

E. HAZARDOUS MATERIALS

The hazardous materials analysis assesses the potential environmental impacts of new development on the Project Site associated with existing soil and/or groundwater contamination at the Project Site and Add Area. Due to the highly industrial nature of the Project Site, Add Area, and surrounding properties, the potential for use, storage, or disposal of hazardous materials on Site or in the vicinity of the Project Site and Add Area is quite high. Due to the likelihood of hazardous materials on or near the Project Site and Add Area, a Phase I Environmental Assessment was conducted for properties included within the Project Site and Add Area. The Phase I Environmental Assessment was prepared by American Environmental Specialists, Co. (AES) in general accordance with the American Society of Testing and Materials Standards (ASTM).⁴⁸

The Phase I Environmental Assessment included the following:

- Site reconnaissance of the Project Site and Add Area to identify and assess areas of potential environmental concern;
- Survey of the Site vicinity to identify and assess potential environmental concerns which could impact the Project Site and Add Area;
- A review of building permits, US Geological Survey (USGS) topographic maps, aerial photographs, and other available documents;
- A review of public records to identify sites of environmental concern on or within a radius of the property as determined by ASTM; and
- Review of documents provided by Teledyne and Litton regarding previous environmental documentation on the Project Site.

As part of the Phase I Assessment, AES retained Environmental Risk Information & Imaging Service (ERIIS) to perform an environmental database search for locations identified as hazardous substance and/or hazardous waste sites near the Project Site and Add Area. The search distance was determined by ASTM standards. Following is a list and brief description of the databases searched by ERIIS.

⁴⁸Studies provided by American Environmental Specialists, Co. include Phase I Environmental Site Assessment - Litton Guidance and Control Facility, October 7, 1996; Phase I Environmental Site Assessment Update - Litton Guidance and Control Facility, April 9, 1999; Phase I Environmental Assessment - Southeast Corner of Prairie Street and Corbin Avenue, October 7, 1996; Phase I Environmental Assessment Update - Proposed New Parcel Southeast Corner of Prairie Street and Corbin Avenue, March 10, 1999; Phase I Environmental Site Assessment Commercial and Light Industrial Development Area North of Prairie Street Between Corbin and Shirley Avenues, July 15, 2002. All of these studies are included in Appendix D of the Technical Appendices.

National Priorities List (NPL)

The NPL Report, also known as the Superfund List, is a U.S. EPA listing of uncontrolled or abandoned hazardous waste sites. The list is primarily based upon a score which the site receives from the EPA's hazardous ranking system. These sites are targeted for possible long-term remedial action under the Superfund Act.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The CERCLIS database is a listing of known or suspected uncontrolled or abandoned hazardous waste sites. These sites have either been investigated or are currently under investigation by the federal EPA for the release or threatened release of hazardous substances.

Resource Conservation & Recovery Information System (RCRIS)

The RCRIS Report contains information pertaining to facilities that either treat, store, or dispose of U.S. EPA-regulated hazardous wastes. The RCRIS list includes both small (RCRIS-SG) and large (RCRIS-LG) quantity generators of Resources Conservation and Recovery Act (RCRA) wastes, as well as treatment, storage, and disposal facilities (RCRIS-TS). Large generators are considered to be facilities that generate more than 1,000 kilograms (2,204 pounds) of hazardous waste per month. Small generators are those facilities that generate between 100 kilograms (220 pounds) and 1,000 kilograms (2,204 pounds) of hazardous waste per month. Information pertaining to the status of facilities is provided through the RCRA Administrative Action Tracking System (RAATS).

Emergency Response Notification System (ERNS)

The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. Information in the ERNS report pertains only to those releases that occurred during the year of the report date.

California Leaking Underground Storage Tank (LUST) Report

The California State Water Resources Control Board, in cooperation with the Office of Emergency Services, compiles lists of all leaks of hazardous substances from underground storage tanks in the State of California. The nine regional boards maintain information on all reported leak cases within their jurisdiction, both for those where the Regional Board and where other local agencies take the lead in overseeing investigations and remedial actions. The California Environmental Protection Agency's Department of Hazardous Materials Data Management collects the nine regional lists and publishes them as one database identified as LUST.

California Underground Storage Tank Report (UST)

This report is a listing of all registered underground storage tanks located within the State of California.

Solid Waste Information System (SWF)

The California Integrated Waste Management Board maintains an inventory list of both open as well as closed and inactive solid waste disposal facilities and transfer stations pursuant to the Solid Waste Management and Resources Recovery Act of 1972.

California CalSites (HWS)

The California CalSites report contains information pertaining to the State Hazardous Waste Sites governed by the California Department of Toxic Substance Control (DTSC). Sites formerly listed in the Annual Workplan, the Abandoned Sites Project Information System (ASPIS), and the Bond Expenditure Plan (BEP) are now included in the CalSites database.

No Further Remedial Action Planned (NFRAP)

The NFRAP report contains information pertaining to sites which have been removed from the federal EPA's CERCLIS database. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require federal Superfund action or NPL consideration.

California Oil and Gas Well Report (OGW)

The OGW Report contains location and production information for all regulated oil and gas wells in the State of California.

ENVIRONMENTAL SETTING

Previous Environmental Investigations

An environmental investigation has been conducted previously on the Project Site. A Phase I Environmental Assessment was conducted for the Project Site by American Environmental Specialists, Inc. on October 7, 1996. The investigation was conducted in two segments: one square-shaped parcel consisting of approximately eight acres located on the southeastern corner of Corbin Avenue and Prairie Street for the proposed Homeplace Retirement Community and one "L" shaped parcel of approximately 27.5 acres located on the northeastern corner of Nordhoff Street and Corbin Avenue, known as 19601 Nordhoff Street. These investigations were updated later on March 10, 1999, and April 9, 1999, respectively.

The most recent Phase I investigation undertaken within the Add Area was conducted on July 15, 2002. No known previous environmental investigations were identified for the Add Area properties.

Project Site

The Project Site is currently zoned MR2-1 and P-1 for primarily research and development uses and associated parking. The Site has been used primarily as research and development for guidance control systems developed by Litton Industries which is a primarily office use. Portions of the Site have been used for light manufacturing throughout the history of the Site.

To the north of the Project Site, across Prairie Street, are light industrial properties. To the west, across Corbin Avenue, land uses included primarily commercial uses, however, the properties are designated as light industrial by the Community Plan. To the south of the Project Site, across Nordhoff Street, land uses include primarily commercial and retail buildings. To the east, across Shirley Avenue, is the Northridge Fashion Center, a composite of retail stores and buildings.

Historical Use

Review of historical aerial photographs available at the California State University-Northridge Geography Map Library indicates that in 1989, the properties adjacent to the Project Site were developed in their current configuration. The Northridge Fashion Center buildings to the east and the K-Mart building to the north were constructed between 1967 and 1974. The Washington Mutual Bank building to the west was constructed between 1975 and 1989. The adjoining properties were used for agriculture prior to their development with these uses. In 1952, 1938, and 1919, properties north, south, and east of the Site were cultivated.

The Northrup Grumman facility was built on the Project Site in 1966. Prior to 1966, the property use was agricultural. According to personal interviews, Teledyne Systems Inc. took occupancy of the building in 1968. Teledyne systems occupied the building until it was acquired by Litton Industries in 1994.

The USGS map shows an oil tank on the Litton Industries (Northrup Grumman) property in 1952. The oil tank was likely aboveground and associated with the agricultural activities on the property. Previous site assessments of the Northrup Grumman property did not identify records for the tank.

Site Inspection

The predominant chemicals observed on the Project Site were isopropyl alcohol, liquid nitrogen, refrigerants, and various solvents, thinners, lacquers, and paints. The hazardous waste materials observed include waste alcohol, waste paint thinner, and waste oil. Thirty- and 70-gallon aboveground tanks for diesel fuel related to back-up lighting and fire sprinkler systems are located in the maintenance area of the main building and the pump house, respectively. No evidence of underground storage tanks on the Project Site was observed.

All chemical compounds were observed to be properly labeled and stored in appropriate containers either in cabinets, on shelving, in secondary containment, and/or on concrete. No compounds were observed stored directly on soil, grass, or asphalt. Other than minor staining on concrete floors in some areas, no evidence of leaks or spills considered to be of concern was observed. Hazardous wastes are disposed of by Safety Kleen every 90 days. Employees on Site reported that the wastewater permit and seven South Coast Air Quality Management District (SCAQMD) permits (the smallest spray paint booth no longer requires a permit) are updated annually or as required and are in compliance. Material Safety Data Sheets are on file at the facility for each of the chemical compounds. In general, housekeeping was observed to be excellent, and the chemicals and wastes used, stored, generated, and disposed of were observed to be properly handled at the Site. At this time, the chemical compounds present at the Site do not appear to present an environmental concern. Additionally, indications of unauthorized dumping or solid waste disposal were not observed during the site reconnaissance.

A transformer station owned by the DWP was identified adjacent to the maintenance area during a site reconnaissance in 1996. A label on the gate of the station indicates that the fluid used in the transformers does not contain PCBs. Additionally, several pole-mounted transformers are located along the east side of Corbin Avenue, within the Project Site boundaries, and the north side of Prairie Street, outside the Project Site boundaries.

Although asbestos and lead-paint have not been specifically identified as a hazardous material issue at the Project Site and Add Area, due to the age of the buildings on the Sites, the potential for these materials does exist. An asbestos survey and sampling for lead-based paint and radon were not part of the scope of services for this assessment. However, mitigation measures that preclude demolition or construction on these Sites prior to appropriate stabilization or removal of such materials have been included.

Regulatory Agency Database Search

Based on ASTM accepted radii, the Phase I database search produced the following results for the Project Site:

National Priorities List (NPL)

No NPL sites were identified within one mile of the Project Site.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

No CERCLIS sites were identified within one mile of the Project Site.

Resource Conservation & Recovery Information System (RCRIS)

The Northrup Grumman facility (Project Site) is identified as a large quantity generator. The facility is also on the HAZNET and FINDS databases. No violations have been reported for the

facility. According to the databases, Northrup Grumman has disposed of oxygenated, halogenated, and hydrocarbon solvents and other off-specification, aged, or surplus organics.

Great Western Bank (also identified as Washington Mutual) located northwest of the Project Site, across Corbin Avenue, is identified as a small quantity generator. This site is also on the HAZNET, FINDS, and HIST UST databases. The HIST UST database identifies properties where one or more USTs have been removed. No violations are reported for the facility. According to the databases, the facility disposed of liquids with halogenated organic compounds, laboratory waste chemicals, waste oil, and tank bottom waste. Four USTs were previously operated at the facility. Three of the USTs contained gasoline and one contained diesel fuel. The USTs were installed in 1980. The year the USTs were removed is not reported. The facility address is not on the LUST list, indicating that there is not a reported leak associated with the former USTs.

Properties located at 9345 Melvin Avenue and 9300/9310 Corbin /Avenue, are identified on the RCRIS Small Quantity Generators List. Aton laboratory, located at 9345 Melvin Avenue in the strip mall in the northwest corner of the Add Area properties, is also on the HAZNET Database. There are no violations reported for the facility. According to the databases, Aton laboratory has disposed of liquids with chromium VI, metal sludge, alkaline solution with metals, and other inorganic solid waste.

Teledyne Systems Company is identified at 9300 and 9310 Corbin Avenue, the current location of Modern Wholesale electric and The Sports Section. The addresses are also on the FINDS and HAZNET databases. No violations have been reported for the earlier Teledyne facility. According to the databases, Teledyne disposed of oxygenated, halogenated, and hydrocarbon solvents and other off-specification, aged, or surplus organics.

One RCRA TSD and RCRA CORRACTS facility was identified within a one-mile radius of the Project Site. The facility, Cirtec Division of Interlink Corporation, is located about a mile southwest of the Project Site. The facility has been assigned a low corrective action priority.

Emergency Response Notification System (ERNS)

The Project Site (site only ASTM radius) was not identified as an ERNS facility.

California Leaking Underground Storage Tank (LUST) Report

In a Phase I environmental assessment conducted in 1996 for the Project Site, eight California LUST facilities were identified with a half-mile radius. A summary of these facilities identified in 1996 can be found in **Table 21: LUST Sites**.

Two of the properties identified on the LUST list are located adjacent to the Project Site: West Valley Toyota, identified as Malibu Grand Prix, and The May Company at Northridge Fashion Center. In both cases groundwater was affected by a gasoline leak and the contamination was

TABLE 21
LUST SITES¹

SITE ADDRESS	CONTAMINANT AND CASE TYPE	STATUS	DISTANCE AND DIRECTION FROM SITE
Malibu Grand Prix (Toyota Dealership) 19550 Nordhoff Street, Northridge	Gasoline Groundwater Affected	Case Closed	200 feet south
Chevron #9-0055 8900 Corbin Avenue, Northridge	Gasoline Undefined	Preliminary Assessment Underway	1,250 feet southwest
Unocal #5732 19301 Nordhoff Street, Northridge	Diesel Undefined	Pollution Characterization Underway	1,250 feet west
Kahn Air Conditioning, Inc. 19434 Business Center Drive, Northridge	Gasoline Undefined	Remediation Plan Under Development	2,400 feet southwest
Exxon #7-3417 19260 Nordhoff Street, Northridge	Gasoline Undefined	Pollution Characterization Underway	1,500 feet west
Northridge Fashion Center - May Co. 9301 Tampa Avenue, Northridge	Gasoline Groundwater Affected	Case Closed	1,250 feet northeast
Arco #1992 9454 Corbin Avenue, Northridge	Gasoline Undefined	Preliminary Assessment Underway	900 feet north
Riker Laboratories, Inc. 19901 Nordhoff Street, Northridge	Solvents Groundwater Affected	Remedial Action Underway	One-half mile southeast

¹LUST sites identified within one-half mile of the property.
SOURCE: American Environmental Specialists. *Phase I Environmental Site Assessment - Litton Guidance and Control Facility, October 7, 1996; Phase I Environmental Site Assessment Update - Litton Guidance and Control Facility, April 9, 1999; Phase I Environmental Assessment - Southeast Corner of Prairie Street and Corbin Avenue, October 7, 1996; Phase I Environmental Assessment Update - Proposed New Parcel Southeast Corner of Prairie Street and Corbin Avenue, March 10, 1999; Phase I Environmental Site Assessment Commercial and Light Industrial Development Area North of Prairie Street Between Corbin and Shirley Avenues, July 15, 2002.*

remediated by pumping and treating the groundwater. Both cases are closed and are unlikely to impact the Project Site at this time.

One of the eight LUST facilities is located upgradient of the Project Site with respect to the direction of groundwater flow. This facility, the ARCO Gas Station, is located at the corner of Corbin Avenue and Plummer Street. However, based on the distance of the station from the Project Site, the gas station is not likely to impact the Project Site at this time.

The remaining properties identified are either undergoing remediation activities or are located at an acceptable distance and/or direction from the Project Site and are unlikely to impact the environmental integrity of the Project Site at this time.

In 1999, the 1996 Phase I environmental assessment was updated for the Project Site. This update identified six LUST facilities within a half-mile radius of the Project Site. The State has closed the files for four of these six facilities. The other two facilities identified are at an acceptable distance and/or direction from the Site and are unlikely to impact the environmental integrity of the Project Site.

In 2002, a Phase I investigation completed for the Add Area properties north of Prairie Street identified 14 LUST facilities in the area. No further action is required at 11 of the identified sites. The three active LUST facilities identified are located more than a half-mile away from those properties. Therefore, LUST facilities identified in the area are unlikely to impact the environmental integrity of the Project Site.

California Underground Storage Tank Report (UST)

Based on a Phase I environmental assessment updated in 1999, two UST facilities were identified within a quarter-mile radius of the Project Site: West Hills Toyota Dealership, listed as Northridge MGPC, and The Canteen Corporation. The type and capacity of the tanks are not listed. However, both facilities are downgradient of the Site and are unlikely to impact the Project Site at this time.

A Phase I environmental assessment completed in 2002 for the Add Area properties located north of Prairie Street identified one Historical UST Site (HIST UST): K-Mart (Penske Auto Center) located just north of the Add Area properties. According to the databases, Penske Auto Center disposed of oil/water sludge, aqueous solutions with organic residue, solvent waste, and other organic compounds. The facility also operated a 500-gallon UST that contained waste oil. The UST was installed in 1968; it is not reported when, or if, the UST was removed. However, based on the conclusions of the Phase I environmental assessment, this site is not thought to adversely affect properties in the vicinity.

Solid Waste Information System (SWF)

No SWF facilities were identified within a half-mile radius of the Project Site.

California CalSites (HWS)

Eleven HWS facilities were identified within a one-mile radius of the Project Site. However, none of these facilities is within a quarter mile of the Project Site and, therefore, do not pose a significant threat to the environmental integrity of the Project Site at this time.

No Further Remedial Action Planned (NFRAP)

The Project Site and adjoining properties were not identified as NFRAP sites.

California Oil and Gas Well Report (OGW)

No OGW facilities were identified within a quarter-mile radius of the Project Site.

Add Area

The Add Area is located north of Prairie Street between Corbin and Shirley Avenues in the Northridge area of the City of Los Angeles. The Add Area is zoned MR2-1 and P-1 for light industrial development totaling approximately fifteen acres. A K-Mart store and shopping center is located to the north of the Add Area. Washington Mutual Bank is across Corbin Avenue to the west of the Add Area. A Northrup Gruman facility, identified as Litton Industries, is located to the south of the Add Area, across Prairie Street. The Northridge Fashion Center, a retail shopping mall, is east of the Add Area, across Shirley Avenue.

The properties are developed, improved with multiple buildings occupied by commercial and light industrial businesses. The buildings are separated by driveways, alleyways, and parking areas. Melvin Avenue runs north to south through the center of the Add Area, dividing the Add Area approximately in half. **Table 22: Current Add Area Occupants and Uses** summarizes the current light industrial and commercial land uses within the Add Area, listing the address, current occupant, and known hazardous materials usage.

Historical Use

Review of historical aerial photographs available at the California State University - Northridge Map Library indicates that prior to 1967, the Add Area properties were used for agriculture; in 1975, the Add Area was developed with most of the current Site buildings; and in 1989, the Add Area was developed in the current configuration.

Prior to the development of the adjoining properties, the adjoining properties were used for agriculture. The Northrup Gruman facility to the south was developed around 1966. The Northridge Fashion Center buildings to the east and the K-Mart building to the north were constructed between 1967 and 1974. The Washington Mutual Bank Building to the west was constructed between 1975 and 1989.

Site Inspection

The properties within the Add Area are not under the applicant's control. Therefore, the interiors of buildings on the Site were not available for inspection and hazardous substances were not observed during the site reconnaissance. However, chemical compounds, including hazardous substances, are known to currently be used or have been used in the past at nine of the Add Area addresses.

LAFD records were requested for 16 site addresses. They have records or partial records for nine of the site addresses. A portion of the files for four of those addresses were destroyed because the occupant and user of hazardous materials no longer occupies the address. However, the inventory of compounds used was still available. Compounds identified include motor oil, freon, propane,

TABLE 22
CURRENT ADD AREA OCCUPANTS AND USES

Address	Current Occupant	Summary of Use
9300 Corbin Ave	The Sports Section	Current uses include a sportswear retailer and a wholesale electric supplier. Both addresses were formerly occupied by Teledyne Systems and identified as RCRIS Small Quantity Generators (SQGs). Teledyne used hazardous materials and disposed of oxygenated, halogenated, and hydrocarbon solvents and other off-specification, aged, or surplus organics.
9310 Corbin Ave	Modern Wholesale Electric	
9324 Corbin Ave	Northstar Moving Company	Formerly occupied by International Collection and carried a hazardous materials inventory
9330 Corbin Ave	Kouzouians' Furniture	Currently uses hazardous materials
19631 Prairie St	Defco Lithograph Co.	Currently uses hazardous materials
19617 - 19619 Prairie St	Optronics Specialty Co.	Currently uses hazardous materials
19607 Prairie St	Parking Cowing	Formerly occupied by Raphael Studios and used hazardous materials
19555 Prairie St	No Sign	No listing
9305 Shirley Ave	Northridge Arena Soccer/Northridge Skate Park	
9301 Shirley Ave	Northridge Tennis Club	
9341 Shirley Ave	Public Storage	Formerly occupied by Verizon Wireless and stored hazardous materials
9321 Melvin Ave	Dyna Pump	No listing
9333 Melvin Ave	Adco Products	Formerly occupied by Northridge Moving & Storage; used/stored motor oil
9345 - 9349 Melvin Ave	Strip mall occupied by: Karate Studio JR Carpets Northridge Barber 30-Minute Income Tax Rivaderieira Insurance Broker Cigarettes Unlimited Custom Cleaners Custom Signs Savan Filtration P & L Industries Chem Dry Carpet Tech Aton Laboratories Lynch Plumbing APT Security John Watson Landscaping Illumination	Swim-Mor Pool and Spa, a former occupant used hazardous materials Aton is identified as a RCRIS-SQG. They have disposed of liquids with chromium VI, metal sludge, alkaline solution with metals, and other inorganic solid waste

SOURCE: American Environmental Specialists. *Phase I Environmental Site Assessment, Commercial and Light Industrial Development Area North of Prairie Street Between Corbin and Shirley Avenues.* July 15, 2002.

kerosene, paint thinner, lacquer thinner, resins, solvents, ink, chlorine compounds used in pool maintenance, compounds containing potassium hydroxide, sodium hydroxide, potassium carbonate, sulfuric acid, hexane, photo development chemicals, and isopropyl alcohol. **Table 23: Summary of Hazardous Materials Inventory** summarizes the chemicals used historically and/or known to be used currently at properties within the Add Area.

Indications of PCBs were not observed during the site reconnaissance. Several pole-mounted transformers are located along Prairie Street and Melvin Avenue but are not located on any of the Add Area properties.

Indications of unauthorized dumping or solid waste disposal were not observed during the site reconnaissance. An asbestos survey was not part of the scope of services for this assessment. Additionally, sampling for lead-based paint and testing for radon were not included in the scope of this site assessment.

Regulatory Agency Database Search

Based on ASTM accepted radii, the Phase I database search produced the following results for the Add Area.

National Priorities List (NPL)

No NPL sites were identified within one mile of the Add Area.

CERCLIS and CERCLIS-NFRAP Databases

No CERCLIS sites were identified within a half-mile of the Add Area.

Resource Conservation & Recovery Information System (RCRIS)

Two of the addresses within the Add Area are identified on the RCRIS Small Quantity Generators List. Aton laboratory is located at 9345 Melvin Avenue, in the strip mall at the northwest corner of the Add Area and is also on the HAZNET Database. There are no violations reported for the facility. According to the databases, Aton Laboratory has disposed of liquids with chromium VI, metal sludge, alkaline solution with metals, and other inorganic solid waste.

Teledyne Systems Company is identified at 9300 and 9310 Corbin Avenue, the current location of Modern Wholesale Electric and The Sports Section. The addresses are also on the FINDS and HAZNET databases. No violations have been reported for the facility. According to the databases, Teledyne disposed of oxygenated, halogenated, and hydrocarbon solvents and other off-specification, aged, or surplus organics.

TABLE 23
SUMMARY OF HAZARDOUS MATERIALS INVENTORY

Address	Current Occupant	Business Name of Inventory User	Inventory			
			Hazardous Material	Type of Material	Annual Quantity	Status
9300 N. Corbin Ave	The Sport Section	Teledyne Systems	Freon-1,1,2-Trichlo-1,2,2-Trifluoroethane Isopropyl Alcohol	Pure product	240 gallons	Inactive - 1993
			Freon-1,1,2-Trichlo-1,2,2-Trifluoroethane Isopropyl Alcohol	Pure product	240 gallons	Inactive - 1993
				Waste	160 gallons	Inactive - 1993
				Waste	160 gallons	Inactive - 1993
9324 N. Corbin Ave	Northstar Moving	International Connection	Water Based Ceramic Glaze (lead oxide)	Pure product	2500 gallons	Inactive - 1995
			Propane	Pure product	300 gallons	Inactive - 1995
			Waste Tile	Waste	550 pounds	Inactive - 1995
9330 N. Corbin Ave	Kouzouian's Furniture	Kouzouian's Furniture	Lacquer	Pure product	220 gallons	Active
			Lacquer Sealer	Pure product	110 gallons	Active
			Acetone	Pure product	110 gallons	Active
9333 N. Melvin Ave	Adco Products	Northridge Moving and Storage	Motor Oil	Pure product	50 gallons	Inactive - 1992
9349 N. Melvin Ave	Strip Mall	Swim-Mor Pool and Spa	Dry Granular Chlorine (Calcium Hypochlorite)	Pure product	12000 pounds	Inactive - 1991
			Potassium Monopersulfate	Pure product	500 pounds	Inactive - 1991
			Algazine-80	Pure product	90 pounds	Inactive - 1991
			Muriatic Acid	Pure product	1200 gallons	Inactive - 1991
			Sodium Hypochlorite	Pure product	2000 gallons	Inactive - 1991
Sodium Dichloro-S-Triazine Trione	Pure product	6500 pounds	Inactive - 1991			
19607 Prairie St	Parker Cowing	Raphael Studios	Acetone	Pure product	55 gallons	Inactive - 1995
			Aropol	Pure product	55 gallons	Inactive - 1999
			Napthalene Distilate Solvent	Pure product	55 gallons	Inactive - 1999
			Resin Ashland			
			Kerosene	Pure product	110 gallons	Inactive - 1999
			Lacquer Thinner	Pure product	200 gallons	Inactive - 1994
			Paint Thinner	Pure product	120 gallons	Inactive - 1994
	Pure product	110 gallons	Inactive - 1994			
19619 Prairie St	Unknown	Optronics Specialty Co.	Liquid nitrogen	Pure product	5200 cubic feet	Active
			Isopropyl Alcohol	Pure product	12 gallons	Inactive - 1996
			Cronalar Fixer Concentrate A	Pure product	45 gallons	Inactive - 1996
			Cronalar Fixer Concentrate B			
			Lith 20 Black Satin Opaque	Pure product		Inactive - 1996
			Crovex Activator with Potassium Hydroxide	Pure product	1 gallon	Inactive - 1996
			Hydroquinone			
			Kodak Developer D8	Pure product	45 gallons	Inactive - 1996
			Ammonium Hydroxide			
			Sodium Hydroxide Pellets	Pure product	55 gallons	Inactive - 1996
			CE 8040-P chrome Etchant 40	Pure product	5 gallons	Inactive - 1996
Bestine Solvent	Pure product	4 gallons	Inactive - 1996			
Household Oil	Pure product	100 pounds	Inactive - 1996			
	Pure product	2 gallons	Inactive - 1996			
	Pure product	unidentified	Inactive - 1996			
	Pure product	unknown	Inactive - 1996			
1931 Prairie St	Defco Lithograph	Defco Lithograph	Waste Ink	Waste	110 gallons	Active
			Super Klene	Mixture	110 gallons	Active
			Blanket Wash	Mixture	110 gallons	Active
			Oil Base Solvent	Pure product	100 gallons	Active
9341 Shirley	Public Storage	Verizon Wireless	Battery Electrolyte with sulfuric acid	Pure product	82 gallons	Active

SOURCE: American Environmental Specialists. *Phase I Environmental Site Assessment, Commercial and Light Industrial Development Area North of Prairie Street Between Corbin and Shirley Avenues.* July 15, 2002.

RCRA TSD and CORRACTS Databases

One RCRA TSD and RCRA CORRACTS facility was identified within a one-mile radius of the Add Area. The facility, Cirtec Division of Interlink Corporation, is located about a mile southwest of the Add Area. The facility has been assigned a low corrective action priority.

RCRA Generators Database

Two properties adjacent to the Add Area are on the RCRA Generators list. The Northrup Grumman facility (identified as Litton Guidance and Control) is located south of the Add Area, across Prairie Street, and is a large quantity generator. The facility is also on the HAZNET and FINDS databases. No violations have been reported for the facility. According to the databases, Northrup Grumman has disposed of oxygenated, halogenated, and hydrocarbon solvents and other off-specification, aged, or surplus organics.

Great Western Bank (also identified as Washington Mutual) is located west of the Add Area, across Corbin Avenue, and is identified as a small quantity generator. This site is also on the HAZNET, FINDS, and HIST UST databases. The HIST UST database identifies properties where one or more USTs have been removed. No violations are reported for the facility. According to the databases, the facility disposed of liquids with halogenated organic compounds, laboratory waste chemicals, waste oil, and tank bottom waste. Four USTs were previously operated at the facility. Three of the USTs contained gasoline and one contained diesel fuel. The USTs were installed in 1980. The year the USTs were removed is not reported. The facility address is not on the LUST list, indicating that there is not a reported leak associated with the former USTs.

Emergency Response Notification System (ERNS)

None of the properties within the Add Area (site only ASTM radius) were identified as ERNS facilities. No ERNS facilities were identified within a quarter-mile radius of the Add Area.

California Leaking Underground Storage Tank (LUST) Report and Cortese List

In a Phase I environmental assessment completed in 1996 for the Project Site, eight LUST list facilities were identified within one half mile of the Project Site. Two properties adjacent to the Project Site, located to the south of the Add Area, were identified on the LUST list during this reconnaissance: West Valley Toyota identified as Malibu Grand Prix, and The May Company at Northridge Fashion Center. In both cases, groundwater was affected by a gasoline leak and the contamination was remediated by pumping and treating the groundwater. Both cases are closed and are unlikely to impact the Project Site at this time. Additionally, both cases are located downgradient with respect to groundwater flow and are not anticipated to impact the environmental integrity of the Add Area.

One of the facilities identified during the Project Site reconnaissance in 1996 is located upgradient of the Project Site and Add Area with respect to groundwater flow. This facility, the ARCO Gas Station, is located at the corner of Corbin Avenue and Plummer Street. However, based on the distance of the station from the Add Area, the gas station is not likely to impact the environmental integrity of the Add Area.

The remaining properties are either undergoing remediation activities or are located at an acceptable distance and/or direction from the Add Area and are unlikely to impact the environmental integrity of the Site.

In 1999, the 1996 Phase I investigation was updated for the Project Site. This update identified six LUST facilities within a half-mile radius of the Project Site. The state has closed the files for four of these facilities. The other two facilities identified are at an acceptable distance and/or direction from the Add Area and are unlikely to impact the environmental integrity of the Add Area.

A Phase I investigation completed in 2002 for the Add Area properties identified 14 LUST facilities in the area. No further action is required at 11 of the identified sites. The three active LUST facilities identified are located more than one half mile away from the properties. Therefore, LUST facilities identified in the vicinity of the Add Area are unlikely to impact its environmental integrity of the Project Site.

California Underground Storage Tank Report

Records indicate that underground storage tanks have not been installed at any of the fourteen Add Area properties. No facilities within the Add Area or adjoining properties were identified on the State UST List.

A Phase I environmental assessment conducted for the Project Site updated in 1999 identified two UST facilities within a quarter-mile radius of the Project Site: West Hills Toyota Dealership, listed as Northridge MGPC, and the Canteen Corporation. These two sites are located south of the Project Site, downgradient of the Add Area properties. Therefore, both of these sites are unlikely to impact the environmental integrity of the Add Area properties at this time.

Historical UST (HIST UST)

K-Mart (also identified as Penske Auto Center), located north of the Add Area, is on the HIST UST and HAZNET databases. According to the databases, Penske Auto Center disposed of oil/water sludge, aqueous solutions with organic residue, solvent waste, and other organic compounds. The facility also operated a 500-gallon UST that contained waste oil. The UST was installed in 1968; it is not reported when the UST was removed.

State Landfill or Solid Waste Disposal Lists

No SWF facilities were identified within a half-mile radius of the Project Site.

Annual Work Plan Database

No sites registered in the Annual Work Plan database were identified within a one- mile-radius of the Add Area.

Cal-Site Database

One facility within one mile of the Site is identified on the Cal-Sites Database. The facility, Commercial Recovery, is located about three-quarters of a mile southwest of the site area. No further action is required at the facility. Additionally, due to the distance and downgradient direction of the site with respect to the Add Area, the site identified does not pose a significant threat to the environmental integrity of the Add Area properties at this time.

Based on reported location and status of the identified facilities, they are unlikely to impact soil or groundwater below the Add Area at this time.

No Further Remedial Action Planned (NFRAP)

The Add Area properties and adjoining properties (the ASTM defined radius) were not identified as NFRAP sites.

Conclusions of Phase I Assessments

Project Site

Based on a visual assessment of the Project Site, a search of federal, state, and local records, and a review of AES' Phase I Environmental Site Assessment Report, AES concludes the following.

- Evidence of USTs or hazardous material impacts to the environmental integrity of the Project Site was not observed during site reconnaissance.
- The fresh and waste chemicals used, stored, and generated at the Project Site were observed to be properly labeled, handled, disposed of, and stored.
- Evidence of activities likely to impact the environmental integrity of the Project Site was not observed from a drive-by of the exteriors of the on-site buildings and properties immediately surrounding the Project Site.
- The facilities identified on federal, state, and local agency databases did not appear likely to impact the environmental integrity of the Project Site at this time.

Based on the findings of the Phase I environmental assessments, further assessment of the Project Site is not recommended.

Add Area

Based on a visual assessment of the Add Area, a search of federal, state, and local records, and a review of AES' Phase I Environmental Site Assessment Report, AES concludes the following.

- Evidence of USTs or hazardous material impacts to the environmental integrity of the Add Area was not observed during site reconnaissance.
- The fresh and waste chemicals used, stored, and generated at the Add Area were observed to be properly labeled, handled, disposed of, and stored.
- Evidence of activities likely to impact the environmental integrity of the Add Area was not observed from a drive-by of the exteriors of the on-site buildings and properties immediately surrounding the Add Area.
- The facilities identified on federal, state, and local agency databases did not appear likely to impact the environmental integrity of the Add Area at this time.

Due to the fact that the interiors of the Add Area buildings were not analyzed during the site reconnaissance, additional assessment of the Add Area properties may be necessary before demolition of existing structures.

THRESHOLDS OF SIGNIFICANCE

According to the City of Los Angeles CEQA Thresholds Guide, the determination of significance shall be made on a case-by-case basis, considering the following factors:

- The regulatory framework;
- The probable frequency and severity of consequences to people or property as a result of a potential accidental release or explosion of a hazardous substance;
- The degree to which the project may require a new, or interfere with an existing, emergency response or evacuation plan, and the severity of the consequences; and
- The degree to which project design will reduce the frequency or severity of a potential accidental release or explosion of a hazardous substance.

Further, groundwater contamination would be significant if caused by the on-site release of hazardous materials, or if contaminated groundwater were encountered during excavation/construction of new development and not remediated in accordance with applicable regulations. Impacts related to asbestos or lead-based paint in existing building on Site would be

significant if demolition of any structures found to contain such materials would occur prior to appropriate stabilization and/or removal of the materials in accordance with applicable regulations.

ENVIRONMENTAL IMPACTS

The LAFD has identified that hazardous materials have been used, stored, and disposed of on the Project Site and Add Area. These materials would be stored and disposed of in accordance with State and local regulations and industry standards. By complying with the generally applicable administrative procedures required by the Municipal Code, including the requirement to maintain a copy of the Business Emergency Response Plan on file with the LAFD and the industry-wide safety procedures for the use and storage of these materials, the Project will not result in a significant impact due to hazardous materials. Development on the Project Site or Add Area would be required to develop and maintain a Business Plan if it handles or intends to handle a hazardous material. A Business Plan is required if a mixture containing a hazardous material has a quantity at any one time during the reporting year equal to, or greater than, a total weight of 500 pounds, or a total volume of 55 gallons, or 200 cubic feet at standard temperature and pressure for a compressed gas; or exceeds the applicable federal threshold planning quantity for an Extremely Hazardous Substance specified in Title 40, CFR, Par 355, Appendix A.⁴⁹

Project Site

According to the Phase I Environmental Assessment prepared by American Environmental Specialist, Inc. (AES), no major environmental concerns requiring immediate investigation or remediation exist on the Project Site. All chemical compounds on Site were observed to be properly labeled and stored in appropriate containers either in cabinets, on shelving, or in secondary containment and/or concrete. Housekeeping, in general, was excellent and all chemical compounds present at the Site do not appear to present an environmental concern. Evidence of activities likely to impact the environmental integrity of the Site were not observed during a drive-by of the exteriors of the properties immediately surrounding the Site to the north, south, east, and west.

Demolition and construction activities at the Project Site could result in the potential for the release of hazardous materials. Due to the age of the existing structures at the Project Site, the potential for asbestos and lead-based paint does exist. Project demolition of any existing structures found to contain Asbestos Containing Materials (ACM) or lead-based paint will not occur prior to appropriate stabilization and/or removal of such materials in accordance with applicable regulations. Adherence to applicable regulations and the proposed mitigation

⁴⁹ City of Los Angeles Municipal Code, Chapter V-Public Safety, Article 7, Sec. 57.08.03.
http://cityfolio.ci.la.ca.us/cgi-bin/om_isapi.dll?clientID=130720&advquery=172%2c043&infobase=municipal%20codes&record={518F}&softpage=Doc Frame Pg42&x=26&y=20. July 31, 2002.

measures, Project construction and demolition will result in a less than significant impact due to the release of hazardous materials.

Contaminated soil is not known to exist on Site from previously reported accidents and was not identified during the Phase I investigation. A regulatory agency database search identified hazardous substance and/or hazardous waste sites within the ASTM-specified distances of the Project Site. However, all cases identified are either closed or under remediation and are unlikely to impact the environmental integrity of the Project Site at this time.⁵⁰ Therefore, with proper site investigation of the Project Site with respect to possible soil contamination prior to demolition and remediation and adherence to code requirements, new development will result in a less than significant impact to soil contamination.

Based on the manner in which hazardous materials were observed to be stored and used on the Site and reports of good housekeeping measures on Site, contamination of groundwater as a result of the a future aboveground, on-site release of hazardous materials is not anticipated. Potential development does not include development of subterranean levels and therefore will not include extensive excavation and disturbance of soil and groundwater on the Project Site. Additionally, the proposed Project at the Project Site will not substantially alter groundwater draft in the project area.

Groundwater contamination was not identified on the Project Site or adjacent properties during the Phase I investigation performed. Therefore, groundwater contamination due to a hazardous materials release on Site or in the project area is not anticipated as a result of development. With further investigation of groundwater conditions in the project area prior to demolition and remediation and adherence to code requirements, the proposed Project at the Project Site will result in a less than significant impact to groundwater.

Due to the age of the existing structures on the Project Site, the potential for asbestos and lead-based paint does exist. A survey of asbestos-containing materials and lead-based paint was not included in the scope of the Phase I Environmental Assessment conducted on the Project Site. The demolition of any structures with asbestos containing materials or lead-based paint would have the potential to release these substances if they are not properly stabilized or removed prior to demolition activity. Therefore, the demolition of existing buildings could result in a significant impact to hazardous materials due to the occurrence of asbestos-containing materials and lead-based paint on Site. However, with the incorporation of mitigation measures to appropriately stabilize and/or remove asbestos-containing materials and lead-based paints, any potential impact would be reduced to a less than significant level. As a result, the proposed Project at the Project Site would result in a less than significant hazardous materials impact due to the release of asbestos- containing materials or lead-based materials.

⁵⁰ AES Report

The proposed Project at the Project Site is not expected to exceed maximum regulatory requirements for hazardous materials and is not expected to release hazardous materials within the project area or into nearby soil and groundwater supplies. Therefore, the proposed Project at the Project Site will result in a less than significant impact as a result of hazardous materials.

Add Area

The applicant does not have control of the properties currently located within the Add Area. Based on the lack of ownership, interiors of buildings within the Add Area were not viewed during the site reconnaissance. LAFD records indicate that chemical compounds, including hazardous substances, are known to currently be used or have been used in the past at nine of the Add Area addresses. Underground storage tanks have never been registered at any of the addresses within the Add Area. Evidence of hazardous substances and activities likely to impact the environmental integrity of the Site were not observed during a drive-by of the exteriors of the properties.

Demolition and construction activities at the Add Area could result in the potential for the release of hazardous materials. Due to the age of the existing structures at the Add Area, the potential for asbestos and lead-based paint does exist. Project demolition of any existing structures found to contain Asbestos Containing Materials (ACM) or lead-based paint will not occur prior to appropriate stabilization and/or removal of such materials in accordance with applicable regulations. Adherence to applicable regulations and the proposed mitigation measures, Project construction and demolition will result in a less than significant impact due to the release of hazardous materials.

Records do not indicate previously reported accidents, and soil and groundwater contamination in the area were not identified during the Phase I investigation. Due to the absence of apparent soil contamination, with proper investigation prior to demolition and remediation and with adherence to code requirements, the development scenarios analyzed for the Add Area will result in a less than significant impact due to hazardous materials.

Potential development scenarios for the Add Area do not include development of subterranean levels and therefore will not include extensive excavation and disturbance of soil and groundwater within the Add Area. Additionally, due to the depth to groundwater in the area and the existing developed conditions, the development scenarios will not substantially alter groundwater draft in the project area. Underground storage tanks have never been registered at any of the addresses within the Add Area. Therefore, groundwater contamination due to a hazardous materials release within the Add Area is not anticipated as a result of earthmoving associated with new construction.

A regulatory agency database search identified hazardous substance and/or hazardous waste sites within the ASTM-specified distances of the Add Area. Two facilities near the Add Area were identified as RCRIS Small Quantity Generators. However, no violations have been reported for either site. Additionally, several facilities were identified on other databases within the ASTM-specified search distances of the Add Area. However, none of the facilities identified constitute a recognized environmental condition as defined by ASTM.⁵¹ Therefore, the development scenarios at the Add Area are not expected to result in a significant impact to groundwater contamination due to a hazardous materials release in the area.

However, due to the age of the existing structures at the Add Area, the potential for asbestos and lead-based paint does exist. A survey of asbestos containing materials and lead-based paint was not included in the scope of the Phase I Environmental Assessment conducted on the Add Area. The demolition of any structures with asbestos-containing materials or lead-based paint would have the potential to release these substances if they are not properly stabilized or removed prior to demolition activity. Therefore, the development scenarios analyzed for the Add Area could result in a significant hazardous materials impact due to the occurrence of asbestos-containing materials and lead-based paint on the Add Area. However, with the incorporation of mitigation measures to appropriately stabilize and/or remove asbestos-containing materials and lead-based paints, any potential impact would be reduced to a less than significant level.

New development is not expected to exceed maximum regulatory requirements for hazardous materials and is not expected to release hazardous materials within the area or into nearby soil and groundwater supplies. Therefore, the development scenarios analyzed for the Add Area will result in a less than significant impact as a result of hazardous materials.

MITIGATION MEASURES

Due to the age of the building(s) to be demolished, asbestos-containing materials (ACM) may be located in the structure. Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a less than significant level by the following measure:

27. Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations. (O, C, R)

⁵¹ *Phase I Environmental Site Assessment, Commercial and Light Industrial Development Area North of Prairie Street Between Corbin and Shirley Avenues*. American Environmental Specialists. Revised July 15, 2002.

Environmental impacts may result from project implementation due to the use, storage, and creation of hazardous materials. However, these impacts can be mitigated to a less than significant level by the following measure

28. Prior to the issuance of the Certificate of Occupancy, the applicant shall provide a letter from the LAFD stating that the agency has been permitted the facility's use, storage, and creation of hazardous substances. (O, C, R)

LEVEL OF IMPACT AFTER MITIGATION

Less than significant.

CUMULATIVE IMPACTS

Related Projects

Due to the inherently industrial nature of the project area, it is anticipated that hazardous materials will continue to be transported, used, and disposed of in the project area. However, none of the related projects identified in the project area include the development of additional industrial lands or operations.

Two of the related projects have been identified as residential projects that may increase the resident population which could be adversely affected by a release of existing hazardous materials: Porter Ranch and Deer Lake Ranch. Both of these projects are located north of the SR-118 freeway. Due to the distance between the Project Site and proposed related projects, groundwater and/or soil contamination on the Project Site or Add Area that could be released as a result of new development will not adversely affect these developments.

The closest related project to the Project Site and Add Area is Related Project 9, the Northridge Office Building. However, this project is located approximately one half mile west of the Site. Due to the distance between the related Project Site and the Project Site and Add Area, the proposed Project will result in a less than significant impact on related projects due to a release of hazardous materials.

Proposed Project, Add Area, and Related Projects

Due to the inherently industrial nature of the project area, it is anticipated that hazardous materials will continue to be transported, used, and disposed of in the project area. However, the proposed Project at the Project Site and Add Area in combination with related projects, do not include the addition of industrially-designated land or operations. Therefore, a significant cumulative impact to the project area as a result of hazardous materials is not anticipated.