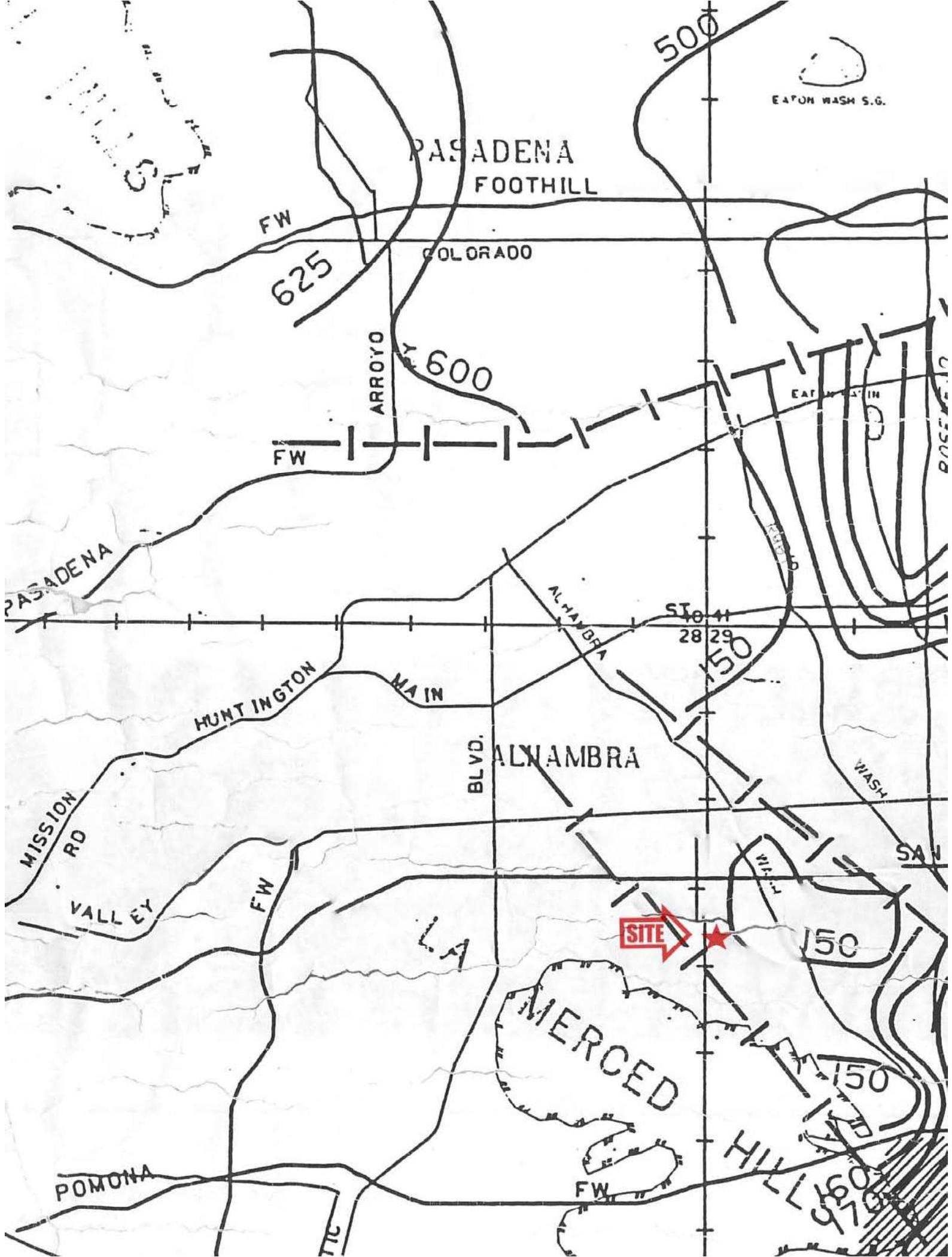


May 26, 2010



**EXPLANATION**

-  LINES OF EQUAL STATIC GROUNDWATER LEVELS. (INTERPOLATED BETWEEN WELLS.)
-  SAME AS ABOVE, LOCATION APPROXIMATE.
-  RESTRICTION AND OR BARRIERS TO GROUNDWATER MOVEMENT, GEOLOGIC AND HYDRAULIC.
-  GROUND SURFACE CONTOURS.
-  SPREADING GROUNDS



PASADENA  
FOOTHILL

FW

625

COLORADO

ARROYO

600

FW

EATON WASH S.G.

PASADENA

ST 41  
28 29

HUNTINGTON

MAIN

ALHAMBRA

BLVD. ALHAMBRA

MISSION  
RD

VALLEY

FW

LA

SITE

150

MERCED

HILLS

POMONA

FW

150  
160  
170

## NPL SITE CLEANUP WORKPLAN

## SAN GABRIEL GROUND WATER BASIN 1

**Site Information****Location and Type of Site**

El Monte Area  
El Monte, CA 91732  
Los Angeles

The San Gabriel Ground Water Basin (SGGWB) is in an area of approximately 195 square miles, occupying most of the northeastern quadrant of Los Angeles County. Its boundaries are the Whittier Narrows on the southwest within the Cities of Pico Rivera, Montebello, Monterey Park, La Puente, and Hacienda Heights; the Raymond fault on the northwest within the Cities of Arcadia, Monrovia, and San Marino; the line of contact between the alluvium and the bedrock of the San Gabriel Mountains on the north, north of the Cities of Duarte, Azusa, and Glendora; and the San Jose Hills on the east within the cities of San Dimas, LaVerne, and Pomona. The Basin is divided into four areas delineated by the locations of the major contaminated ground water plumes. Each individual area is listed on the EPA National Priority List (NPL) or Superfund list. The groundwater migrates at a rate of about 50 to 1000 feet per year. The actual area may have been extended from those delineated. The SGGWB is a drinking water source for an estimated 700,000 - 1,000,000 residents of about 34 incorporated cities and unincorporated areas. In SGGWB 1, the contaminated ground water plume is approximately 4 miles long and 1.5 miles wide. It runs along the axis of the Rio Hondo Wash, beneath the Cities of Monrovia, Irwindale and El Monte, and parallels the San Gabriel River to the east. The ground water in the Area has been contaminated with trichloroethylene (TCE), perchloroethylene (PCE) and carbon tetrachloride (CTC).

**Description of Hazardous Wastes**

There are 275 public water supply wells in the San Gabriel Valley Basin. To date, 70 of these wells have been contaminated with TCE, PCE, and/or CTC at levels which exceed federal maximum contaminant levels (MCLs) and State action levels.

**Threat to Public Health and Environment**

The ground water represents over 90 percent of the water supply in the San Gabriel Valley Basin. Migration of contaminants through ground water presents a possible exposure pathway. In addition, vapors from ground water pose a potential inhalation pathway. Wells which have shown contaminants above State or federal drinking water standards have been closed. There is no known exposure above the State or federal drinking water standards for operating wells at this time.

**Site Status****Status of Site Activity**

A cooperative agreement between EPA and the Upper San Gabriel Municipal Water District covering technical assistance and community relations activity during the RI/FS was signed in September 1985. An interim remedial measure (IRM) is being implemented at the Richwood Mutual Water Company, in El Monte, to treat contaminated ground water for about 204 residents. A treatment system is proposed to be implemented at the Suburban Water System's Bartolo Well Field, north of Whittier, delivering water to approximately 17,000 residential and commercial service connections. The contamination at the Bartolo Well Field is contributed to by the migration of contaminated ground water from SGGWB 1, 2, and 4.

**Proposed Revenue Sources**

EPA is funding 90 percent of the construction cost of the interim remedial measure. State law (SB 1063, 1985) provides specific funding for the construction of carbon absorption systems for up to three specific mutual water companies in Area 1 and appropriates State funding for operation and maintenance. Federal funding will be available to cover 100 percent of the RI/FS costs and 90 percent of the cost associated with remedial action. The 10 percent (State share) for the remedial action of San Gabriel Ground Water Basin 1 is estimated to be over \$2,750,000.

THE DEGREE OF HEALTH HAZARD POSED CHEMICAL CONTAMINATION OF A SITE DEPENDS ON THE CONCENTRATION OF THE MATERIAL PRESENT AND THE DURATION OF EXPOSURE. DHS POLICY IS TO EVALUATE ALL LISTED HAZARDOUS SUBSTANCE RELEASE SITES FOR THE NEED TO TAKE ACTION TO ABATE ANY ACUTE PUBLIC HEALTH OR ENVIRONMENTAL THREATS POSED BY A SITE. THEREFORE, THE THREATS DESCRIBED IN THIS DOCUMENT GENERALLY REPRESENTS THE POTENTIAL IMPACT OF LONG-TERM EXPOSURE TO SPECIFIC HAZARDOUS SUBSTANCES IF: 1) THE SITE IS NOT ABATED, 2) THE SUBSTANCES MIGRATE OFFSITE, AND 3) THE SUBSTANCES AT SOME POINT COME INTO CONTACT WITH HUMAN OR ENVIRONMENTAL RECEPTORS.

# ORSWELL & KASMAN, INC.

## ENVIRONMENTAL RECORDS RESEARCH REPORT

*Property Information:*

**Vacant Lot**  
**7539-7545 Garvey Avenue**  
**Rosemead, CA 91770**

*OKI Report #:*

**P19283**

*Report Date:*

**December 5, 2019**

*Prepared For:*

**Shirley Lou**  
**JRL LLC**



*Specializing  
in  
California*



*Prepared by:*

**Orswell & Kasman, Inc.**  
**316 West Foothill Boulevard**  
**Monrovia, CA 91016**  
**(626) 932 - 1800 \* FAX (626) 932 - 1807**  
[www.orswell-kasman.com](http://www.orswell-kasman.com)

# RESPONSE NOTIFICATION SHEET

*This report is in conformance with the ASTM standard for a Phase I Environmental Site Assessment government records check*

	No Sites Within Specified Radius	Property & Adjacent	¼ Mile Radius	½ Mile Radius	1 Mile Radius
National Priority List (NPL)	✓				
RCRA CORRACTS Facilities	✓				
CALSITES	✓				
CERCLIS	✓				
CERCLIS NFRAP	✓				
LUSTIS	✓				
Active / Inactive Landfills	✓				
Treatment, Storage & Disposal (TSD)	✓				
RWQCB Sites	✓				
Institutional Controls / Engineering Controls	✓				
Closed RWQCB Sites	✓				
Registered Underground Storage Tanks	✓				
Federal Hazardous Waste Generators	✓				
ERNS / NRC	✓				
Superfund Liens	✓				
Local Agency Records	✓				

*Sites reported as "Case Closed" or "No Further Action" may not be listed in this report*

**OKI Report #:** P19283  
**Completion Date:** 12/5/19  
  
**Property Information:**  
**Vacant Lot**  
**7539-7545 Garvey Avenue**  
**Rosemead, CA 91770**

**Martin A. Kasman**  
**ASTM Environmental Professional**

The information contained in this report is obtained from federal, state and other public sources. Orswell & Kasman, Inc. (OKI) does not make any guarantees, warranties or representations, whether expressed or implied, regarding the accuracy of such information, and shall not be held responsible in the event that any such inaccuracies are present. All liability for damages of any nature arising from any inaccuracy in the facts stated herein must be assumed by the client. OKI also advises the client that this report and information contained herein is intended solely for the use of the client or assignee with whom OKI has a contractual relationship. OKI makes no other warranty, express or implied, as to the conclusions and professional advice included in this report, and is not responsible for the independent conclusions, opinions or recommendations made by any other party or entity based whole or in part on the information provided in this records review.

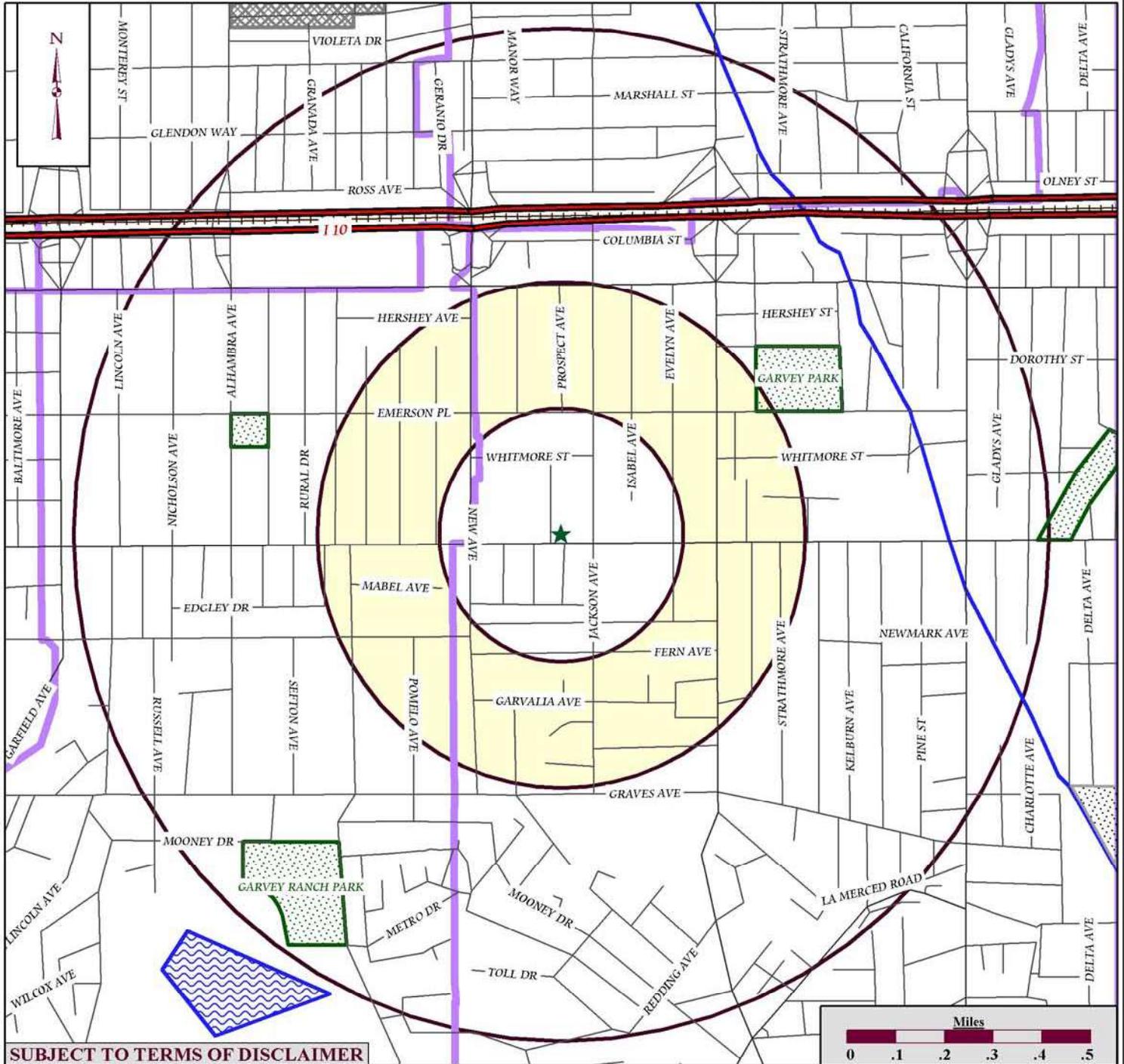


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**Monrovia, CA 91016**  
**(626) 932 - 1800 \* Fax (626) 932 - 1807**  
[www.orswell-kasman.com](http://www.orswell-kasman.com)

# Orswell & Kasman, Inc.

Environmental Assessments & Consulting

Subject Property Location:  
7539-7545 Garvey Avenue  
Rosemead, CA 91770



**SUBJECT TO TERMS OF DISCLAIMER**

### MAP LEGEND

- |  |                       |  |            |
|--|-----------------------|--|------------|
|  | One Mile Radius       |  | Parks      |
|  | Half Mile Radius      |  | Water      |
|  | Quarter Mile Radius   |  | Railroads  |
|  | Subject Property      |  | Roads      |
|  | Regions               |  | Freeways   |
|  | Military Installation |  | Site Areas |

### HAZARDOUS SITE SYMBOLS

- |  |   |  |  |
|--|---|--|--|
|  | National Priority List                    |  | RWQCB Sites                                  |
|  | RCRA Corrective Action                    |  | Closed RWQCB Sites                           |
|  | CERCLIS                                   |  | Registered Underground Tanks                 |
|  | CalSites                                  |  | Generators                                   |
|  | Leaking Underground Storage Tanks         |  | Emergency Response Notification System       |
|  | Active / Inactive Landfills               |  | Superfund Liens                              |
|  | Treatment, Storage, & Disposal Facilities |  | CERCLIS - No Further Remedial Action Planned |
|  |   |  | Oil Wells                                    |

# REFERENCE GUIDE TO THE REGULATORY AGENCY DATABASES

## SOURCE

## DESCRIPTION

- NPL:**  
*1 mile search radius*  
*Date: August 2019*
- The National Priority List (NPL) identifies abandoned or uncontrolled hazardous waste sites, which have been identified as possibly representing a long-term threat to the public health or environment. These sites have been identified as being highly contaminated with hazardous substances and represent the USEPA's target enforcement and cleanup efforts. Studies of individual sites are conducted by the USEPA to determine the level of contamination, and the sites are then compared and ranked to other sites on the NPL.
- CORRACTS:**  
*1 mile search radius*  
*Date: September 2019*
- The USEPA maintains a list of facilities which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of the waste as determined by the RCRA regulations. In addition, the USEPA publishes a list of those facilities who are subject to a corrective action based on the facilities waste handling and storage procedures. The facilities, which are subject to a corrective action, are identified as CORRACTS sites.
- CERCLIS:**  
*½ mile search radius*  
*Date: August 2019*
- The USEPA has developed a database known as the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS), which contains information on potential hazardous waste sites located throughout the United States. There are over 33,000 sites on the CERCLIS inventory. All sites are subjected to a preliminary assessment and thereafter are either placed on the National Priority List (NPL) or are placed in a category for those sites requiring no further Federal Superfund action.
- CALST:**  
*½ mile search radius*  
*Date: August 2019*
- The State of California Environmental Protection Agency maintains the "CalSite" database, which is a listing of 7,800 known active, inactive and abandoned hazardous sites. These sites have previously been reported in the Abandoned Site Program Information System (ASPIS), Bond Expenditure Plan (BEP) and Cortese database.
- RWQCB:**  
*½ mile search radius*  
*Date: June 2017*
- The State of California Water Resources Control Board is responsible for monitoring the quality of flow of the groundwater and compiles lists of known leaking underground storage tanks. The list is maintained as the Leaking Underground Storage Tank Information System (LUSTIS). The local Regional Water Quality Control Board (RWQCB) monitors the contamination problem, the investigation and any remedial activities.
- SWIS:**  
*½ mile search radius*  
*Date: August 2019*
- The State of California Integrated Waste Management Board maintains a list of active and inactive landfill sites within California and provides information concerning the ownership and types of wastes brought to the landfills.
- TSD:**  
*½ mile search radius*  
*Date: September 2019*
- Treatment, Storage or Disposal Facilities (TSD) is a federal listing of facilities, which have been authorized to receive hazardous waste. These facilities have permits to treat, store or dispose of waste as determined by the RCRA regulations.
- ERNS:**  
*Property & adjacent*  
*Date: 2015*
- The Emergency Response Notification System (ERNS) is a list of locations which have reported a release of oil or hazardous substances to the USEPA Office of Emergency and Remedial Response. Most of the data in this system is based on information that was received during the initial notification.
- HWG:**  
*Property & adjacent*  
*Date: September 2019*
- The United States Environmental Protection Agency maintains a list of known hazardous waste generators in the nation. A company on the list generates reportable quantities of hazardous waste, and the disposal and transportation of the waste is monitored through the use of a hazardous waste manifest.
- UTANK:**  
*Property & adjacent*  
*Date: June 2017*
- The location and identity of registered underground tanks is maintained by the State of California Water Resources Control Board in the Hazardous Substance Storage Container Database. The list was compiled in 1991 and there are currently no plans to update the database at the present time.
- SFL:**  
*Property & adjacent*  
*Date: July 2011*
- The USEPA maintains a list of Superfund Leins that have been issued on properties throughout the United States. These sites have been remediated through the expenditures of Superfund monies. The purpose of the lein is to prevent the property owner from gaining a financial benefit from the federal government's cleanup and restoration activities.