

# **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

Levitz/EZ-Lube Property  
7361 and 7441 Edinger Avenue  
Huntington Beach, California

August 6, 2008

*Prepared for:*

## **Freeway Industrial Park**

2032 La Colina Drive  
Santa Ana, California 92705-3363

*Prepared by:*

## **PINNACLE**

ENVIRONMENTAL TECHNOLOGIES

2 Santa Maria  
Foothill Ranch, California 92610  
(949) 470-3691

## **EXECUTIVE SUMMARY**

Ms. Janette Ditekowsky of Freeway Industrial Park (FIP) requested that Pinnacle Environmental Technologies (Pinnacle) perform a Phase I Environmental Assessment (EA) for a subject property located at 7361 and 7441 Edinger Avenue in Huntington Beach, California.

The subject parcel is located north of Edinger Avenue, in an area of commercial land usage. It includes a corner property operated as EZ-Lube, and a railroad spur. It is currently owned by FIP. Sites on and near the subject site have had underground storage tanks or currently handle hazardous substances. The former Montgomery Ward Auto Repair Center, which is contiguous and upgradient of the site, had a reported release of hazardous substances that was sufficiently extensive to threaten ground water below the site. Remediation of the release was initiated in 1992. According to the company responsible for remediating the contaminated soil and groundwater at this site, the clean up is complete and preparations are being made for redevelopment of this property.

On-site activities associated with the operation of a rail line were previously suspected of producing environmental impairments. A subsequent soil investigation by Pinnacle did not discern impacts along the rail spur.

Additional investigation is recommended based on activities conducted at the site and observations made during this assessment. Pinnacle has identified the following areas of concern that will require mitigation or additional investigation to assess potential environmental impacts.

- An unlocked box constructed of corrugated steel is located on Edinger Avenue west of the rail lines and the entrance to the parking lot for the Levitz store. This box contains turbines for irrigation wells that do not appear to be operational. These wells may require proper abandonment prior to site development.
- Pesticides may have been applied when the property was a bean field. Shallow soil sampling for pesticides and metals analysis would be prudent, especially if the property is to be converted to a residential use.

- A rectangular steel plate covers a possible sump or clarifier at the northeast corner of the Levitz building. Preparations should be made to handle impacted soils that may be present near this vessel.
- The age of the Levitz building suggests that asbestos-containing materials may have been used during its construction. An asbestos survey of the building materials, concentrating on the front office and shop areas, is also recommended.
- The Huntington Beach Fire Department (HBFD) may require testing for the presence of methane gas to determine if a problem exists and to rule methane out as a potential concern.
- A limited excavation may be required to confirm that the raised asphalt located north of the EZ Lube/former UNOCAL service station is an abandoned monitoring well.

In addition, preparations should be made for handling impacted soil that may be discovered at the drain line north of the Levitz building, and at the former locations of the USTs west of the Levitz building and on the current EZ-Lube parcel at the corner of Gothard Street and Edinger Avenue.

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## **1.0 INTRODUCTION**

### **1.1 Purpose**

Ms. Janette Ditekowsky of Freeway Industrial Park (FIP) requested that Pinnacle Environmental Technologies (Pinnacle) perform a Phase I Environmental Assessment of a subject property located at 7361 and 7441 Edinger Avenue in Huntington Beach, California. The purpose of the following assessment was to document current environmental conditions that might impair or reduce the value of the site, or impact future land use. The level of inquiry regarding this assessment is consistent with the current property use.

### **1.1 Special Terms and Conditions**

This report was produced using site-specific information supplied to Pinnacle by FIP, and using land use, geologic, and hydrogeologic data obtained from other referenced sources. Pinnacle is not responsible for the completeness and accuracy of those data, any lack of documentation or observations by previous investigators and any discrepancies between our findings and site conditions caused by activities subsequent to observations made by previous investigators or subsequent to Pinnacle's on-site investigation.

Studies involving hazardous wastes may involve past, current and future problems. It must be understood that Pinnacle has neither created the problems nor contributed to them, and specifically denies responsibility for any liability that may have been created.

It should also be recognized that Pinnacle's review of this work was conducted in accordance with our understanding of current regulatory requirements. Notwithstanding the above, the review by Pinnacle of the information provided supports our findings as presented in this document.

### **1.2 Limitations and Exceptions of Assessment**

The scope of this assessment did not include separate investigations for the identification of suspected asbestos containing materials (ACMs), lead-based paints, lead in drinking water, or concentrations of radon or other potentially hazardous substances in indoor air. Issues regarding

tenant or worker health and safety, or related health and safety impacts from onsite or offsite conditions have not been considered in the scope of this assessment.

Our observations, interpretations and recommendations forwarded in the progress of this work are based on conditions that exist at the time the study is conducted. These interpretations are based upon Pinnacle's observations of selected public records and specific field conditions.

### 1.3 Limiting Conditions and Methodology Used

This assessment consisted of a site inspection of the property, and a review of groundwater conditions in the area, historical site uses, aerial photographs, permits, and selected federal, state, county and city documents. The method used to conduct this assessment followed the ASTM Standard Practice for Environmental Site Assessments (E-1527). Interviews with site operators or current site owner were performed.

## 2.0 **SITE DESCRIPTION**

### 2.1 Facility Location and Legal Description

The property is in Huntington Beach, California (Figure 1). The rectangular site is 605 feet wide (east to west) and 911 feet long (north to south), and occupies 12.44 acres. It is located north of Edinger Avenue, and extends west from a north-south rail line to Gothard Street (Photograph 1). The site includes the following properties:

- The Levitz building and parking area,
- The EZ-Lube on the corner of Edinger and Gothard Street (Photograph 2),
- The north-south rail spur located east of the Levitz building

The site addresses are 7361 and 7441 Edinger Avenue. According to FIP, the property includes Assessor Parcel Numbers 142-074-02 through 142-074-05, as shown on a map recorded in Book 142, Page 71 of Miscellaneous Maps, records of Orange County, California.

## 2.2 Site and Vicinity Characteristics

The site is located in the northern commercial area of the City of Huntington Beach. Several sensitive receptors (public buildings, schools, parks, hospitals, convalescent homes, and churches) are located within 0.5 miles of the property. Bella Terra (formerly Huntington Beach) Mall and Golden West College are immediately east and west of the site, respectively, and north of Edinger Avenue. A church is located 0.3 miles west of the site at the northwest corner of Golden West Street and Edinger Avenue. A small community park is 0.3 miles southeast of the site.

The site is essentially flat-lying (Figure 2). The closest named water body is Wintersburg Channel, which is an engineered drainage 0.75 miles southeast of the site. However, a drainage culvert passes from north to south along the eastern property boundary (Photograph 1). Elevation at the site is approximately 25 feet above mean sea level (MSL).

## 2.3 Description of Structures, Roads and Other Improvements on the Site

The former Levitz building is largest commercial building on the site. It is a slab-on-grade building 234,000 square feet in size. It is constructed of steel, wood and concrete. According to aerial photographs, the Levitz building was constructed in 1970.

A smaller building on the southwest corner of the site is occupied by EZ-Lube (Photograph 2). It is constructed of wood and masonry, with a basement for performing vehicle maintenance without requiring lifts. It was built in 1995.

The area surrounding the buildings is paved with sealed asphalt that is fair to good condition. Subgrade loading ramps at the southeast corner of the Levitz building are constructed of concrete. A concrete storage area is located east of the loading ramps. An area of dense ground cover separates the parking lot south of the Levitz building from the rail lines to the east. Landscaping also separates the Levitz parking lot from the EZ-Lube.

An abandoned monitoring well was observed southeast of the Levitz building in the second parking space on the east side of the parking lot (Photograph 3). Another abandoned well was identified in the parking lot north of the Levitz building. A set of six abandoned monitoring wells was identified



in the driveway west and the parking lot south of the Levitz building. One abandoned well was observed in Gothard Street, west of the Levitz building. These wells were required to monitor a fuel release from a UST located west of the Levitz building (Figure 3).

Wastewater from this area of Huntington Beach is directed to Plant #1 of the Orange County Sanitation District sewage collection system. Direct evidence of a septic system was not noted during the site walk. However, a concrete lid north of the EZ-Lube may be the location of an abandoned septic tank. Southern California Edison supplies power to the property and Southern California Gas supplies natural gas to the property.

Water to the site is provided by the City of Huntington Beach, which has operated its own water utility since 1964. Ten groundwater wells supply 70 to 75 percent of the potable water to the City. Two of these wells, HB6 and HB10, are within 0.5 mile of the subject site. According to Mr. Derek Smith of the City Public Works Department, the wells are screened from approximately 250 feet below grade to the base of the wells. One new well has been installed by the City since an interview with Mr. Ward McReynolds from the City Public Works Department, which was conducted by Pinnacle in early 1997. The new well is not within 0.5 miles of the site. The nearby wells have not had reported instances of contamination by metals, volatile aromatic hydrocarbons or halogenated hydrocarbons, and are currently supplying water to the City. The remainder of the City supplies is imported from the Municipal Water District of Orange County via Metropolitan Water District sources such as the Colorado River, the Sacramento Delta, and Owens Valley wells.

#### 2.4 Current Uses of the Property

The current use for the property is for vehicle maintenance, and as a rail line. A large vacant building had been leased since 1970 by Levitz for the storage and sale of furniture.

#### 2.5 Past Uses of the Property

According to Janette Ditekowsky of FIP, the property was a bean field prior to construction of the Levitz building. Some grading of the property was performed prior to building construction. The rail line has been in place for more than 100 years. The portion of the site currently occupied by EZ-Lube was previously occupied by a UNOCAL service station.

### 3.0 RECORDS REVIEW

#### 3.1 Standard Environmental Record Sources

The following databases were reviewed for facilities located within radii specified by the ASTM guidance document.

The following databases were among those searched using a radius of one mile from the subject site. The presence of a property on these lists indicates more significant (higher concentrations or more widespread) contamination, requiring accelerated or more costly clean-up.

**NPL** - The National Priorities List (NPL) is the US EPA's database of uncontrolled or abandoned waste sites identified for priority remedial action under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Department of Health and Human Services and the US EPA to become an NPL site. The NPL list reviewed was last updated in April 2008.

**HIST Calsites** - This database is managed by the California EPA, Department of Toxic Substances Control. Annual Work Plan (AWP) sites and sites where Preliminary Endangerment Assessments (PEAs) are a high priority are included on this database. The SPL list reviewed was last updated in May 2008.

**CORRACTS** - The EPA maintains this database of RCRA facilities that are undergoing corrective action. A corrective action order is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundaries and can be required regardless of when the release occurred, even if it predates RCRA. The CORRACTS list reviewed was last updated in Jun 2008.

**RCRA-TSDF** - The EPA's Resources Conservation and Recovery Act (RCRA) program identified and tracks hazardous waste from the point of generation to the point of disposal. The RCRA facilities database is a compilation of by EPA of facilities that report the generation, storage,

transportation, treatment, or disposal of hazardous waste. RCRA TSDs are facilities when treat, stores and/or dispose of hazardous waste. The database reviewed was released in May 2008.

The following databases were among those searched for sites within a radius of 1/2 mile from the subject site.

**CERCLIS** - The CERCLIS list is a compilation by the EPA of sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The CERCLIS database reviewed was released in June 2008.

**NFRAP** - Sites on the NFRAP database have been investigated, and no contamination was found, the contamination was easily mitigated, or the contamination was not significant enough to warrant Federal Superfund action or NPL consideration. It was released in June 2008.

**CAL CERCLIS** - This database is maintained by Region 9 of the US EPA and includes regional utility descriptions for California CERCLIS sites. It was released in June 2008.

**SWF/LF** - This database maintained by the Integrated Waste Management Board includes active or inactive landfills. The list was last updated in June 2008.

**Orange County Landfills** - This database was last updated by the Orange County Health Care Agency in June 2008.

**WMUDS** - The Waste Management Unit Database System database is maintained by the State Water Resources Control Board for tracking waste management units. It includes information from the following eight databases: waste management units, SWAT program information, SWAT report summary information, Chapter 15, TPCA program information, RCRA program information, and Closure information. This database was last updated in June 2008.

**LUST** - The California EPA maintains this list of leaking underground storage tanks. It was last updated in April 2008.

**LUST RG2** - This database includes leaking underground storage tanks within Region 2, and was last updated by the Regional Water Quality Control Board in April 2008.

**LUST RG3** - This database includes leaking underground storage tanks within Region 3, and was last updated by the Regional Water Quality Control Board in May 2008.

**LUST RG4** - This database includes leaking underground storage tanks within Region 4, and was last updated by the Regional Water Quality Control Board in June 2008.

**LUST RG5** - This database includes leaking underground storage tanks within Region 5, and was last updated by the Regional Water Quality Control Board in July 2008.

**LUST RG8** - This database includes leaking underground storage tanks within Region 8, and was last updated by the Regional Water Quality Control Board in May 2008.

**LUST RG9** - This database includes leaking underground storage tanks within Region 9, and was last updated by the Regional Water Quality Control Board in April 2008.

**CORTESE** - This database is maintained by the State Office of Environmental Protection, Office of Hazardous Materials. It includes hazardous substance release sites and landfills, and contaminated drinking water wells. It was last updated in February 1995.

**Deed Restrictions** - This database is maintained by the Department of Health Services - Land Use and Air Assessment Division. It includes voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste". It was last updated in June 2008.

**Toxic Pits** - This database is maintained by the Water Quality Control Board, Division of Loan Grants, and includes Toxic Pit cleanup facilities. It was last updated in April 2008.

The following databases were among those searched for sites within a radius of 1/4 mile from the subject site.

**RAATS** - The EPA's Resource Conservation and Recovery Act (RCRA) identified and tracks sites which generate, store, transport, treat, or dispose of hazardous waste. This EPA RCRA database lists identified RCRA violators and enforcement actions, and was last updated in September 1995.

**USTs** - The State Water Resources Control Board, Office of Underground Storage Tanks prepares this list of operating USTs. It was last updated in April 2008.

**ASTs** - The State Water Resources Control Board prepares this list of operating ASTs. It was last updated in April 2008.

**ORC-Gwtr Clean** - The Orange County Health Care Agency maintains this database of sites in the Groundwater Cleanup Program. It was last updated in June 2008.

**ORC-Indl Clnup** - The Orange County Health Care Agency maintains this database of sites in the Industrial Cleanup Program. It was last updated in June 2008.

**TRIS** - This database maintained by the EPA listed all facilities which have had releases of toxic substances to air, water or land in reportable quantities, as defined in SARA, Title III, Section 313 of the Emergency Planning and Community Right-to-Know Act. It was last updated in June 2008.

The following databases were among those searched for sites within a radius of 1/8 mile from the subject site.

**ERNS** - This database lists hazardous material spills or releases of oil or hazardous substances reported to the EPA, the Coast Guard, the National Response Center, or the Department of Transportation between October 1986 and April 2008.

**RCRA-LgGen** - This database lists all RCRA large generators that generate at least 1,000 kilograms per month of non-acutely hazardous waste or 1 kilogram per month of acutely hazardous waste. It was last updated in May 2008.

**RCRA-SMGen** - This database lists all RCRA small generators that generate less than 1,000 kilograms per month of non-acutely hazardous waste. It was last updated in May 2008.

These databases have been compiled into a master database by Environmental Data Resources, Inc. (EDR). A database search was conducted by EDR using a point at the center of the site as the focus (Appendix A). No properties within one mile of the subject site were present on the NPL, CORRACTS, TSD and SPL lists. A single CERC-NFRAP site requiring no further action was identified within 0.25 miles of the subject site. The large majority of the active cases near the site were due to underground storage tank releases of gasoline and/or diesel. None of these properties were contiguous to the site.

Below is a synopsis of those sites of interest. EPA or other agency identification numbers are given for each facility. Significant sites within 1/4 mile of subject site are:

Levitz Furniture (Subject Site)

7441-7444 Edinger Avenue, Huntington Beach, CA 92647

State LUST, Regional LUST, Hist UST, UST, CORTESE, EMI

Groundwater was impacted by gasoline released in 1985 from a 10,000-gallon UST at the subject site. Closure was issued on February 23, 2004.

Montgomery Wards (also listed as Chevron, Firestone, Huntington Beach Mall and J.C. Penney's)  
7777 Edinger Avenue, Huntington Beach, CA 92647

State LUST, Region 8 LUST, CORTESE

This contiguous site is across the concrete-lined drainage culvert from the subject site and is up-gradient from the subject site. Groundwater and soil were reportedly impacted by gasoline at the site. The release was first reported in 1986. Remedial action has been completed. Groundwater pump and treat was initiated in 1992 and was recently completed, according to the consulting firm that is remediating the site. The equipment is still onsite (Photograph 4). Based on the distance to this site from the former location of the USTs and the estimated direction of groundwater flow, this fuel release may have impacted the southern portion the subject site. No monitoring wells were observed downgradient of the site on the subject site to evaluate whether impacted groundwater is present below the subject site.

A waste-oil release cleanup was also performed at the site under the Firestone ownership. Closure was approved for the waste oil remediation on October 4, 1995.

A total of 734 tons of asbestos containing waste was removed from the mall. The time of this work was not specified by the report. Since the mall and the Levitz building were constructed at nearly the same time, this information suggests that the Levitz building may also have been built using asbestos containing materials.

EZ-Lube (also Service Station 5826 and Unocal Service Station 5826 and Union Oil Service Station 5826)

7361 Edinger Avenue, Huntington Beach, CA 92647

State LUST, UST, Region 8 LUST, Hist UST, CORTESE

This property is at the northeast corner of Edinger Avenue and Gothard Street, and is at the downgradient corner of the subject site. It is currently an EZ-Lube, but was formerly a Unocal Station, thus the additional listings. Extensive soil excavation has been performed at this site. Closure was issued on August 10, 1994.

Production Plating (CAD064460041, 083001933T)

16091 Gothard Street, Huntington Beach, CA 92647

RCRA – SQG, State LUST, Regional LUST, CORTESE, FINDS, HAZNET

This site is across the street and is estimated to be cross-gradient from the subject site. Groundwater is reportedly impacted by gasoline at the site. Remedial action has been completed and closure was approved on November 20, 1997. Metals were not specified as a contaminant at the site on the databases.

GTE of California

7280 Edinger Avenue, Huntington Beach, CA 92647

HAZNET, State LUST, Regional LUST, CORTESE

This site is west of and is estimated to be downgradient from the subject site. Groundwater was reportedly impacted in 1991 by a minor release of diesel at the site. No additional work has been required at the site and it was closed on May 28, 1992.

153.3896 tons of asbestos-containing waste were removed from the site. 0.0374 tons of unspecified solvent mixture waste was also removed from the site.

GEMCO #572 (Also listed as Quality Service Station #552, Quality Gas, and Haagen Properties Mgmt., Alameda Mgmt.)

7252 Edinger Avenue, Huntington Beach, CA 92647

HAZNET, State LUST, Regional LUST, CORTESE

This site is west of and downgradient from the subject site. Groundwater is reportedly impacted by gasoline at the site, and free product has been identified. Free product is being recovered, an assessment of the extent of contamination has been completed and remedial action is underway. This gasoline release is not expected to impact the subject site due to its distance and downgradient location from the subject site.

A Spark Auto Service (Also listed as ARCO, USA Express and Tesoro Gasoline Digas)

7232 Edinger Avenue, Huntington Beach, CA 92647

State LUST, Regional LUST, Hist UST, CORTESE, RCRA SmGen, CHMIRS

This site is southwest of and is estimated to be downgradient from the subject site. Soil is reportedly impacted by waste-oil at the site. An assessment of the extent of contamination was completed and remedial action plan has been submitted. This waste oil release is not expected to impact the subject site due to its distance from the subject site. There are no fuel releases reported for this address.

Ano-D-Art (CAD063113336)

7436 Lorge Circle, Huntington Beach, CA 92647

CERCLIS, State CERCLIS, RCRA LgGen

This site is south of and is estimated to be downgradient from the subject site. A preliminary assessment of the site was conducted in 1985. Based on the results of the assessment, no further action was required, and the site is not being considered for NPL status. The business is regarded as a hazardous waste operation in the City of Huntington Beach Master Plan due to the quantities of caustics, acids and inks/dyes used at the site. It is also listed as a RCRA large quantity generator.



Mutual Metal Stamping & Mfg. (formerly Sentry Metal Forming, Cempi Industries)  
(CAC000772800)

16072 Gothard Street, Huntington Beach, CA 92648

CERCLIS, State CERCLIS, RCRA SQG

This site is south of and is estimated to be downgradient from the subject site. According to the updated database, a site characterization was performed at the site and no further action is planned.

Four other LUST sites with closed cases were identified within 1/4 mile of the site. The site addresses are listed below.

Murdy Fire Station	16221 Gothard Street, Huntington Beach
Far West Fir Corporation	16300 Gothard Street, Huntington Beach
Goodyear Tire	7872 Edinger Avenue
Chevron	7012 Edinger Avenue

### 3.2 Physical Setting Sources

The subject site is located on the gently sloping, alluvium-filled Orange County Coastal Plain, which is bounded by the Coyote Hills to the north and the Santa Ana Mountains to the west. The subject site lies at an elevation of approximately 25 feet above mean sea level (MSL). A drainage channel along the east boundary of the site flows south to the Wintersburg Channel, which is 0.9 miles south of the site. This and other similar channels are managed by the Orange County Flood Control District - Environmental Management Agency. They were originally designed to handle 25-year flood events. At the time of the design of the channels, a 25-year flood event was considerably larger than the flows currently anticipated for a 25-year flood. The site is at the northern margin of flood zone A99, indicating that it is within an area of 100-500 year flooding to a depth of one to three feet. It is also an area designated for protection from 100-year flooding by the Federal Flood Protection System, which is currently constructing channels to withstand 100-year floods.

The Santa Ana River is 4.5 miles southeast of the site. The site is on the northern margin of the Prado Dam inundation area, indicating that the area would be flooded if the nearby Prado Dam failed.

The nearest active fault to the site is the North Branch fault of the Newport-Inglewood Fault Zone (NIFZ). This fault has a recognized surface trace but has had no known historical movement. However, other nearby splays of the NIFZ have had recorded historical movement. The site is not within an Alquist-Priolo Fault-Rupture Hazard Zone. Below is a summary of information regarding nearby faults and the maximum credible earthquake expected from each fault.

<b><u>Fault Name</u></b>	<b><u>Distance from Site (miles)</u></b>	<b><u>Length of Fault (miles)</u></b>	<b><u>Historical Earthquakes</u></b>	<b><u>Maximum Credible Earthquake</u></b>
Newport Inglewood	2	86	6.3 - 1933 5.4 - 1941	7.5
Palo Verde	10	45	5.4 - 1941	7.0
Norwalk	15	17	none	5.0
Whittier/Elsinore	18	145	6.0 - 1910 5.0 - 1920 5.1 - 1940 5.9 - 1987	7.0
Sierra Madre	35	69	6.4 - 1971 5.8 - 1971	7.1
San Jacinto	46	242	7.0 - 1899 6.8 - 1918 6.0 - 1937 6.2 - 1954 6.4 - 1958 6.5 - 1968 5.5 - 1980 6.1 - 1980 5.4 - 1987	6.0
San Andreas	49	320	8.0 - 1857 6.5 - 1948 5.0 - 1986	8.3

The Huntington Beach vicinity has petroleum resources that have been exploited since the turn of the last century. The nearest known reservoir is the Huntington Beach Field, which is two miles south of the subject site. Three exploratory (wildcat) oil wells have been drilled within one mile from the subject site. Two of the wells were located 0.5 miles east from the site and one well was drilled 0.5 miles north of the site. According to the Munger Map Book and DOGGR Map W1-6, none of these wells were completed and each of the wells was abandoned.

It should be noted that a round area of asphalt approximately 5 feet in diameter is located north of the EZ-Lube parcel (Photograph 5). It does not coincide with the location of a former oil well. It also does not coincide with the former location of UNOCAL signage or a likely location of a septic system. It may be the former location of a monitoring well. A limited excavation may be required to discern why this raised asphalt is present.

Near-surface geologic formations at the site include alluvium and the Pico Formation. Recent alluvium, deposited by local streams and the Santa Ana River, consists of flood plain deposits (sands, gravels and silts), and tidal flat and lagoonal deposits (silts, clays and minor sands). Peat beds up to 25 feet thick are present in areas within the City of Huntington Beach. According to the City General Plan, peat beds in the vicinity of the site range from 0.5 to 5 feet in thickness. Borings advanced to a depth of 25 below grade on the property have identified peat beds. The soils in the area of the site are characterized by the General Plan as moderately to highly expansive, with a high to very high potential for liquefaction during seismic events.

Shallow groundwater beneath the site is under water table conditions at a depth of approximately seven feet below ground surface (bgs). Historical groundwater levels have fluctuated considerably due to local pumping at the City wells, and due to annual variations in recharge due to flood events and rainfall amounts. According to the General Plan for the City of Huntington Beach and previous groundwater monitoring related to onsite UST mitigation, groundwater depths from 3 to 13 feet bgs are expected at the site.

The proposed project site is not within a methane overlay district designated by the City of Huntington Beach. However, petrogenic sources are not the sole source of methane gas and biogenic sources, such as peat, are also capable of methane gas production. Peat is known to be present below the site. As a result, it is possible that the Huntington Beach Fire Department

(HBFD) may require testing for the presence of methane gas to determine if a problem exists and to rule methane out as a potential concern. A methane sampling plan would be submitted to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered, appropriate measures to reduce the potential impacts of methane gas to future occupants and visitors at the site would be required in accordance with City Specification No. 429 Methane District Building Permit Requirements. Identification of these measures would be required prior to plan approval.

### 3.3 Historical Use Information

The Fairchild photo collection archived at Whittier College had 18 sets of photographs of the subject site and the surrounding area. The following observations were noted on the photographs. Pinnacle also reviewed photographs provided by EDR. The EDR photographs are provided in Appendix B.

August, 1927 - Gothard Street is not present. A set of structures is present at the northwest corner of the intersection of the rail line and Edinger Avenue. Some of the buildings are homes, but others near the tracks are large enough to be barns or storage buildings. The property owned by Union Pacific Railroad is clearly defined as a strip of land apart from the field to the west. One small structure is present midway up the track on the west side. Several rail cars are on the track at the north portion of the property. Dirt access roads are clearly visible on the Union Pacific property.

August, 1928 - No changes (except no rail cars visible)

March 4, 1938 - The square structure has been removed. The surrounding area is still farmland.

August 1947 - Ten rail cars are present on the track at subject site. A well-defined vehicle turnaround is near one set of five cars.

July 18, 1949 - No changes

December 1952 - The bean field has been recently turned. A rectangular (concrete?) pad near the tracks might be a scale for trucks. Two other small structures are present along the tracks. A truck

and trailer are also present along the northern portion of the site tracks. Just north of the truck is a dark patch on the driving area that may be stained soil.

May 8 and June 2, 1953 - No changes

February, 1954 – no changes

November 26, 1955 – This is a low altitude shot showing piles of debris are visible along the West Side of the tracks. The shed is present, as well as the two structures previously observed. All three structures on the west side of the main line, under the current location of the current spur.

January, 1958 - No changes

August 11, 1959 - No changes

June 3, 1961 - Rail cars on site, no shed along rails.

August, 1961 - No changes

In addition to the photographs available at the Fairchild Collection, Landiscor Aerial Information an additional photographs available for viewing. Pinnacle viewed nine of these photographs.

December 12, 1960 – Four rail cars are on the line. Construction of the Huntington Center Mall is underway to the east. The eastern portion of the mall has been finished. The concrete drainage culvert appears to be present.

November 10, 1966 – A single rail car is on the line. A light area is present north of Edinger Avenue along the line (a pile of new rail base?).

March 30, 1967 – No changes.

January 19, 1968 – A dark area is visible north of the light area previously seen (a possible surface spill.). The light area is still present.

March 25, 1969 - No dark area is present. A turnaround for vehicles is present along the rail line.

January 30, 1970 – The Levitz building is in place. The light area is present, but not the dark area. A train is on the main line.

January 24, 1974 – No changes

May 5, 1975 – No changes.

The following set of historical aerial photographs were provided by EDR.

1977 – No changes

1990 – No changes

1994 – The UNOCAL service station has been removed. The corner property is now a graded, dirt lot. No other changes.

2002 – The EZ Lube is in place. No other changes.

2005 – No changes

### 3.4 Historical USGS Topographic Sheets

Seven historical USGS topographic maps produced from 1901 to 1981 were reviewed (1901, 1902, 1934, 1935, 1950, 1951, 1965, 1972, 1981) (Appendix C). The 15-minute series maps produced in 1901, 1902 and 1921 did not provide detail of the subject site. However, the site was shown within an area called Las Bolsas, so named due to its pockets of dry land separated by swamps. No swamps were shown in the immediate area of the site. However, contours show a drainage passing through the site from the northeast to the southwest. The intersection of the rail line and Edinger Avenue was known as Smeltzer (a family name), and Edinger Avenue was called Smeltzer Avenue at that time.

Although no structures were shown on the subject site on the earlier sheets, the general increase in urbanization over time is apparent. The 7.5-minute series map produced in 1935 show structures at the intersection of Smeltzer Avenue and the rail line. Two of these structures are on the site. These structures are gone on the 1951 map. A depression across the site is well-defined by the contours on these maps.

No structures are shown on the site on the 1965 map. The area is still called Smeltzer, though Smeltzer Avenue is now called Edinger Avenue. Interstate 405 has been completed, and a considerable amount of development has occurred in the vicinity of the site. The engineered drainage east of the rail line has also been completed.

The Levitz building is shown on the 1972 map. A small structure is shown on the corner of Gothard and Edinger. Current structures related to the mall east of the site, the College west of the site, and the industrial areas south of the site are also in place. The 1981 photo does not show any significant changes on the site or on adjacent properties.

### 3.5 Directory Search

A directory search was performed that researched sources published from 1982 thorough 2000 in five-year increments. No other directories were available for earlier years. The UNOCAL/Union 76 Station is shown in the 1982 directory at 7361 Edinger Avenue. The EZ Lube is first listed at this address in the 1992 directory (Appendix D).

### 3.6 Additional Record Sources

According to the Huntington Beach Fire Department, there have been no responses to hazardous material-related incidents at subject site since record keeping began in 1964.

A Sanborn map search was conducted. Sanborn maps were not produced for the subject site or the vicinity (Appendix E).

## 4.0 SITE RECONNAISSANCE AND INTERVIEWS

### 4.1 Hazardous Substances in Connection with Identified Uses

The current and historical use of the east portion of the property as a rail line indicated the possibility for releases of bunker fuel or diesel, as well as oils used to prevent the growth of vegetation along the line. Oils previously used for this purpose have contained PCBs. The possibility of releases along the rail line was investigated by Pinnacle. The results of the soil investigation were provided to FIP in a report dated May 16, 2002. No impacted soil was discovered along the rail line during the investigation.

It is also possible the earlier agricultural use of the remainder of the property resulted in the application of pesticides. No comprehensive investigations for pesticides and metals in shallow soils have been performed at the site.

### 4.2 Hazardous Substance Containers and Unidentified Substance Containers

No containers of hazardous substances with capacities larger than household sizes were noted during the site walk. A set of paint cans and cleaning solutions were noted in the Levitz Building, east of the main entrance (Photograph 6).

### 4.3 Storage Tanks

Previously unknown storage tanks were not noted onsite during the site walk. A record review noted abandoned storage tanks at the west side of the Levitz building and at the EZ-Lube, when it was operated as a UNOCAL service station. Soil and groundwater at these two locations has been remediated, and closure letters have been issued by the lead agency (Appendix F). A steel plate in the concrete pad in front of the bay at the southeast corner of the Levitz building may be a lid for a clarifier (Photograph 7).



#### 4.4 Indications of PCBs

One dry-type, pad-mounted transformer was observed in the Levitz building. One pad-mounted transformer was observed at the northeast corner of the Levitz building at the rear of the subject site (Photograph 8). Leaks of fluid were not observed on the transformer or pad. Southern California Edison (SCE), which supplies power to the area, typically offers to sample the oils in their transformers if a formal written request is made. If PCBs are identified, the cost for the analysis and removal of the oil is paid for by SCE. If PCBs are not identified, the cost for analysis is borne by the requester. The oils in this transformer will be sampled by SCE prior to decommissioning and removal.

A corrugated steel box along Edinger Avenue was previously thought to contain a transformer for operation of the rail crossing. The door to the box was locked during past Pinnacle visits to the site, so Pinnacle could not observe what it contained. The door was open during the latest site walk. Two turbines for unused irrigation wells were observed in the box (Photograph 9).

#### 4.5 Indications of Solid Waste Disposal

Garbage was scattered along the rail line, and on the east side of the dense vegetation that separates the Levitz parking lot from the rail line. However, no long-term or large-volume dumping of garbage was observed on the property.

A drain was located at the northeast corner of the Levitz building, at a location with evidence of painting and other furniture repair (Photograph 10). Direct dumping or incidental releases of liquid waste to this drain may have occurred. If so, leakage to surrounding soil from the drain line, which leads to Gothard Street, may have also occurred.

A raised round area of asphalt approximately 5 feet in diameter is located north of the EZ-Lube parcel. It does not coincide with the location of a former oil well. It also does not coincide with the former location of UNOCAL signage. While it is not immediately adjacent to the former location of the UNOCAL service station, this slab may be the lid for a closed septic system or a former monitoring well location. A limited excavation may be required to discern why this slab is present.

#### 4.6 Physical Settings Analysis

Surface soils in the vicinity of the subject site are generally permeable, and groundwater is shallow. This physical setting results in two primary situations where releases of contaminants to the subsurface might significantly impact the subject site.

- A release of a mobile and soluble contaminant to soil which reaches groundwater and migrates laterally beneath the subject site as a solute.
- A release from a source on a contiguous property, which reaches groundwater and migrates laterally in groundwater beneath the subject site.

It should be noted that a release occurred from a contiguous upgradient property that may have resulted in significant environmental impacts to the condition of groundwater below the subject site. The onsite groundwater impacts have reportedly been mitigated to the satisfaction of the lead agency. However, the most severe historical impacts to onsite soil and groundwater have been due to on-site activities. These impacts have been also been mitigated to the satisfaction of the lead agency.

#### 4.7 Other Conditions of Concern

The age of the Levitz building suggests that asbestos containing construction materials (ACMs) may have been used in its construction.

## 5.0 FINDINGS AND CONCLUSIONS

The subject parcel is located north of Edinger Avenue, east of Gothard Street and west of a Southern Pacific rail line, in an area of commercial land usage. It is currently owned by the FIP.

Two sets of USTs have historic releases of fuels and/or waste oil to soil and groundwater. One release was at the current EZ-Lube parcel when it was occupied by a UNOCAL service station. The second UST release was located on the west side of the Levitz building. These releases have been remediated to the satisfaction of the lead agency, and letters authorizing no further action have been issued. The groundwater monitoring wells associated with these projects have been abandoned.

On-site activities associated with the operation of a rail line were previously suspected of producing local environmental impairments. Soil sampling performed by Pinnacle in 2002 did not detect impacted soil along the rail line.

Sites on and near the subject site have, or have had, underground storage tanks or currently handle hazardous substances. The former Montgomery Ward Auto Repair Center, which is contiguous and upgradient of the site, has had reported releases of hazardous substances that were sufficiently extensive to threaten ground water below the site. This release has been in remediation since at least 1992. According to the company responsible for remediating the contaminated soil and groundwater at this site, the clean up is complete and preparations are being made for redevelopment of this property.

Facilities currently recognized or being considered for recognition as State or Federal Superfund areas are greater than one mile from the subject site and do not pose an environmental risk to the subject site.

Pinnacle has identified the following areas of concern that will require additional investigation to assess the current degree of environmental impairment to groundwater and/or soil:

- A locked box constructed of corrugated steel located on Edinger Avenue west of the rail lines and the entrance to the Levitz store. This box contains two turbines that are likely related to irrigation wells. These wells may require proper abandonment before site development.
- A rectangular steel plate covers a possible sump or clarifier at the northeast corner of the Levitz building.
- A pad transformer at the north side of the Levitz building will require proper decommissioning by SCE prior to development.
- Site soils may contain pesticides applied during its use as a bean field. Testing of shallow soils for pesticides and metals is recommended
- A raised round area of asphalt approximately 5 feet in diameter is located north of the EZ-Lube parcel. It does not coincide with the location of a former oil well. It also does not coincide with the former location of UNOCAL signage or a likely location of a septic system. It may be the former location of a monitoring well. A limited excavation may be required to discern why this raised area is present.

In addition, the age of the Levitz building suggests that asbestos-containing materials may have been used during its construction. An asbestos survey of the building materials, concentrating on the front office and shop areas, is also recommended.

The Huntington Beach Fire Department (HBFD) may require testing for the presence of methane gas to determine if a problem exists and to rule methane out as a potential concern. A methane sampling plan would be submitted to the HBFD for review and approval, prior to the commencement of sampling. If significant levels of methane gas are discovered, appropriate measures to reduce the potential impacts of methane gas to future occupants and visitors at the site

would be required in accordance with City Specification No. 429 Methane District Building Permit Requirements. Identification of these measures would be required prior to plan approval.

If subsurface work is anticipated at the former locations of the onsite UST installations and the drain line at the north side of the site, Pinnacle recommends preparing the prime contractor for the project for the possible presence of limited volumes of fuel-impacted soil. Some impacted soil may have escaped detection while remedial activities were conducted. While impacted soil will likely not be identified, this is recommended to prevent delays in construction schedules in the event that they are encountered.

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Personal Communication, Mr. Ward McReynolds, City of Huntington Beach Public Works Department.

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## **SITE PHOTOGRAPHS**



Photograph 1 - View looking north of the east side of the site.

Photograph 2 - View looking northeast of the southwest corner of the site.

Photograph 3 - Abandoned well on the west side of the site.

Photograph 4 - View looking north of the abandoned pump and treatment system on the former  
Montgomery Ward property.

Photograph 5 – Raised area of asphalt located north of the EZ-Lube, southwest corner of the site.

Photograph 6 - Containers of liquids, southeast corner of the Levitz building.

Photograph 7 - Steel lid over possible sump or clarifier, northeast corner of site.

Photograph 8 - Pad-mounted transformer at the northeast corner of site.

Photograph 9

Inside of the corrugated shed located at the southeast corner of site.

Photograph 10

View looking west of the drain at the north side of the Levitz building.

**APPENDIX A**  
**EDR DATABASE REVIEW**

**APPENDIX B**  
**HISTORICAL AERIAL PHOTOGRAPHS**

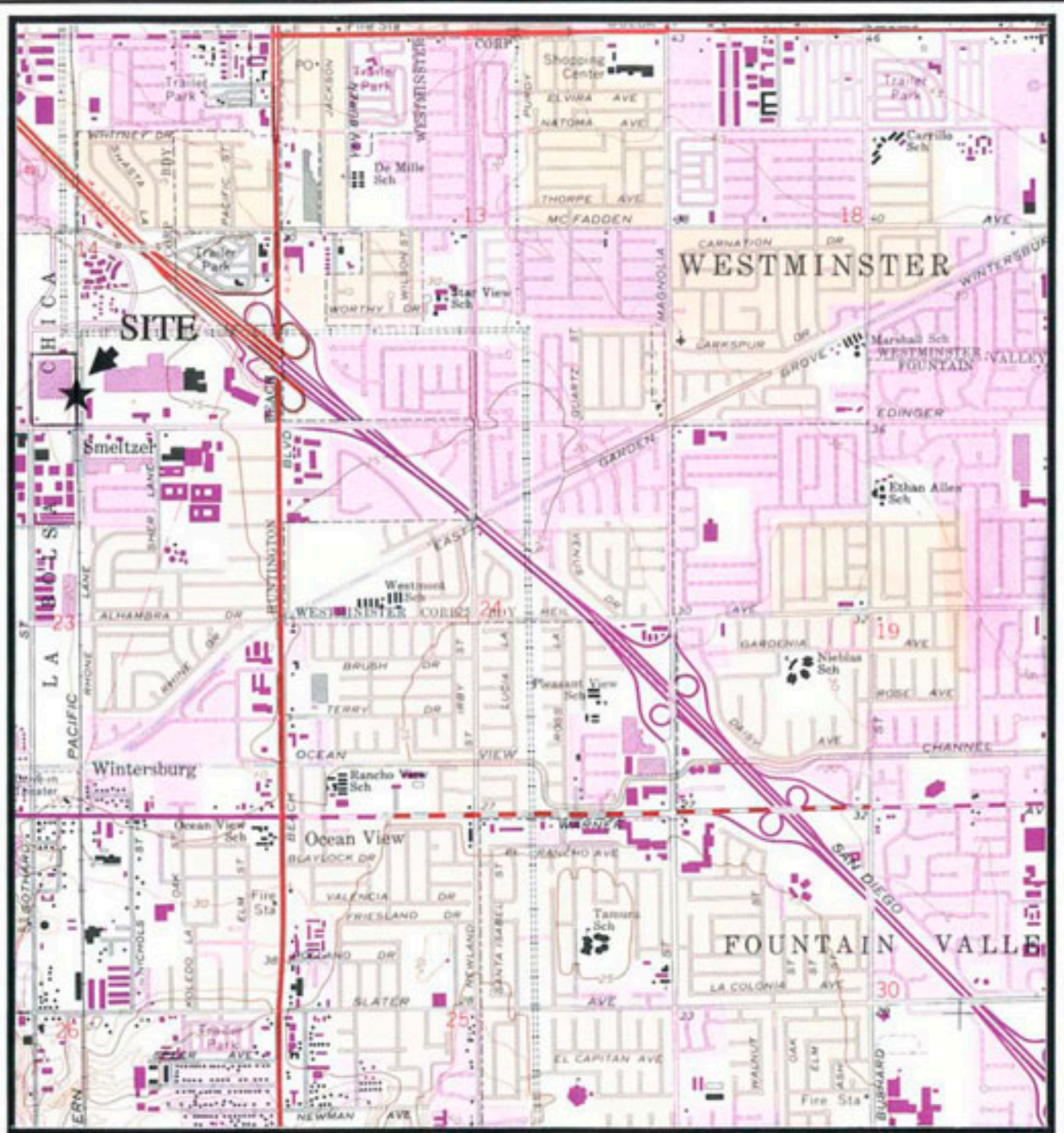
**APPENDIX C**  
**HISTORICAL USGS TOPOGRAPHIC SHEETS**



**APPENDIX D**  
**DIRECTORY SEARCH RESULTS**

**APPENDIX E**  
**SANBORN MAP RESULTS**

**APPENDIX F**  
**CLOSURE LETTERS FOR FORMER**  
**ONSITE STORAGE TANK RELEASES**



SCALE  
(feet)



NORTH

Base Map - USGS 7.5 Minute Quadrangle, Newport Beach

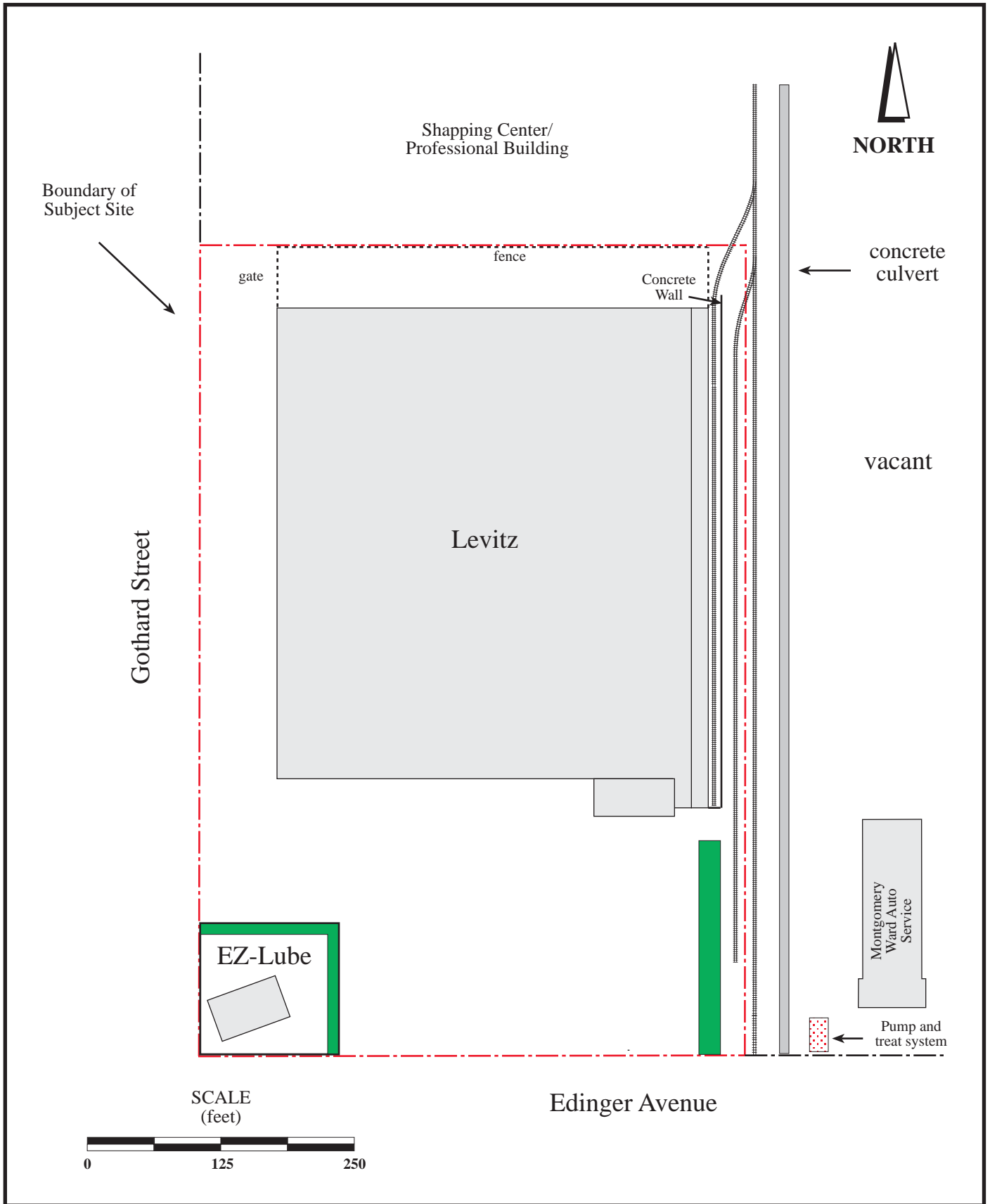


**PINNACLE**  
ENVIRONMENTAL TECHNOLOGIES  
#2 Santa Maria, Foothill Ranch, CA 92610  
Tel: (949) 470-3691 • Fax: (949) 595-0459

**Freeway Industrial Park**  
7441 Edinger Avenue  
Huntington Beach, California

**Site  
Location  
Map**

**Figure  
1**

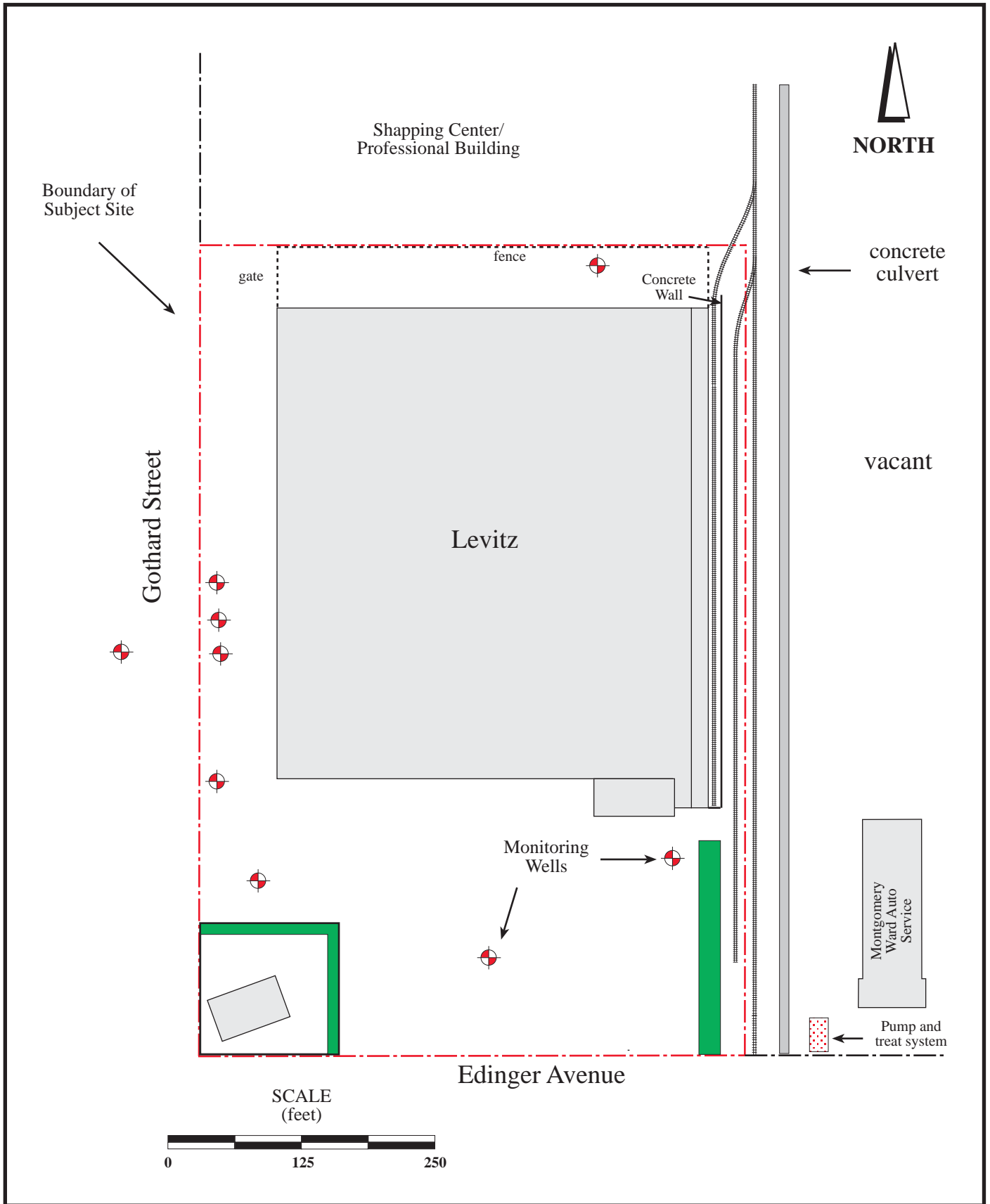


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**Freeway Industrial Park**  
**7441 Edinger Avenue**  
**Huntington Beach, California**

**Site Plan**

**Figure 2**



**PINNACLE**  
 ENVIRONMENTAL TECHNOLOGIES  
 #2 Santa Maria, Foothill Ranch, CA 92610  
 Tel: (949) 470-3691 • Fax: (949) 595-0459

**Freeway Industrial Park**  
**7441 Edinger Avenue**  
**Huntington Beach, California**

**Site Plan**  
**with Well**  
**Locations**

**Figure**  
**3**





7441 Edinger Avenue | Huntington Beach, Ca



URBAN INFILL PROPERTIES, INC.



























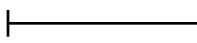






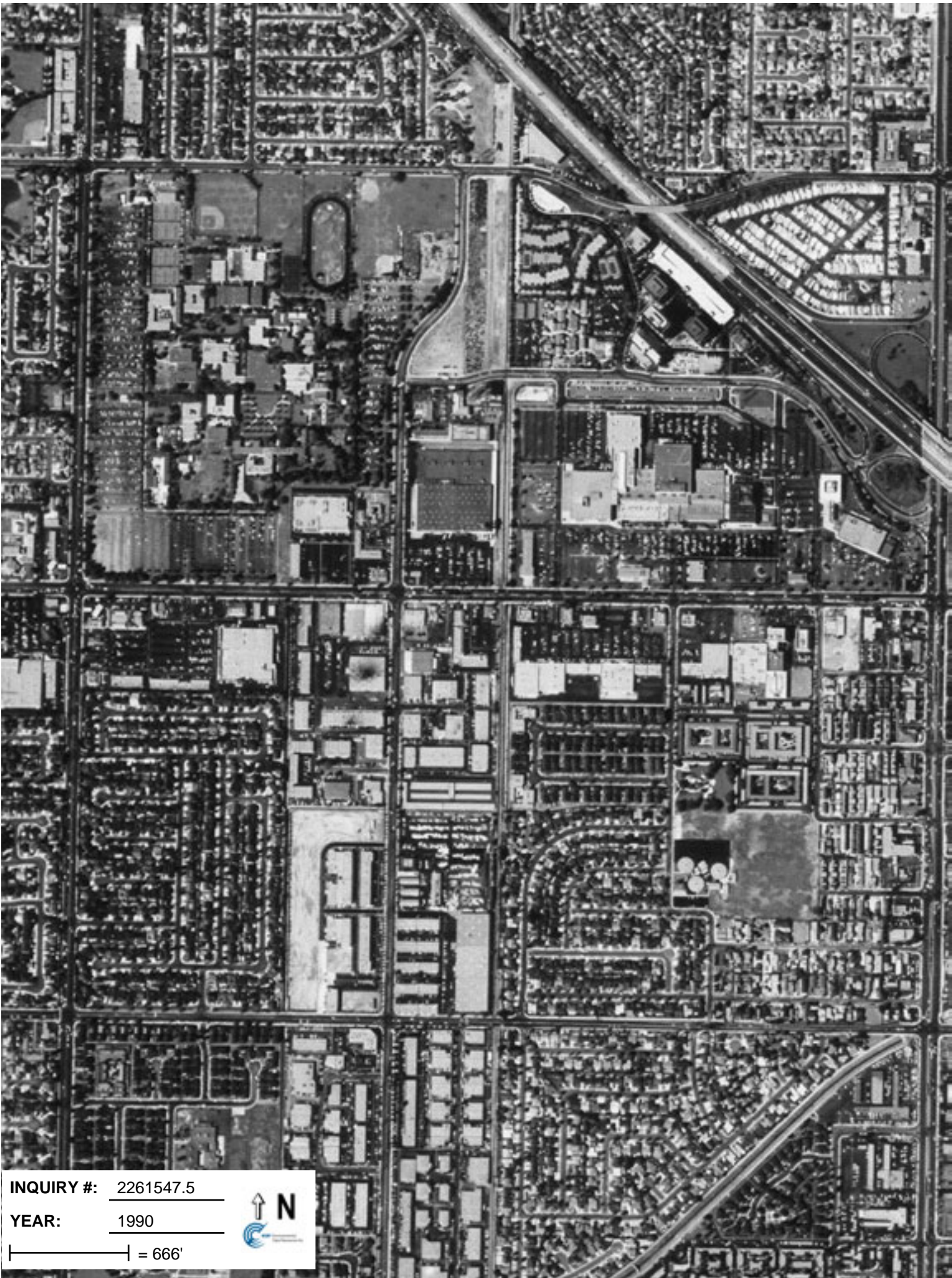
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**YEAR:** 1977

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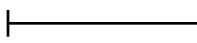






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**YEAR:** 1990

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**INQUIRY #:** 2261547.5

**YEAR:** 1994

**|** = 666'







**INQUIRY #:** 2261547.5

**YEAR:** 2002

| = 666'







**INQUIRY #:** 2261547.5

**YEAR:** 2005

| = 485'



**Former Levitz Site**

7441 Edinger Avenue  
Huntington Beach, CA 92647

Inquiry Number: 2261547.4  
July 03, 2008

# The EDR Historical Topographic Map Report



# EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

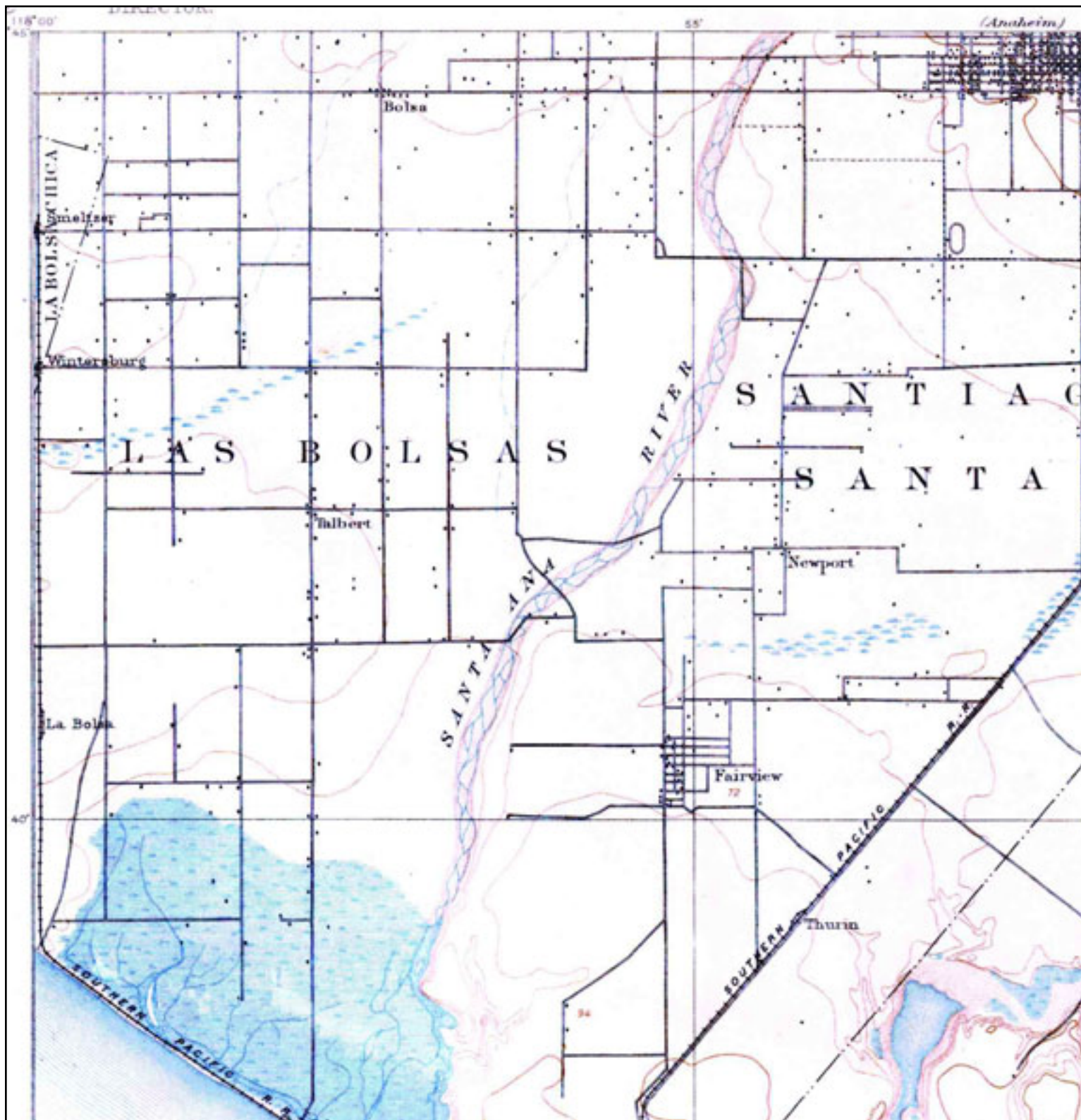
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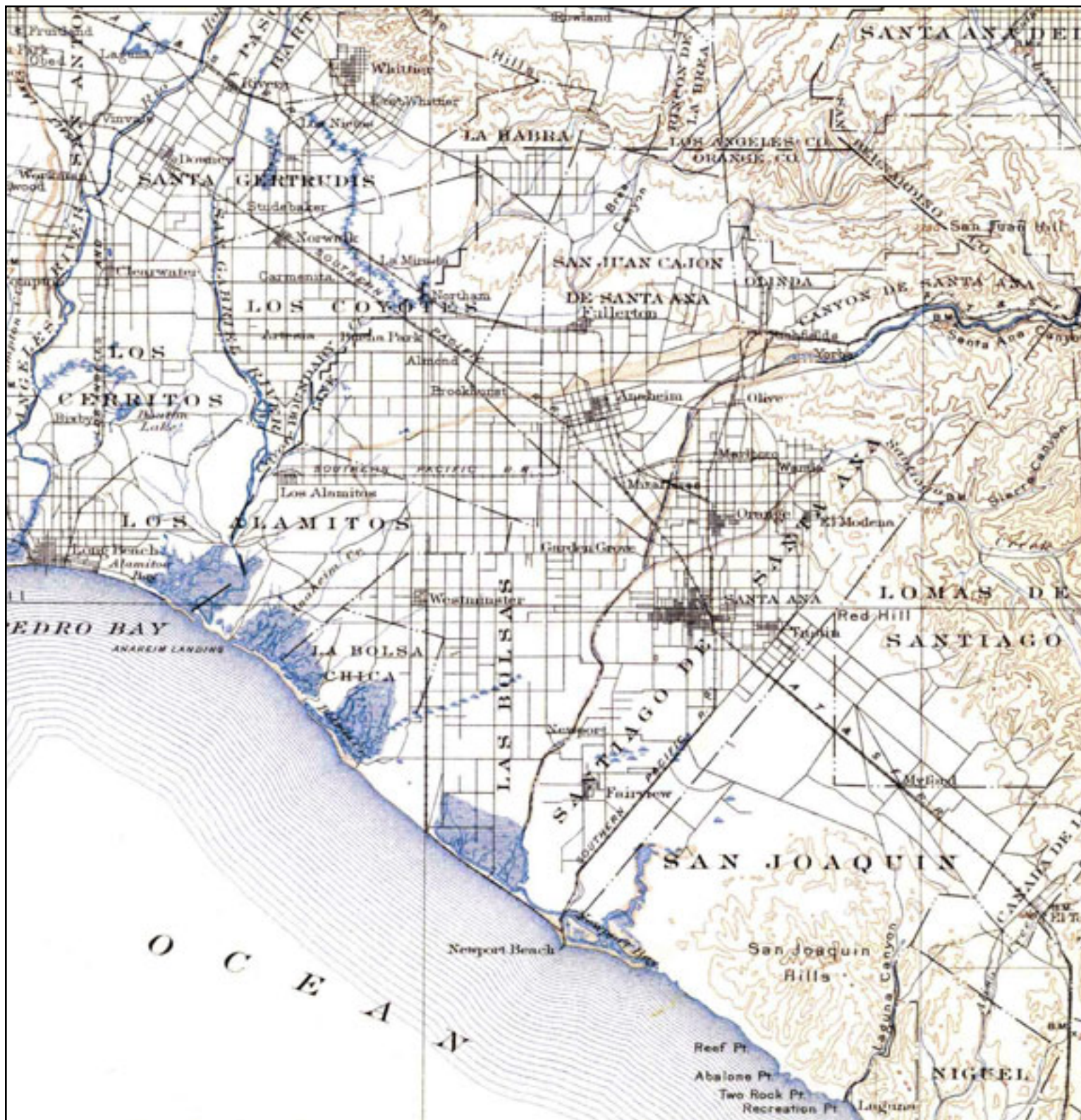
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	SERIES: 15 SCALE: 1:62500		



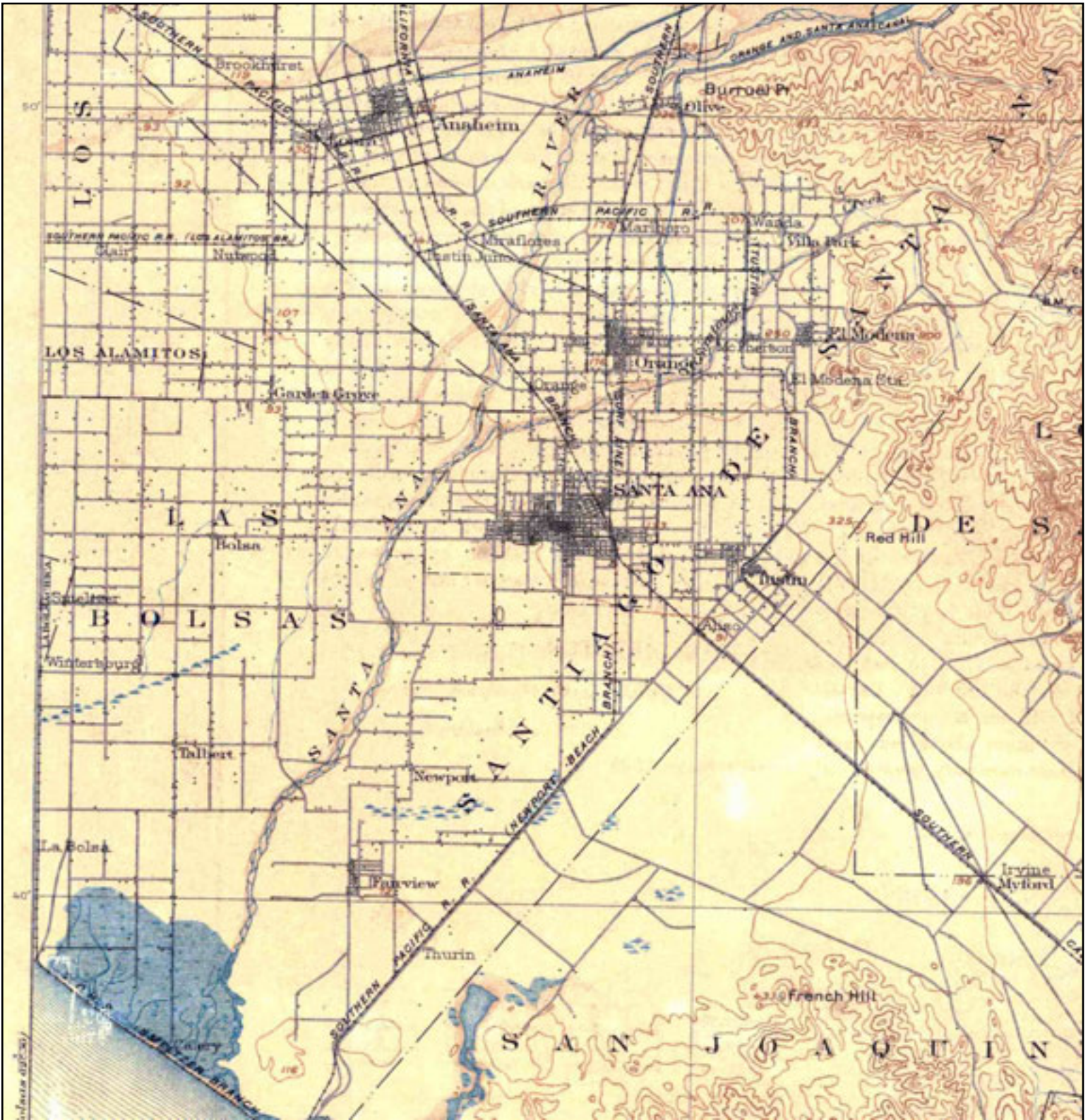
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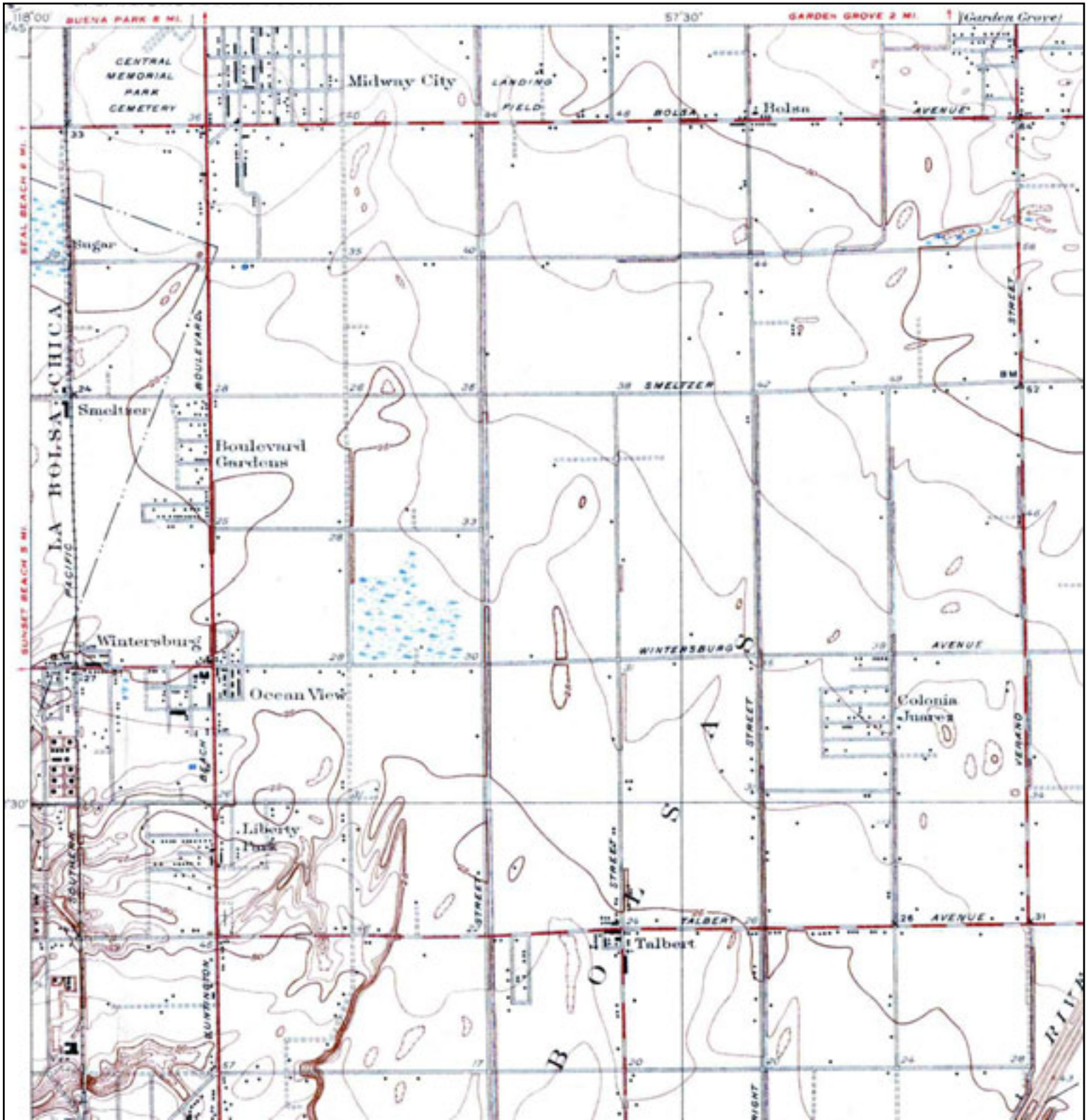
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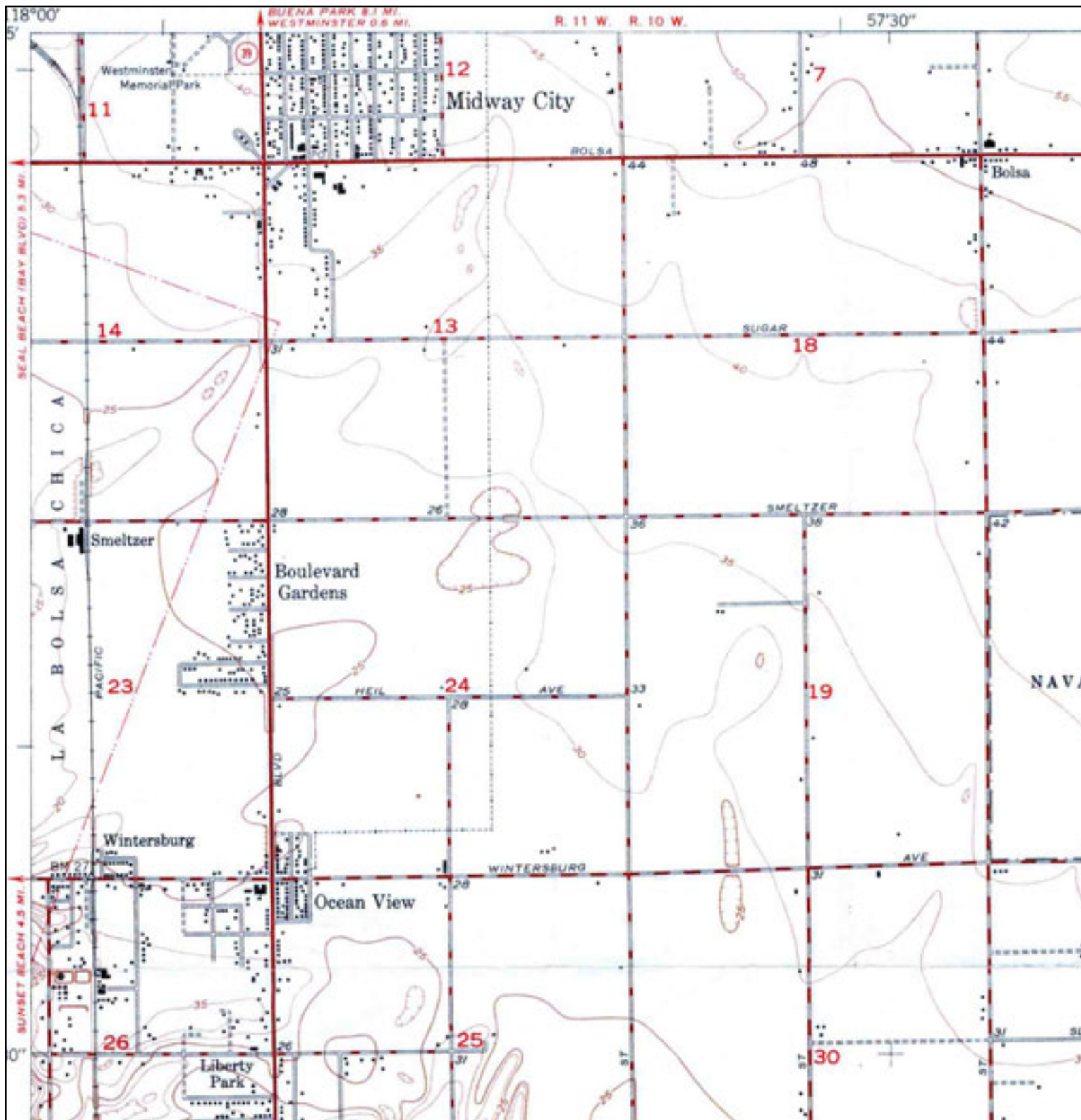


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	MAP YEAR: 1935		Huntington Beach, CA 92647	INQUIRY#:	2261547.4
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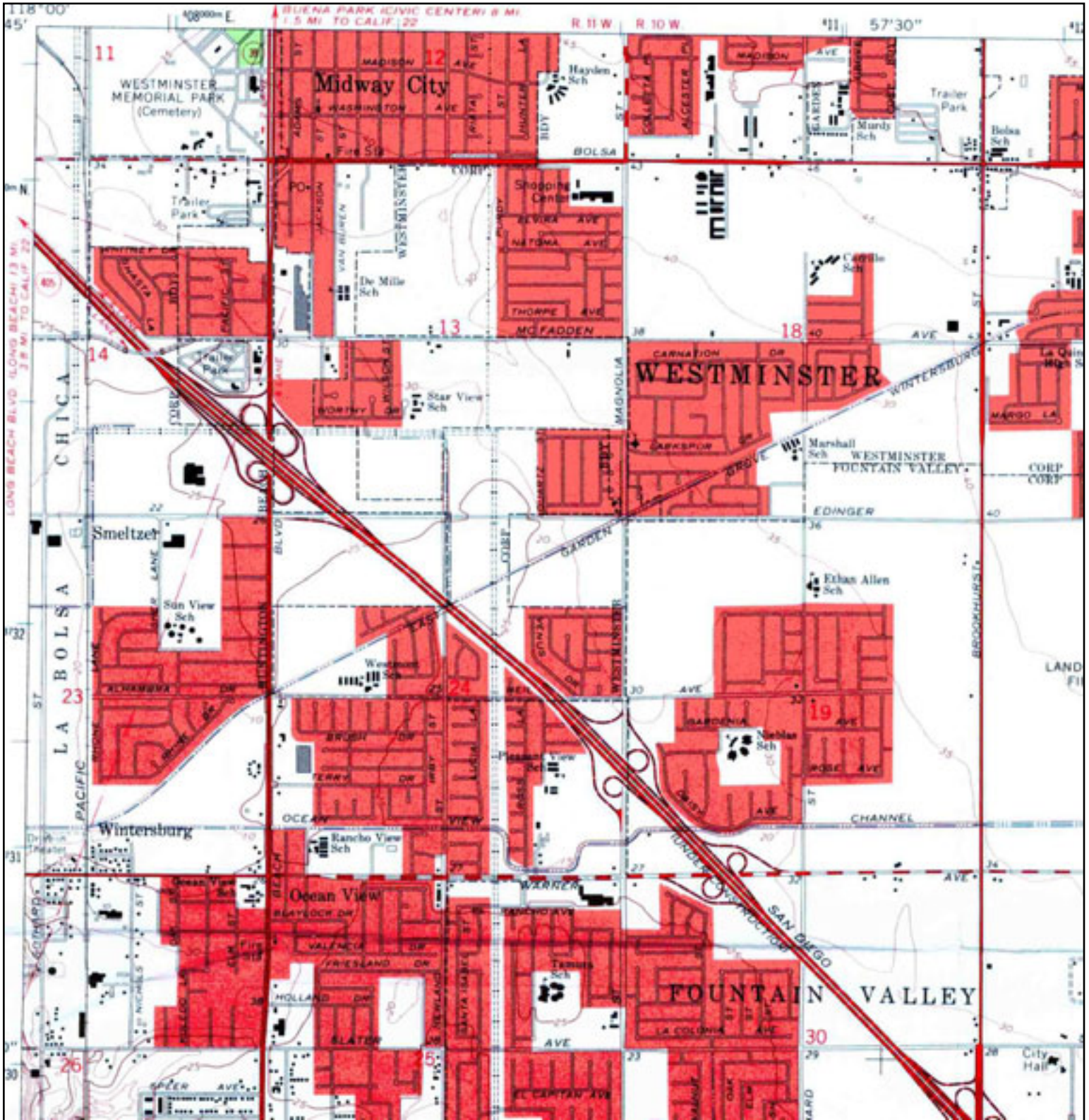
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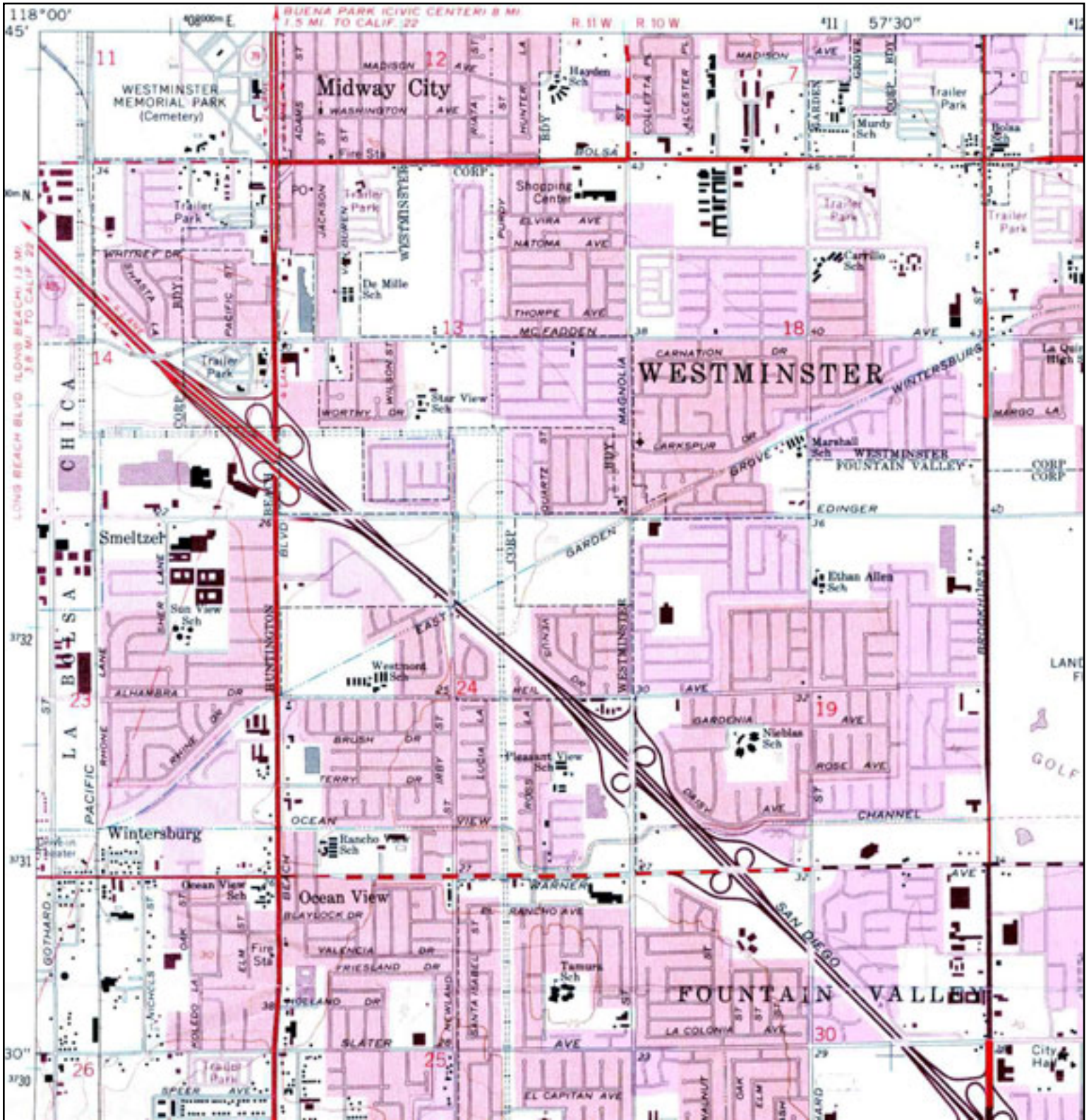
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	MAP YEAR:	1965		Huntington Beach, CA 92647	INQUIRY#:	2261547.4
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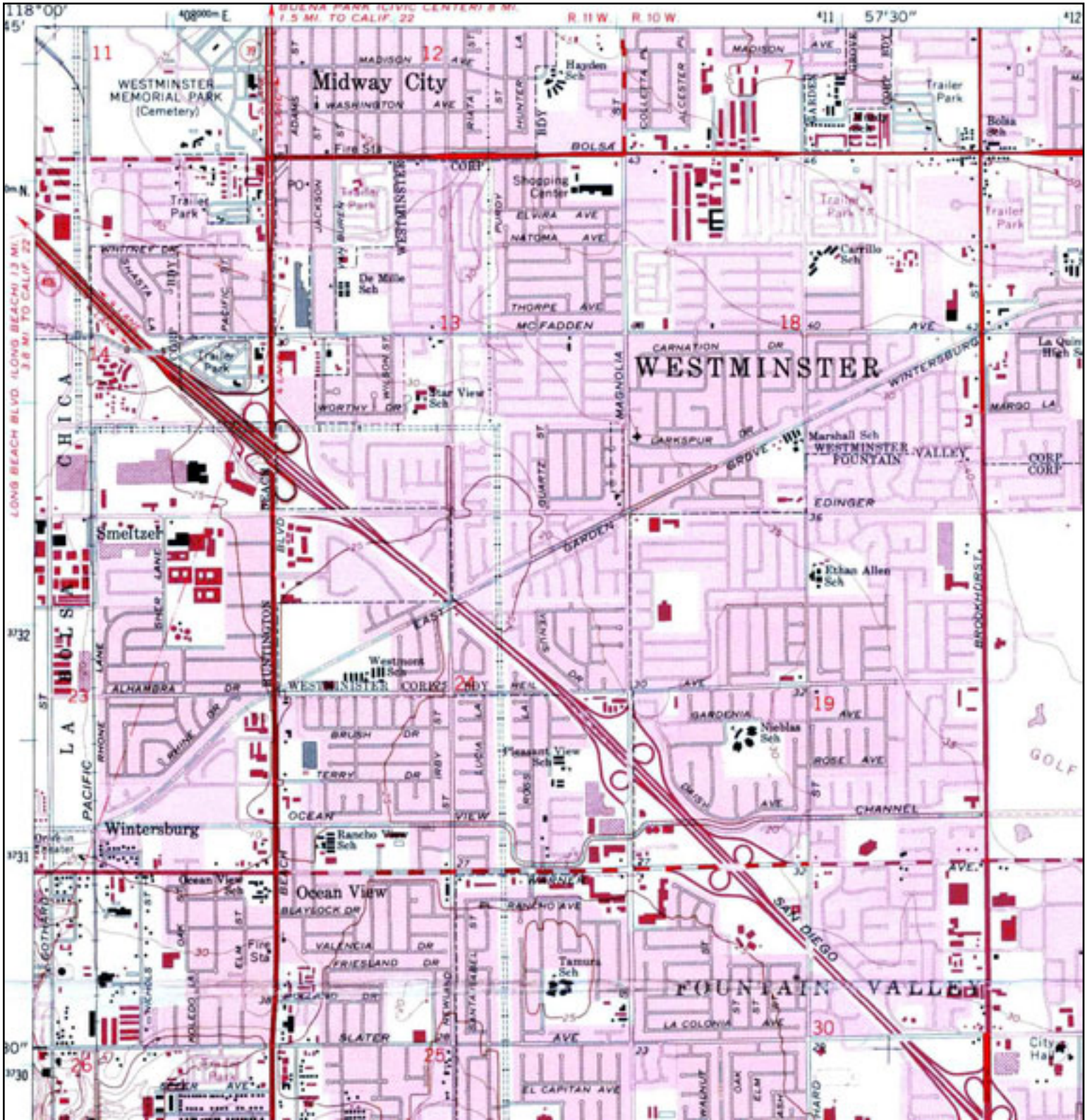
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	SCALE:	1:24000				



# Historical Topographic Map



<p>N ↑</p>	TARGET QUAD	SITE NAME:	Former Levitz Site	CLIENT:	Pinnacle Environmental Tech.	
	NAME:	NEWPORT BEACH	ADDRESS:	7441 Edinger Avenue	CONTACT:	Keith Thompson
	MAP YEAR:	1981		Huntington Beach, CA 92647	INQUIRY#:	2261547.4
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	SCALE:	1:24000				



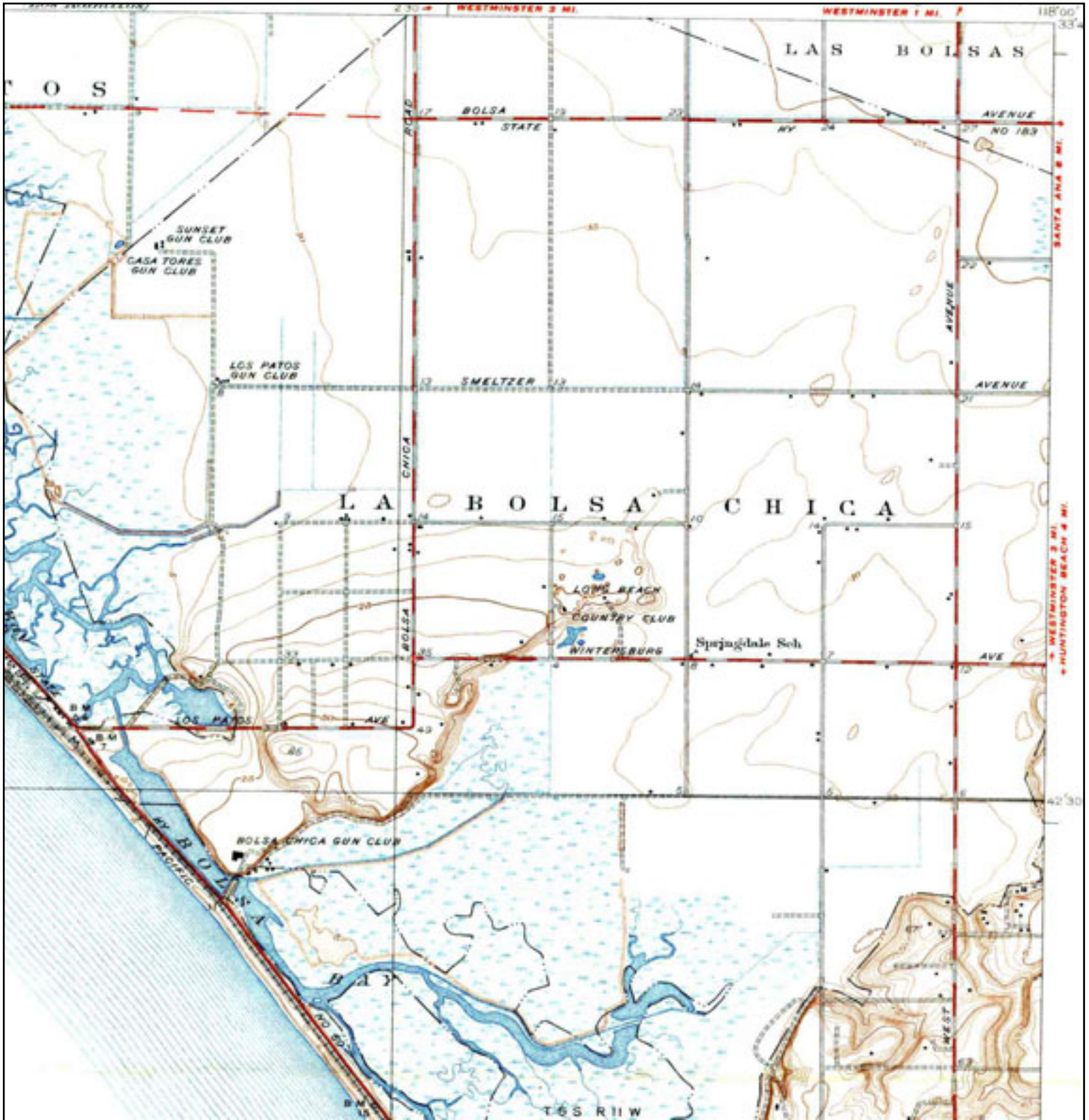
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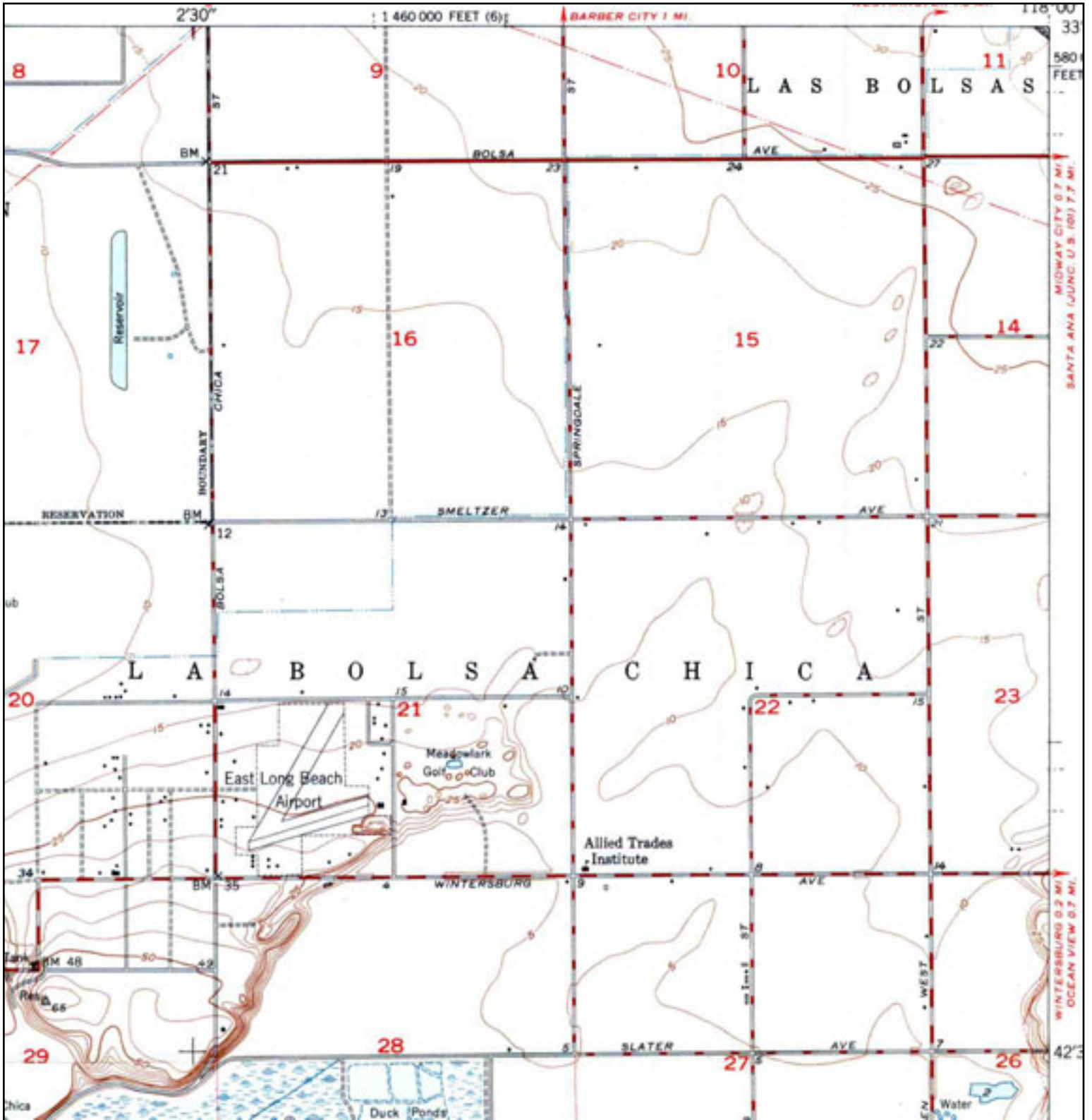


# Historical Topographic Map



<p>N ↑</p>	<p>ADJOINING QUAD NAME: SEAL BEACH MAP YEAR: 1935</p>	<p>SITE NAME: Former Levitz Site ADDRESS: 7441 Edinger Avenue Huntington Beach, CA 92647 LAT/LONG: 33.7314 / 117.999</p>	<p>CLIENT: Pinnacle Environmental Tech. CONTACT: Keith Thompson INQUIRY#: 2261547.4 RESEARCH DATE: 07/03/2008</p>
	<p>SERIES: 7.5 SCALE: 1:31680</p>		

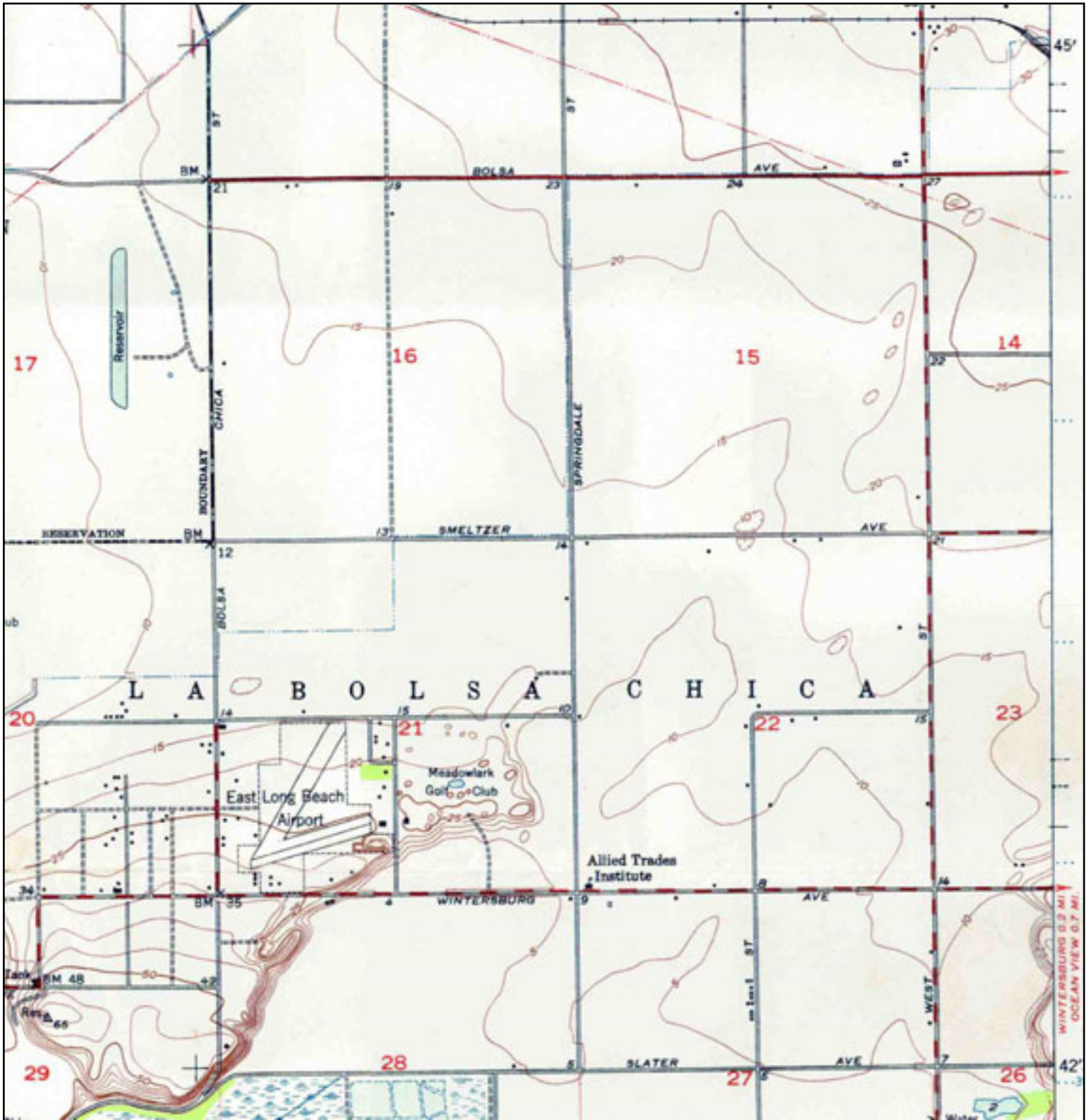
# Historical Topographic Map



	ADJOINING QUAD NAME: SEAL BEACH MAP YEAR: 1950	SITE NAME: Former Levitz Site ADDRESS: 7441 Edinger Avenue Huntington Beach, CA 92647 LAT/LONG: 33.7314 / 117.999	CLIENT: Pinnacle Environmental Tech. CONTACT: Keith Thompson INQUIRY#: 2261547.4 RESEARCH DATE: 07/03/2008
	SERIES: 7.5 SCALE: 1:24000		



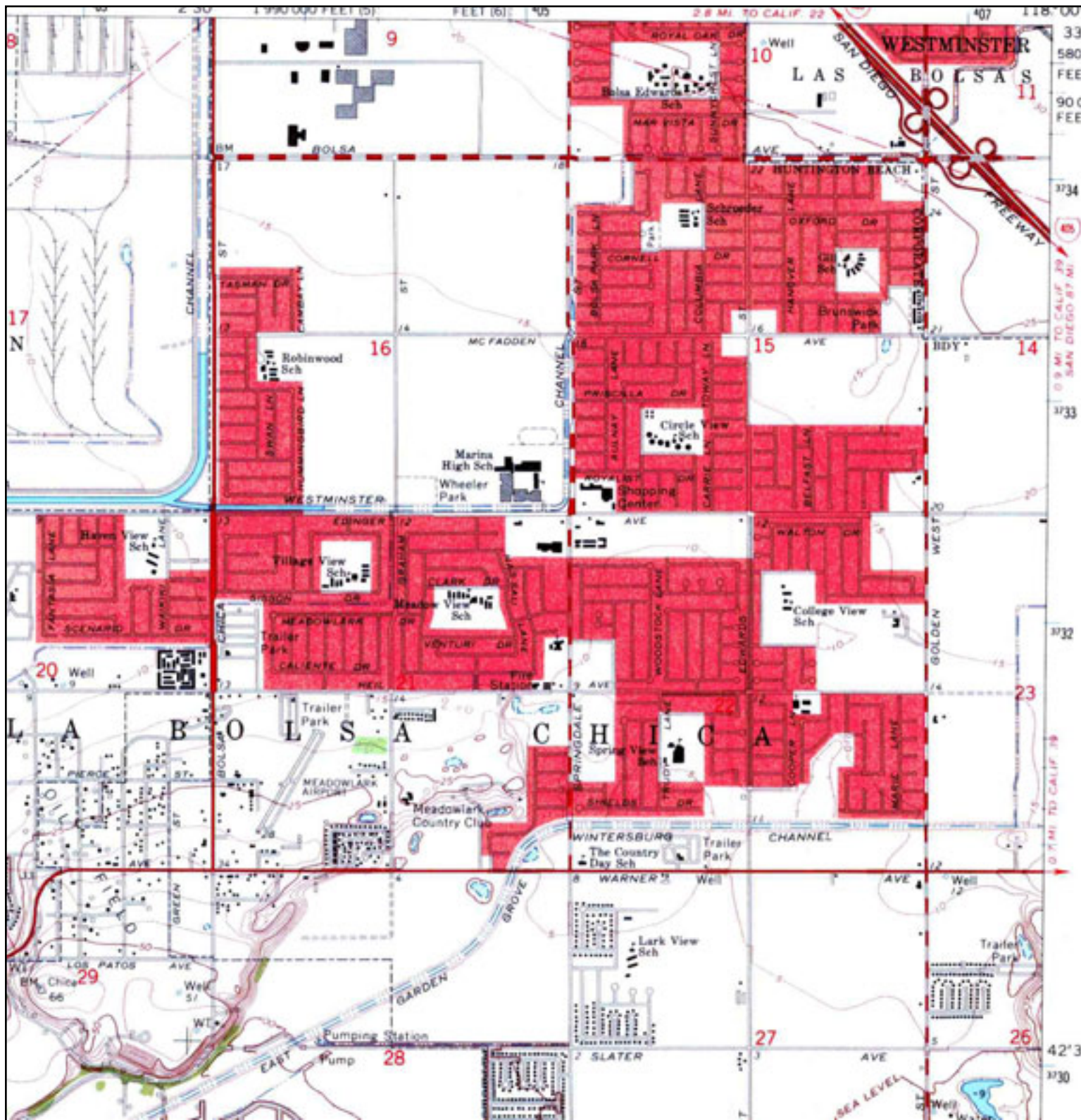
# Historical Topographic Map



<p>N ↑</p>	ADJOINING QUAD	SITE NAME:	Former Levitz Site	CLIENT:	Pinnacle Environmental Tech.
	NAME: LONGBEACH VICINITY 10F3	ADDRESS:	7441 Edinger Avenue Huntington Beach, CA 92647	CONTACT:	Keith Thompson
	MAP YEAR: 1951	LAT/LONG:	33.7314 / 117.999	INQUIRY#:	2261547.4
	SERIES: 7.5			RESEARCH DATE:	07/03/2008
	SCALE: 1:24000				



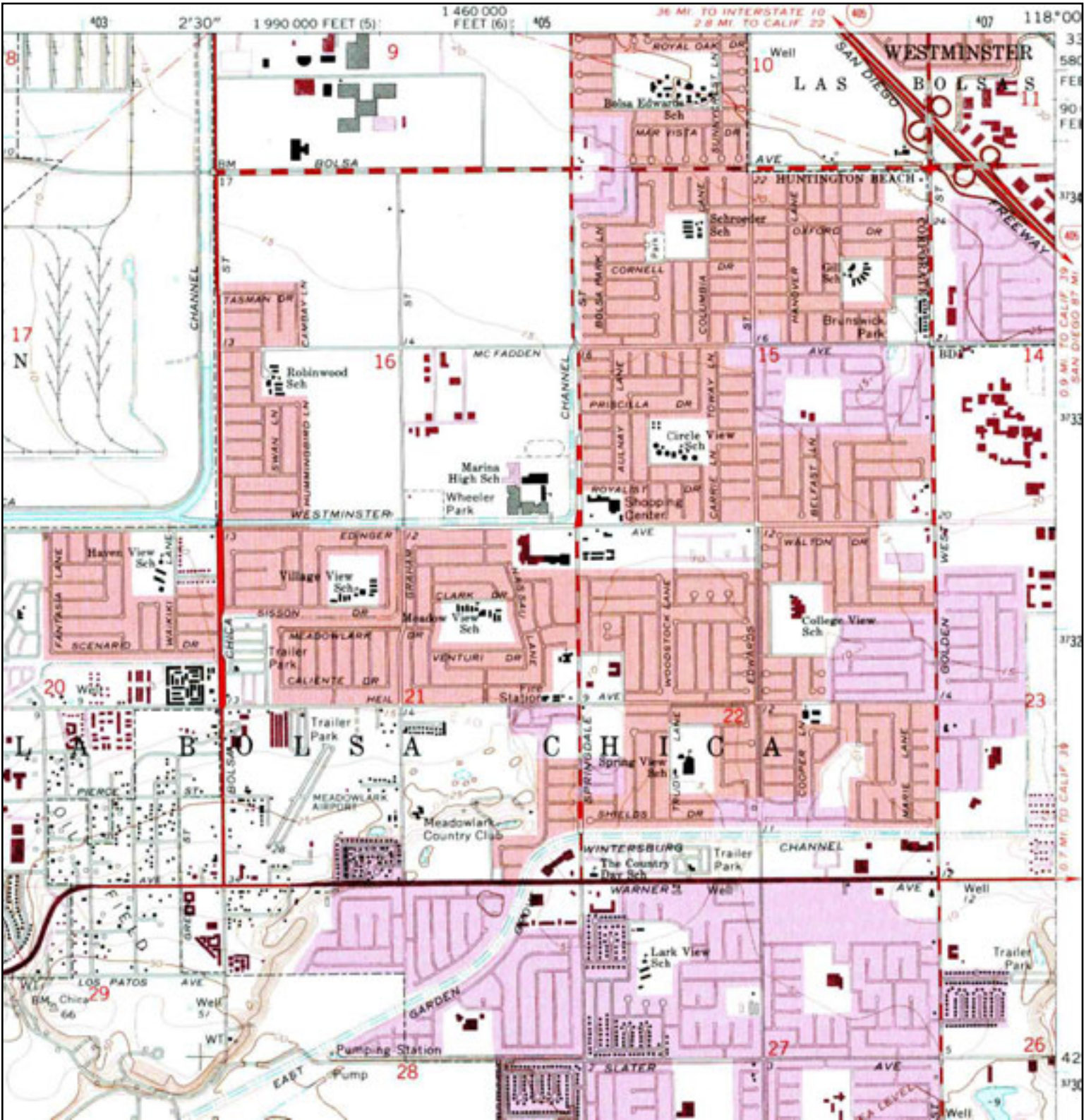
# Historical Topographic Map



	ADJOINING QUAD NAME: SEAL BEACH MAP YEAR: 1965	SITE NAME: Former Levitz Site ADDRESS: 7441 Edinger Avenue Huntington Beach, CA 92647 LAT/LONG: 33.7314 / 117.999	CLIENT: Pinnacle Environmental Tech. CONTACT: Keith Thompson INQUIRY#: 2261547.4 RESEARCH DATE: 07/03/2008
	SERIES: 7.5 SCALE: 1:24000		



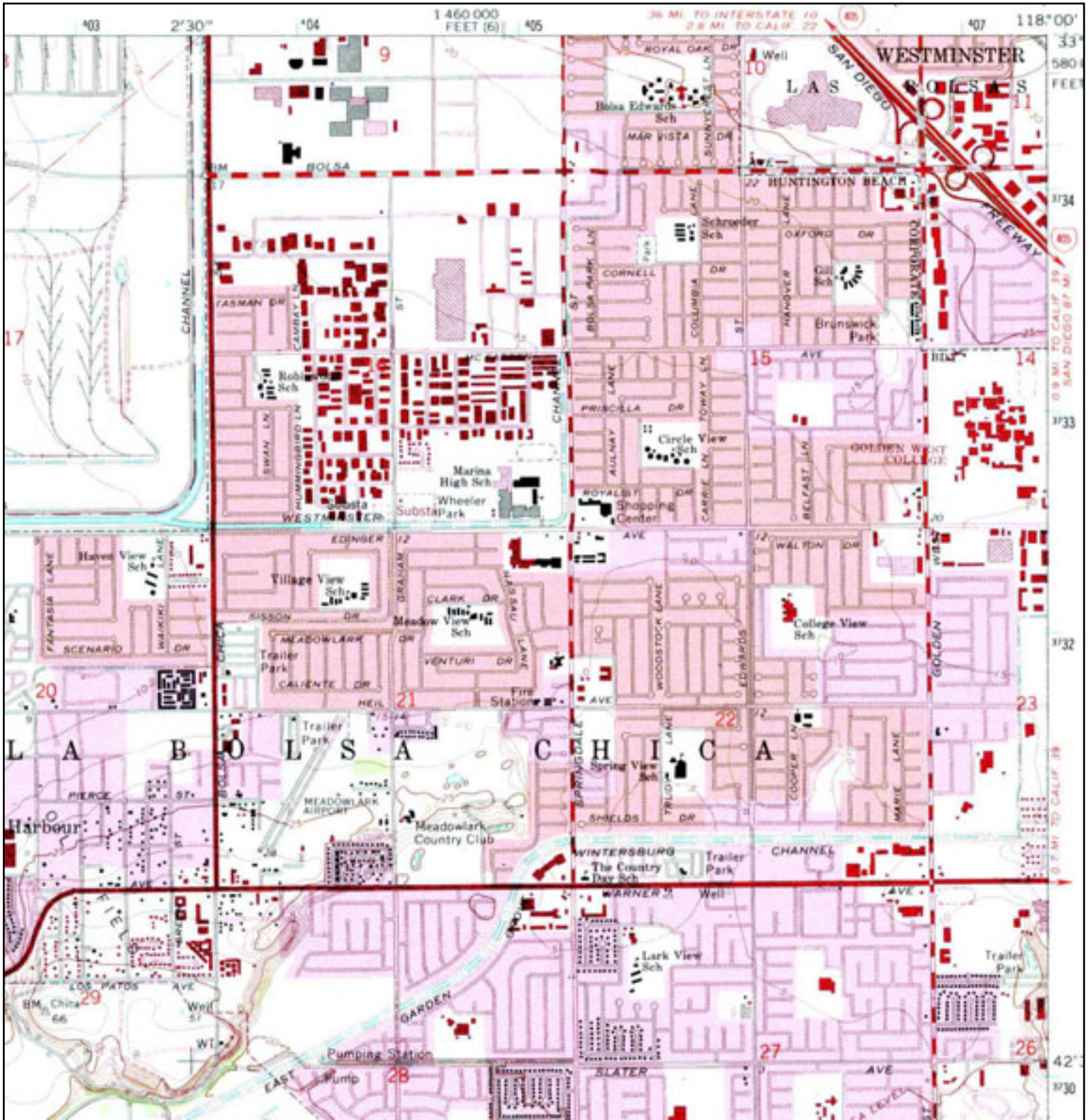
# Historical Topographic Map



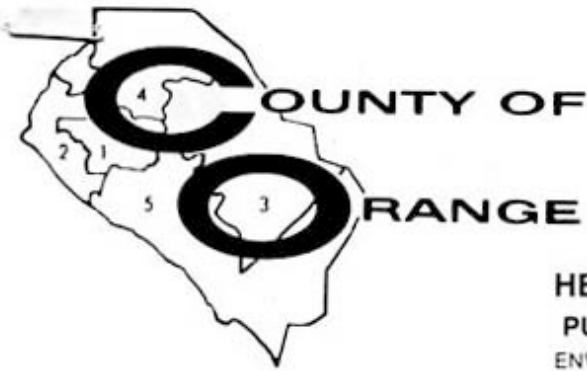
<p>N ↑</p>	ADJOINING QUAD	SITE NAME:	Former Levitz Site	CLIENT:	Pinnacle Environmental Tech.	
	NAME:	SEAL BEACH	ADDRESS:	7441 Edinger Avenue	CONTACT:	Keith Thompson
	MAP YEAR:	1972		Huntington Beach, CA 92647	INQUIRY#:	2261547.4
	PHOTOREVISED FROM:	1965	LAT/LONG:	33.7314 / 117.999	RESEARCH DATE:	07/03/2008
	SERIES:	7.5				
	SCALE:	1:24000				



# Historical Topographic Map



<p>N ↑</p>	ADJOINING QUAD	SITE NAME:	Former Levitz Site	CLIENT:	Pinnacle Environmental Tech.	
	NAME:	SEAL BEACH	ADDRESS:	7441 Edinger Avenue	CONTACT:	Keith Thompson
	MAP YEAR:	1981		Huntington Beach, CA 92647	INQUIRY#:	2261547.4
	PHOTOREVISED FROM:	1965	LAT/LONG:	33.7314 / 117.999	RESEARCH DATE:	07/03/2008
	SERIES:	7.5				
	SCALE:	1:24000				



G. MACHINSKI

AUG 12 1994

TOM URAM  
DIRECTOR

HUGH F. STALLWORTH, M.D.  
HEALTH OFFICER

ENVIRONMENTAL HEALTH DIVISION  
ROBERT E. MERRYMAN, REHS, MPH  
DEPUTY DIRECTOR

HEALTH CARE AGENCY  
PUBLIC HEALTH SERVICES  
ENVIRONMENTAL HEALTH DIVISION  
2009 E. EDINGER AVENUE  
SANTA ANA, CALIFORNIA 92705  
(714) 667-3700

August 10, 1994

Gerry Machinski  
Unocal Corporation  
3790 Via de la Valle, Suite 308  
Del Mar, CA 92014

Subject: Completion of Corrective Action

RE: Former Unocal Station #5826  
7361 Edinger Avenue  
Huntington Beach, CA  
O.C.H.C.A. Case #91UT107

Dear Mr. Machinski:

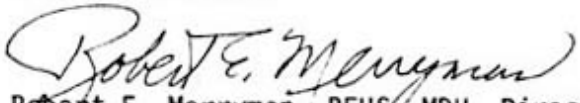
This letter confirms the completion of site investigation and remedial action for the underground storage tanks at the above site. Thank you for your cooperation throughout this investigation. With the provision that the information provided to this Agency was accurate and representative of site conditions, no further action related to the underground tank release is required based on the available information as set forth in the California Code of Regulations, Title 23, Division 3, Chapter 16, Article 11, Section 2711 (e) (Underground Storage Tank Corrective Action Regulations).

Please be advised that the following conditions continue to exist at the above site. Site conditions allowed closure with residual gasoline contamination present as documented in the O.C.H.C.A. Case File referenced above.

If the present or proposed use of the site changes, it is the property owner's responsibility to promptly notify this Agency.

If you have any questions regarding this matter, please contact Peter Peuron at (714) 667-3719.

Very truly yours,

  
Robert E. Merryman, REHS, MPH, Director  
Environmental Health Division

REM:PP:vp

cc: Mike Harper, State Water Resources Control Board (Attachment)  
Ken Williams, Santa Ana Regional Water Quality Control Board (Attachment)  
Huntington Beach Fire Department  
Larry Honeybourne, Environmental Health Division  
Jeremy Russell, Alton Geoscience





**COUNTY OF ORANGE  
HEALTH CARE AGENCY**

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**JULIETTE A. POULSON, RN, MN**  
DIRECTOR

**MIKE SPURGEON**  
DEPUTY AGENCY DIRECTOR  
REGULATORY HEALTH SERVICES

**STEVEN K. WONG, REHS, MPH**  
DIRECTOR  
ENVIRONMENTAL HEALTH

MAILING ADDRESS:  
2009 EAST EDINGER AVENUE  
SANTA ANA, CA 92705-4720

TELEPHONE: (714) 667-3600  
FAX: (714) 972-0749

E-MAIL: [environhealth@hca.co.orange.ca.us](mailto:environhealth@hca.co.orange.ca.us)

February 23, 2004

Ms. Patricia Quinn, Risk Manager  
Levitz Furniture Corporation  
5658 Western Way  
Lake Worth, Florida 33463

Subject: **Remedial Action Completion Certification**

Re: Levitz  
7441 Edinger Avenue  
Huntington Beach, CA  
O.C.H.C.A. Case # 85UT108

Dear Ms. Quinn:

This letter confirms the completion of site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this Agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.77 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

Please contact Steven Sharp of our office at (714) 667-3659 if you have any questions regarding this matter.

Sincerely,

Steven K. Wong, REHS, MPH, Director  
Environmental Health Division

Attachment: Case Closure Summary

cc: Ken Williams Santa Ana Regional Water Quality Control Board  
SB 562 Database, State Water Resources Control Board  
Cleanup Fund Manager, State Water Resources Control Board  
Larry Honeybourne, Environmental Health  
Peter Braverman, Huntlev Associates, 100 Jericho Quadrangle, Suite 214, Jericho, New York 11753