



Report of  
Phase I Environmental Site Assessment

Class Termite and Pest Control, Inc.  
1640 Cabrillo Avenue  
Torrance, California 90501

Prepared for

The City of Torrance  
3031 Torrance Boulevard  
Torrance, California 90503

Attn: Brian Sunshine

Prepared by

Ellis Environmental Management, Inc.  
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Ellis Project 09-092

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# 1 FINDINGS AND CONCLUSIONS

Ellis Environmental Management, Inc. (Ellis) performed a Phase I Environmental Site Assessment (Phase I ESA) of the property located at 1640 Cabrillo Avenue, Torrance, California. The assessment included a Phase I ESA only. Ellis performed the assessment to comply with the contract between Ellis and The City of Torrance.

The subject property, Class Termite and Pest Control, Inc, is a termite and pest control company and serves as a base of operations for dispatch of trucks, storage and maintenance. The subject property consists of approximately 0.5-acres of land developed with approximately 10,000 square feet of office, maintenance and storage building. Two of the buildings are one-story buildings constructed of either cinder block or wood frame. One building is a two-story building constructed of brick and corrugated metal. The remaining area of the site is used for storage of trucks, employee parking and other company needs. The area is paved with either concrete or asphalt. The property's current use dates back to approximately 1980. Previously, the property was a car dealership.

Current use(s) of surrounding property includes Missing Links, Audio Video Services and Puche Dental Laboratory to the North; Bathtub King and an empty asphalt lot to the east; Torrance Motel followed by West Carson Street to the south; and Cabrillo Avenue followed by two commercial buildings with multiple tenants. Tenants include Illusion Flowers, Birds and More Pet Store, pawn shop, The Crest Bar, Torrance Custom Tailoring and BG Brazil restaurant to the west.

## 1.1 PHASE I ESA

Ellis performed the Phase I ESA in general conformance with ASTM E 1527-05. Limitations, exceptions and deviations from this protocol are discussed in Section 3.

### 1.1.1 OPINIONS

#### Significant Data Gaps

Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify recognized environmental conditions (RECs) in connection with the subject property.

#### On-Site Conditions

This assessment revealed the following RECs:

#### Recognized Environmental Conditions

- Evidence of two abandoned underground storage tanks were observed on the subject property south of the service bay. Each tank has a filling neck with

locked cap. The City of Torrance Fire Department or the Regional Water Quality Control Board have no records of UST's at the subject property. Abandoned underground storage tanks are a potential source of contamination of the soil and ground water and may pose a fire and explosion hazard under certain conditions. These underground storage tanks are therefore considered to be a recognized environmental condition in connection with the subject property.

- One inactive hydraulic lift was observed in the service bay of the subject property. The underground lift has likely been located at the subject property since its construction in the 1950's. The hydraulic lift has not been used in over 30 years since the current occupant occupied the subject property. The production of polychlorinated biphenyls (PCBs), chemicals formerly used in hydraulic fluid, was banned in the United States by the United States Environmental Protection Agency (USEPA) in the late 1970's. Based on the time period the subject property was occupied as a car dealership (1950's – 1970's), there was a potential that the underground hydraulic lift may be PCB containing. The underground hydraulic lift is therefore considered to be a recognized environmental condition in connection with the subject property.

#### Historical Recognized Environmental Conditions

- None

#### **Off-Site Conditions**

#### Recognized Environmental Conditions

- None

#### Historical Recognized Environmental Conditions

- None

### **1.1.2 ENVIRONMENTAL PROFESSIONAL DECLARATIONS**

Ms. Lindsay Harvey, an Environmental Assessor, gathered and compiled information contained in this report.

A handwritten signature in blue ink that reads "Lindsay Harvey". The signature is written in a cursive style and is set against a light yellow rectangular background.

Lindsay Harvey  
Assessor

Mr. Duane Behrens, the supervising project Environmental Professional, performed the site and area reconnaissance and interviews, reviewed the information and interpreted the information.

A handwritten signature in black ink, appearing to read 'D Behrens', with a horizontal line underneath.

Duane Behrens, President  
Registered Environmental Assessor #05493

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR 312.

## **1.2 RECOMMENDATIONS**

Ellis recommends a Phase II Environmental Site assessment to determine whether the RECs identified above have resulted in a release of hazardous substances and/or petroleum products onto the subject property.

This summary does not contain all the information presented in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

## 2 INTRODUCTION

### 2.1 CONTRACT

The contract between Ellis and Client is summarized below:

Summary	
Client	The City of Torrance
Authorizing Party Title	Brian Sunshine

Ellis considers the client to be the 'User' of our assessment, defined in the Practice as:

"The party seeking to use Practice E 1527 to complete an environmental site assessment of the property. A user may include, without limitation, a potential purchaser of a property, a potential tenant of property, an owner of property, a lender or a property manager. The user has specific obligations for completing a successful application of this practice...."

### 2.2 PURPOSE OF SERVICES

Based on the information provided, Ellis understands that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on CERCLA liability (hereinafter landowner liability protections or LLPs).

Ellis performed the Phase I ESA in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the Practice). The purpose of the Practice was to define good commercial practice for conducting an environmental site assessment and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify recognized environmental conditions (RECs) in connection with the property.

### 2.3 STANDARD OF CARE AND WARRANTIES

Our services were not intended to be technically exhaustive. There is a possibility that with the proper application of methodologies, conditions may exist on the property that could not be identified within the scope of the assessment(s) or that were not reasonably identifiable from the available information.

No ESA can wholly eliminate uncertainty regarding the potential for RECs in connection with the property. The ESA was intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with a property.

Our report is based on commonly known and reasonably ascertainable information, including limited, ground-level visual inspection of the property except where otherwise explicitly indicated, in conformance with ASTM E 1527-05. Findings and conclusions derived from the methodologies described in the Practice contain all of the inherent limitations in the methodologies that are referred to in the Practice.

Ellis did not perform any exploratory probing or discovery, perform tests, operate any specific equipment, or take measurements or samples to perform the ESA scope. The ESA was not a building code, safety, regulatory or environmental compliance inspection. The ESA is not intended to reduce the risk of the presence of mold and physical deficiencies conducive to mold nor the risk that mold or physical deficiencies conducive to mold may pose to the buildings and building occupants.

The methodologies include reviewing information provided by other sources. Ellis treats information obtained from the record reviews and interviews concerning the property as reliable and the ASTM protocol does not require Ellis to independently verify the information. Therefore, Ellis cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. No other warranties are implied or expressed.

Ellis warrants that the findings contained in this report have been prepared in general conformance with accepted professional practices at the time of report preparation as applied by similar professionals. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed.

The observations and recommendations presented in this report are time dependent, and conditions will change. This report speaks only as of its date.

## **2.4 USE BY OTHER PARTIES**

This report was prepared pursuant to a contract between Ellis and its client. That contractual relationship included an exchange of information about the property that was unique and serves as the basis upon which this report was prepared. Because of the importance of these understandings, our assessment may not be sufficient for the intended purposes of another party.

Reliance or any use of this report by anyone other than those parties identified above, for which it was prepared is prohibited and therefore not foreseeable to Ellis. Any unauthorized reliance on or use of this report, including any of the information or conclusions contained herein, will be at the third party's risk. No warranties or representations expressed or implied in this report are made to any such third party.

Third party reliance letters may be issued upon timely request and payment of the then-current fee for such letters. All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and General Conditions.

### 3 SCOPE AND RESOURCES

#### 3.1 PHASE I ESA

Ellis performed a Phase I ESA of the subject property that generally conforms to the scope and limitations of the Practice. The assessment included four components:

- Records review;
- Reconnaissance;
- Interviews; and,
- Preparation of this report, including our evaluation.

The scope of our services and the information resources accessed are detailed below.

##### 3.1.1 STAFF

Ms. Lindsay Harvey, an Environmental Assessor, gathered and compiled information for this assessment. Mr. Duane Behrens, the supervising project Environmental Professional, supervised planning the site reconnaissance and interviews, reviewed and interpreted the information and performed the site and area reconnaissance(s) on May 20, 2009. Credentials and qualifications of persons responsible for preparation of this report are appended.

##### 3.1.2 RECORDS REVIEW

###### Physical Setting Sources

Ellis reviewed United States Geological Survey (USGS) Topographic (Topo) Maps and other information regarding the physical setting of the site to assist with the interpretation of subsurface water movement near the property.

Summary	
Source Name	Year Published/Issued
USGS 15 Minute Topo Map	Redondo, California 1896
USGS 60 Minute Topo Map	Southern California 1901
USGS 6 Minute Topo Map	Torrance, California 1924
USGS 6 Minute Topo Map	Torrance, California 1934
USGS 15 Minute Topo Map	Redondo, California 1948
USGS 7.5 Minute Topo Map	Long Beach Vicinity, California 1951
USGS 7.5 Minute Topo Map	Torrance, California 1951
USGS 7.5 Minute Topo Map	Torrance, California 1964

Summary	
Source Name	Year Published/Issued
USGS 7.5 Minute Topo Map	Torrance, California 1972 (Photorevised from 1964)
USGS 7.5 Minute Topo Map	Torrance, California 1981 (Photorevised from 1964)
Soil Survey	EDR provided information from the U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) and National Cooperative Soil Survey (NCSS) information.

### Environmental Regulatory Database Information

Ellis retained Environmental Data Resources, Inc. (EDR) to provide environmental database information attributed to the site and its surroundings. EDR obtains environmental databases published by local, state, tribal, and federal agencies and geocodes the information for electronic searches. EDR's service includes reporting Standard Environmental Records Sources and, in most cases, some Additional Environmental Records Sources.

The search was performed to Approximate Minimum Search Distances (AMSD) listed in ASTM E 1527-05.

Unmappable (orphan) sites listed with insufficient address or geocoding information for EDR to map were evaluated for potential location within the AMSD. Ellis used information provided about the city, county and Zip Code attributed to these sites to determine if they are located in the vicinity of the subject property.

### Historical Use Information

Ellis used USGS Topo maps and retained EDR to provide information about the history of the site and its surroundings. Ellis also referenced other historical sources.

Summary			
Source Type	Years Reviewed	Source	Note
USGS Topo Maps	See Section 3.1.2	EDR	
Aerial Photograph(s)	1928, 1947, 1956, 1965, 1976, 1989, 1994, 2002, 2005	EDR	
Fire Insurance Maps	1916, 1922, 1929, 1932	EDR	

Summary			
Source Type	Years Reviewed	Source	Note
Street Directories	1920, 1921, 1923-1940, 1942, 1944-1972, 1975, 1976, 1980, 1981, 1985, 1986, 1990-1992, 1995, 1996, 1999-2001, 2003, 2004, 2006	EDR	
NA = None Available (Not Readily Ascertainable). NR = Not Reviewed. NPR = Not Practically Reviewable. Topographic Maps reviewed are previously listed.			

### Recorded Land Title Records

Ellis did not review land title records to obtain information about the current and past owners of the site and prior uses and tenancies.

### User-Provided Information

The Practice describes information to be provided by the user, owner and key site manager. This information is detailed on appended questionnaires that Ellis sent to the user.

#### 3.1.3 RECONNAISSANCE

Our assessor was unescorted during the site reconnaissance.

The ground reconnaissance consisted of observing the periphery of the property and viewing the site from accessible adjacent public access areas. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas.

Ellis systematically toured interior portions of the property to provide an overlapping field of view. The periphery of structures, where present on the property, was observed along with accessible interior common areas, storage areas and maintenance/repair areas.

Ellis took photographs to document selected features.

#### 3.1.4 INTERVIEWS

Ellis made reasonable attempts to interview selected persons having knowledge of the uses and conditions of the site, past and present. A list of the persons that Ellis interviewed and attempted to interview, along with our interpretations is presented in Section 8.

### **3.1.5 REFERENCES**

The information sources that Ellis used, including published material, material obtained from commercial sources, from other sources, or provided to us through questionnaires is cited as that information is presented in the report. Some of this information or excerpts thereof is also appended.

### **3.2 OTHER ENVIRONMENTAL ISSUES**

Our services did not include effort outside the scope of the Practice to evaluate issues related to business environmental risk associated with the property.

### **3.3 SIGNIFICANT ASSUMPTIONS**

Ellis made the following assumptions in developing our Phase I ESA findings and conclusions:

- Groundwater Flow Direction - Ellis interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this study. Subsurface investigation would be necessary to determine site-specific groundwater flow direction.
- Regulatory Agency Information - Ellis considers all information provided by EDR regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - Ellis considers all other information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and Activity and Use Limitation (AUL) Information – Ellis considers all information provided by EDR, its subcontractors, or other real estate title records review firms regarding property ownership or encumbrances to be complete, accurate and current.
- Interviews - Ellis considers all information provided through interviews to be complete, unbiased and provided in good faith.

### **3.4 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP**

Ellis considers that limitations, exceptions and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice.

Ellis tracked the components for this assessment on the Data Gap Worksheet which is appended. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained or indicated a need for additional information, Ellis attempted to use

information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, Ellis considered the data gap(s) to be significant. Ellis identified significant data gaps (if any) in the Data Gap Worksheet and reported them in Section 1.1.

The following Data Gaps were encountered during the compilation of this report:

- Past owners, neighboring or nearby property owners were not available for interview. Information from these sources would not be expected to alter the findings and conclusions of this report. Therefore, this data gap was not considered significant in identifying recognized environmental conditions at the property.

## 4 USER-PROVIDED INFORMATION

Ellis provided the client/user with standard questionnaires. The response statuses are tabulated below.

Summary				
Questionnaire Returned? (See Notes)				
User	Owner	KSM	Other	Questionnaire Name
N	NS	NS	NS	Appendix X3 "User's Responsibilities"
N	NS	NS	NS	Section 10.8 "Helpful Documents"
N	NS	NS	NS	Section 10.9 "Proceedings"
Notes: Y (Yes) /P (Partial) /N (No) /NS (Not Sent by ELLIS e.g. Party Not Identified) KSM = Key Site Manager				

### 4.1 USER'S RESPONSIBILITIES

#### 4.1.1 LIENS

The client did not provide Ellis with the user questionnaire or any other documentation regarding environmental liens.

#### 4.1.2 ACTIVITY AND LAND USE LIMITATIONS (AULS)

The client did not provide Ellis with the user questionnaire or any other documentation regarding AULs.

### 4.2 HELPFUL DOCUMENTS

The client did not provide Ellis with prior reports of prior assessments of the site.

### 4.3 PROCEEDINGS

The client did not provide Ellis with documentation about legal proceedings or litigation involving the subject property.

### 4.4 SUGGESTED INFORMATION

Ellis requested certain information about the property to assist with our assessment. Most of this information, such as the nature of the property and its legal description, are presented in the corresponding section of this report.

## **4.5 FINDINGS**

Ellis identified no evidence of RECs in the user-provided information.

## 5 SUBJECT PROPERTY USAGE

### 5.1 LOCATION AND LEGAL DESCRIPTION

<b>Summary</b>	
<b>Project Name</b>	Class Termite & Pest Control Inc.
<b>Property Address</b>	1640 Cabrillo Avenue
<b>City, County, State, ZIP Code</b>	Torrance, Los Angeles County, California 90501
<b>No. Buildings/Units/Stories</b>	3 buildings - two 1-story and one 2-story
<b>Approximate Square Footage</b>	Approximately 10,000 s.f of building space
<b>Site Acreage</b>	Approximately 0.5 acres
<b>Year(s), First Developed for Current Use</b>	Early 1980's

The legal description of the property, if it was provided to Ellis, is appended.

### 5.2 PHYSICAL SETTING

<b>Summary</b>	
<b>Nominal Elevations, (ft, MSL)</b>	75
<b>Surface Topo Characteristics</b>	Slopes to the east
<b>General Soil Type, Slopes</b>	Urban Land, variable textures
<b>Does EDR Map a Floodplain On-Site?</b>	No
<b>On-Site Water Bodies</b>	None
<b>Off-Site Water Bodies</b>	Dominquez Channel (approx. 200 ft. east)
Note: MSL means Mean Sea Level	

The direction of regional groundwater flow in the area of the property is to the northeast on the landfill side of the Palos Verdes Fault and southeast on the West Coast Basin side of the Palos Verdes Fault. Depth to groundwater in the area is approximately 20 to 70 below ground surface. There is no aquifer interconnection in the area underlying the site.

A review of the 7.5-minute USGS topographic quadrangle map for Torrance, California (USGS 1981) and aerial photographs indicated that the nearest body of water is an unnamed body of water located over one mile southwest of the Site. The Site does not occupy a 100-year flood plain area, nor does any area within ½ mile of the Site boundary. Surface water from the Site appears to be directed toward storm drains via on-Site drainage swales and drainage improvements.

Geology in the vicinity of the Site is comprised of Cenozoic and Quaternary age deposits consisting primarily of sandy loams. According to the Natural resource Conservation Service (NRCS), soil type at the Site is expected to be classified as belonging to the Urban Land soil group, which consists of variable textures.

### 5.3 CURRENT USES

The subject property, Class Termite, is a termite and pest control company and serves as a base of operations for dispatch of the trucks, storage and maintenance. The subject property consists of approximately 0.5-acres of land developed with approximately 10,000 square feet of office, maintenance and storage building. Two of the buildings are one-story buildings constructed of either cinderblock or wood frame. One building is a two-story building constructed of brick and corrugated metal. The remaining area of the site is used for storage of trucks, employee parking and other company needs. The area is paved with either concrete or asphalt.

#### 5.3.1 INTERIOR AND EXTERIOR OBSERVATIONS

A summary of uses and conditions is tabulated below. Detailed information is discussed following the summary along with an opinion about the significance of the listing.

<b>Summary</b>		
<b>Identified?</b>		
<b>Yes</b>	<b>No</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Petroleum Products
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground or Underground Storage Tanks (ASTs/USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drums
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suspect Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equip. Suspected to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains or Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic or Sewage Tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds or Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid or Standing Water
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Dumping/Landfills/Suspect Fill Material
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stained Soil or Pavement

<b>Summary</b>		
<b>Identified?</b>		
<b>Yes</b>	<b>No</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drinking Water Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Irrigation Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitoring Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Uses or Conditions of Concern

### **Hazardous Substances**

Pesticide related products were observed at the subject property. These items were properly labeled and stored with no apparent leaking, odors, or corrosion noted. Based on the observed storage practices, these substances do not appear to be evidence of a recognized environmental condition in connection with the subject property.

### **Petroleum Products**

Automotive products including motor oil, antifreeze (coolant), washer fluid, and engine additives were observed at the subject property. These items were not labeled but were stored with no apparent leaking, odors, or corrosion noted. Based on the observed storage practices, these substances do not appear to be evidence of a recognized environmental condition in connection with the subject property.

### **Aboveground Or Underground Storage Tank (ASTs/USTs)**

Evidence of two abandoned underground storage tanks were observed on the subject property located south of the service bay. Each tank has a filling neck with locked cap. The City of Torrance Fire Department or the Regional Water Quality Control Board have no records of UST's at the subject property.

Abandoned underground storage tanks are a potential source of contamination of the soil and ground water and may pose a fire and explosion hazard under certain conditions. These underground storage tanks are therefore considered to be a recognized environmental condition in connection with the subject property.

### **Electrical Or Mechanical Equipment Suspected To Contain PCBs**

One pole-mounted transformer was observed along the east side of the subject property, which appeared in good condition. This transformer is the property of Southern California Edison, who assumes responsibility for any cleanup associated with

their equipment. This transformer does not represent a recognized environmental condition in connection with the subject property.

One inactive hydraulic lift was observed in the service bay of the subject property. The underground lift has likely been located at the subject property since its construction in the 1950's. The hydraulic lift has not been used in over 30 years since the current occupant occupied the subject property. The production of polychlorinated biphenyls (PCBs), chemicals formerly used in hydraulic fluid, was banned in the United States by the United States Environmental Protection Agency (USEPA) in the late 1970's. Based on the time period the subject property was occupied as a car dealership (1950's – 1970's), there was a potential that the underground hydraulic lift may be PCB containing. The underground hydraulic lift is therefore considered to be a recognized environmental condition in connection with the subject property.

### **Drains Or Sumps**

Storm drains were observed on the subject property. These are presumed to discharge directly into the City of Torrance Public Utilities. No indications of the receipt of non-storm water discharges were observed. These storm drains do not represent a recognized environmental condition in connection with the subject property.

### **Stained Soil Or Pavement**

Stained pavement was observed in various areas of the concrete. The stains appear to be the result of leaking automotive fluids that have accumulated over time from a vehicle(s) being parked in the same location. The staining is considered to be de minimis and not evidence of a recognized environmental condition in connection with the subject property at this time.

## **5.3.2 UTILITIES**

Utility systems identified at the property are summarized below:

- Electricity at the property is provided through Southern California Edison.
- Water at the property is provided through Torrance Water Company.
- Ellis contacted Torrance Water Company, the local water supply utility, which reported that its water quality complies with the requirements of the Safe Drinking Water Act.

Ellis identified no evidence of RECs in the current uses of the property.

## 5.4 PAST USES

Our interpretation of the past uses of the property is tabulated below.

<b>Summary</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
<b>Aerial Photographs</b>	
1928, 1947	Aerial photographs show the subject property to be undeveloped land with a possible use of a storage yard.
1956, 1965, 1976, 1989, 1994, 2002, 2005	Aerial photographs show the subject property to be developed with two buildings, a square building in the middle of the property and a backwards "C" shaped building resembling the buildings today.
<b>Topographic Maps</b>	
1896, 1901	Topographic map is on too large of a scale to identify any features on the subject property
1924, 1934, 1948	Topographic maps show no identifiable features on the subject property.
1951, 1964, 1972, 1981	Topographic maps show no identifiable features, but depicted as a densely populated area.
<b>Sanborn Maps</b>	
1916, 1922, 1929, 1932	The subject property is not depicted on the Sanborn maps.
<b>City Directory</b>	
1920, 1921, 1923-1940, 1942, 1944-1953	The subject property is not listed in the city directory.
1954	The subject property is listed as Paul S Chevrolet Sales and Service in the city directory.
1955, 1956	The subject property is not listed in the city directory.
1957, 1958	The subject property is listed as Paul S Chevrolet Sales and Service in the city directory.
1959-1963	The subject property is not listed in the city directory.
1964	The subject property is listed as American Driving Club of South Bay in the city directory.
1965-1972, 1975, 1976	The subject property is not listed in the city directory.
1980	The subject property is listed as Class Termite and Pest Control Inc., in the city directory.
1981	The subject property is not listed in the city directory.
1985	The subject property is listed as Class Termite and Pest Control Inc., in the city directory.
1986, 1990-1992, 1995, 1996, 1999-2001, 2003, 2004, 2006	The subject property is not listed in the city directory.
<b>Site Reconnaissance</b>	
2009	The site reconnaissance shows the subject property to be Class Termite and Pest Control, Inc.

Ellis identified the following RECs in connection with the past uses of the property:

- Evidence of two abandoned underground storage tanks were observed on the subject property located south of the service bay. Each tank has a filling neck with locked cap. The City of Torrance Fire Department or the Regional Water Quality Control Board have no records of UST's at the subject property. Abandoned underground storage tanks are a potential source of contamination of the soil and ground water and may pose a fire and explosion hazard under certain conditions. These underground storage tanks are therefore considered to be a recognized environmental condition in connection with the subject property.
- One inactive hydraulic lift was observed in the service bay of the subject property. The underground lift has likely been located at the subject property since its construction in the 1950's. The hydraulic lift has not been used in over 30 years since the current occupant occupied the subject property. The production of polychlorinated biphenyls (PCBs), chemicals formerly used in hydraulic fluid, was banned in the United States by the United States Environmental Protection Agency (USEPA) in the late 1970's. Based on the time period the subject property was occupied as a car dealership (1950's – 1970's), there was a potential that the underground hydraulic lift may be PCB containing. The underground hydraulic lift is therefore considered to be a recognized environmental condition in connection with the subject property.

## 6 ADJOINING AND SURROUNDING PROPERTY USAGE

### 6.1 CURRENT ADJOINING PROPERTY USAGE

Current uses of adjoining properties, based on observation during the site reconnaissance are described below:

- North of the subject property two commercial buildings with multiple tenants. Tenants include Missing Links, Audio Video Services and Puche Dental Laboratory.
- East of the subject property is Bathtub King and an empty asphalt lot.
- South of the subject property is the Torrance Motel followed by West Carson Street.
- West of the subject property is Cabrillo Avenue followed by two commercial buildings with multiple tenants. Tenants include Illusion Flowers, Birds and More Pet Store, pawn shop, The Crest bar, Torrance Custom Tailoring and BG Brazil restaurant.

A summary of the current conditions of adjoining and surrounding property based on observations is tabulated below.

<b>Summary</b>		
<b>Identified?</b>		
<b>Yes</b>	<b>No</b>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hazardous Substances
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Petroleum Products
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aboveground or Underground Storage Tanks (ASTs/USTs)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drums
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Suspect Containers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electrical or Mechanical Equip. Suspected to Contain PCBs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Interior Stains or Corrosion
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drains or Sumps
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wastewater Discharges
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Septic or Sewage Tanks
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pits, Ponds or Lagoons
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pools of Liquid or Standing Water
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solid Waste Dumping/Landfills/Suspect Fill Material
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stained Soil or Pavement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stressed Vegetation

<b>Summary</b>		
<b>Identified?</b>		
<b>Yes</b>	<b>No</b>	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drinking Water Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Irrigation Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Monitoring Wells
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Odors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Uses or Conditions of Concern

### **Hazardous Substances**

Terry's Service Station is listed on the EDR report as RCRA-Small Quantity Generator. This company generates, stores, treats and/or disposes of between 100 kilograms (kg) and 1,000 kg of hazardous waste per month. This company has "no violations found" on file. Based on the above information this does not represent a recognized environmental condition in connection with the subject property.

### **Petroleum Products**

Automotive products including motor oil, antifreeze (coolant), washer fluid, and engine additives were observed at Terry's Service Station. These items were labeled and were properly stored with no apparent leaking, odors, or corrosion noted. Based on the observed storage practices, these substances do not appear to be evidence of a recognized environmental condition in connection with the subject property.

### **Aboveground Or Underground Storage Tank (ASTs/USTs)**

Terry's Service Station is listed on the Leaking Underground Storage Tank (LUST) database. Based on the EDR report, a release had occurred at this site on December 27, 1985. This LUST site has been issued closure by Los Angeles Regional Water Quality Control Board (RWQCB) on July 24, 1996, indicating that investigation and/or remediation have been completed to their satisfaction. According to information obtained from RWQCB no groundwater was treated in association with these tanks. Based on this information, this LUST site does not represent a recognized environmental condition in connection with the subject property.

### **Electrical Or Mechanical Equipment Suspected To Contain PCBs**

Pole-mounted transformers were observed on the adjoining properties and appear in good condition. These transformers are the property of Southern California Edison, who assumes responsibility for any cleanup associated with their equipment. These transformers do not represent a recognized environmental condition in connection with the subject property.

## Drains Or Sumps

Storm drains were observed within the streets and parking lots adjoining the subject property. These are presumed to discharge into the City of Torrance Public Utilities. No indications of the receipt of non-stormwater discharges were observed. These storm drains do not represent a recognized environmental condition in connection with the subject property.

## 6.2 PAST ADJOINING PROPERTY USAGE

A summary of our interpretation of the current and past uses and conditions of adjoining and surrounding property based on historical records and observations is provided below.

<b>Adjoining North</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
<b>Aerial Photographs</b>	
1928, 1947, 1956, 1965, 1976, 1989, 1994, 2002, 2005	Aerial photographs show the north adjoining property to be developed with a rectangular building similar to what is there now.
<b>Topographic Maps</b>	
1896, 1901	Topographic map is on too large of a scale to identify any features on the north adjoining property.
1924, 1934, 1948	Topographic maps show a rectangular structure on the north adjoining property
1951, 1964, 1972, 1981	Topographic maps do not show any identifiable features but is depicted as a densely populated area.
<b>Sanborn Maps</b>	
1916	The north adjoining property is listed as a grocery and meat store on the north adjoining property.
1922, 1929, 1932	The north adjoining property is listed as a grocery and meat store followed by an auto sales and repair.
<b>City Directory</b>	
1975	The north adjoining property is listed as Club Mescala
1980	The north adjoining property is listed as Ambulance Control Corp and Dynasty Studio
1985	The north adjoining property is listed as Appliance Plus, Heathcock Bob, Dynasty Studios and Atomik Glass.
<b>Site Reconnaissance</b>	
2009	During the site reconnaissance the north adjoining property was developed with Missing Links, Audio Video Services, and Puche Dental Laboratory, LLC.

<b>Adjoining East</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
<b>Aerial Photographs</b>	
1928, 1947, 1956, 1965, 1976, 1989, 1994, 2002, 2005	Aerial photographs show the east adjoining property to be developed with two rectangular building similar to what is there now.
<b>Topographic Maps</b>	
1896, 1901	Topographic map is on too large of a scale to identify any features on the east adjoining property.
1924, 1934, 1948	Topographic maps show rectangular structures on the east adjoining property
1951, 1964, 1972, 1981	Topographic maps do not show any identifiable features but is depicted as a densely populated area.
<b>Sanborn Maps</b>	
1916, 1922	The east adjoining property is not depicted on Sanborn maps.
1929, 1932	The east adjoining property is depicted as an auto repair and painting shop, a garage and a cabinet shop.
	No Coverage
<b>City Directory</b>	
1990	The east adjoining property is listed as Dicks Auto Top Stop.
<b>Site Reconnaissance</b>	
2009	During the site reconnaissance the east adjoining property was developed with the Bathtub King and associated asphalt parking lot.

<b>Adjoining South</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
<b>Aerial Photographs</b>	
1928, 1947, 1956, 1965, 1976, 1989, 1994, 2002, 2005	Aerial photographs show that the south adjoining property is developed with a building similar to what is there now.
<b>Topographic Maps</b>	
1896, 1901	Topographic map is on too large of a scale to identify any features on the south adjoining property.
1924, 1934, 1948	Topographic maps show rectangular structures on the south adjoining property
1951, 1964, 1972, 1981	Topographic maps do not show any identifiable features but is depicted as a densely populated area.
<b>Sanborn Maps</b>	
1916	The south adjoining property is not depicted on Sanborn maps.
1922	The south adjoining property is depicted as a restaurant, grocery and drug store and a printing company

<b>Adjoining South</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
1929	The south adjoining property is depicted as a furniture store and a drug store.
<b>City Directory</b>	
1954, 1957, 1960, 1964	The south adjoining property is listed in the city directory as Torrance Hotel, Crotty Photography and Ding How Café.
<b>Site Reconnaissance</b>	
2009	During the site reconnaissance the south adjoining property was developed with Torrance Hotel and Kagura Contemporary Japanese Cuisine.

<b>Adjoining West</b>	
<b>Year(s)</b>	<b>Interpreted Property Use</b>
<b>Aerial Photographs</b>	
1928, 1947	Aerial photographs show the west adjoining property to be developed with two commercial buildings.
1956, 1965, 1989, 1994, 2002, 2005	Aerials photographs show the west adjoining property to be developed with three commercial buildings.
<b>Topographic Maps</b>	
1896, 1901	Topographic map is on too large of a scale to identify any features on the west adjoining property.
1924, 1934, 1948	Topographic maps show multiple structures on the west adjoining property
1951, 1964, 1972, 1981	Topographic maps do not show any identifiable features but is depicted as a densely populated area.
<b>Sanborn Maps</b>	
1916, 1922	The west adjoining property is depicted as a hardware store, a clothing store, a drug store and a grocery and meat store.
1929, 1932	The west adjoining property is depicted as a hardware store, a clothing store, a drug store, a grocery and meat store, a restaurant, barber shop, and pool hall.
<b>City Directory</b>	
1920, 1921, 1923-1940, 1942, 1944-1972, 1975, 1976, 1980, 1981, 1985, 1986, 1990-1992, 1995, 1996, 1999-2001, 2003, 2004, 2006	The west adjoining property is listed throughout the years as multiple commercial businesses.
<b>Site Reconnaissance</b>	
2009	During the site reconnaissance the west adjoining property was developed with two commercial buildings with multiple tenants.

Ellis identified no evidence of RECs in the current and past uses of adjoining and surrounding property.

## 7 ENVIRONMENTAL REGULATORY RECORDS REVIEW

### 7.1 DATABASE FINDINGS

The distribution of listed sites with respect to the property is tabulated and mapped in EDR's report, which is appended. Ellis did not image EDR's results table into the body of this report to reduce the chance for transcription errors. The reader is referred to this table which can be found near the front of EDR's report.

EDR reported unmappable (orphan) listed sites. Ellis reviewed the information EDR provided about these sites, and those that could be field-verified within the AMSD are discussed in the appropriate section below.

#### 7.1.1 SUBJECT PROPERTY

The subject property was not identified in EDR's report.

#### 7.1.2 ADJOINING AND SURROUNDING PROPERTY

The EDR report did identify properties adjoining and surrounding the subject site

Ellis considered most of the listed sites unlikely to impact the subject site, based upon factors including (but not limited to):

- The nature of the listing
- The use of the site
- When the site was listed and its current listed status
- The developmental density of the setting
- The distance between the listed and subject sites as related to the distance that releases are likely to migrate based on local surface and subsurface drainage conditions
- The presence of intervening drainage divides
- The inferred groundwater movement

Ellis' discussion of the remaining sites follows.

Facility Name Address	Terry's Service Station 1924 Carson Boulevard Torrance, California 90501	Map ID No. Distance (mile) Direction	1 <1/8 mile (371 feet) South-southwest
Terry's Service Station is listed on the EDR report as RCRA-Small Quantity Generator. This company generates, stores, treats and/or disposes of between 100 kilograms (kg) and 1,000 kg of hazardous waste per month. This company has "no violations found" on file. Based on the above information this does not represent a recognized environmental condition in connection with the subject property.			

Facility Name Address	Terry's Service Station 1924 Carson Boulevard Torrance, California 90501	Map ID No. Distance (mile) Direction	1 <1/8 mile (371 feet) South-southwest
Terry's Service Station is listed on the Leaking Underground Storage Tank (LUST) database. Based on the EDR report, a release had occurred at this site on December 27, 1985. This LUST site has been issued closure by Los Angeles Regional Water Quality Control Board (RWQCB) on July 24, 1996, indicating that investigation and/or remediation have been completed to their satisfaction. According to information obtained from RWQCB no groundwater was treated in association with these tanks. Based on this information, this LUST site does not represent a recognized environmental condition in connection with the subject property.			

## 7.2 OTHER REGULATORY INFORMATION

### 7.2.1 FREEDOM OF INFORMATION REQUESTS

Ellis submitted Freedom of Information requests to the agencies tabulated below. Response status is also tabulated.

Summary		
Response?		
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Los Angeles County Community Health Services
<input type="checkbox"/>	<input checked="" type="checkbox"/>	City of Torrance of Building and Safety
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department of Toxic Substances Control
<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Torrance Fire Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Los Angeles County Fire Department
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Department of Oil, Gas, and Geothermal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Los Angeles Regional Water Quality Control Board
Note: Response status based on date of report.		

According to City of Torrance Fire Department, there are no records of USTs, ASTs or hazardous materials on the subject property.

To date, no other regulatory agencies have responded to records requests.

Ellis identified no evidence of RECs in connection with the other regulatory information.

## 8 INTERVIEWS

### 8.1 INTERVIEW PARTIES

Summary		
Name	Affiliation	Role
Roger Class	Class Termite and Pest Control Inc.	Owner
Alan	Class Termite and Pest Control Inc.	Site Manager
Brian Sunshine	City of Torrance	User

### 8.2 INTERVIEW FINDINGS

According to Roger Class, Class Exterminator owner, two underground tanks and one hydraulic lift are believed to be located on the subject property. These UST's and hydraulic lift were not installed by Class Termite and Pest Control, Inc., and were located on the subject property prior to Class Termite and Pest Control Inc., occupying the subject property. The subject property was previously a car dealership in the 1950's through the 1970's. Roger Class is unaware if there has been any leaks or spill associated with the UST's and/or hydraulic lift. Roger Class also stated that he is unaware of any soil testing associated with the tanks and lift prior to his occupancy or during. Class Termite and Pest Control Inc. has never used the tanks or lift.

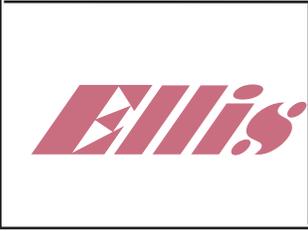
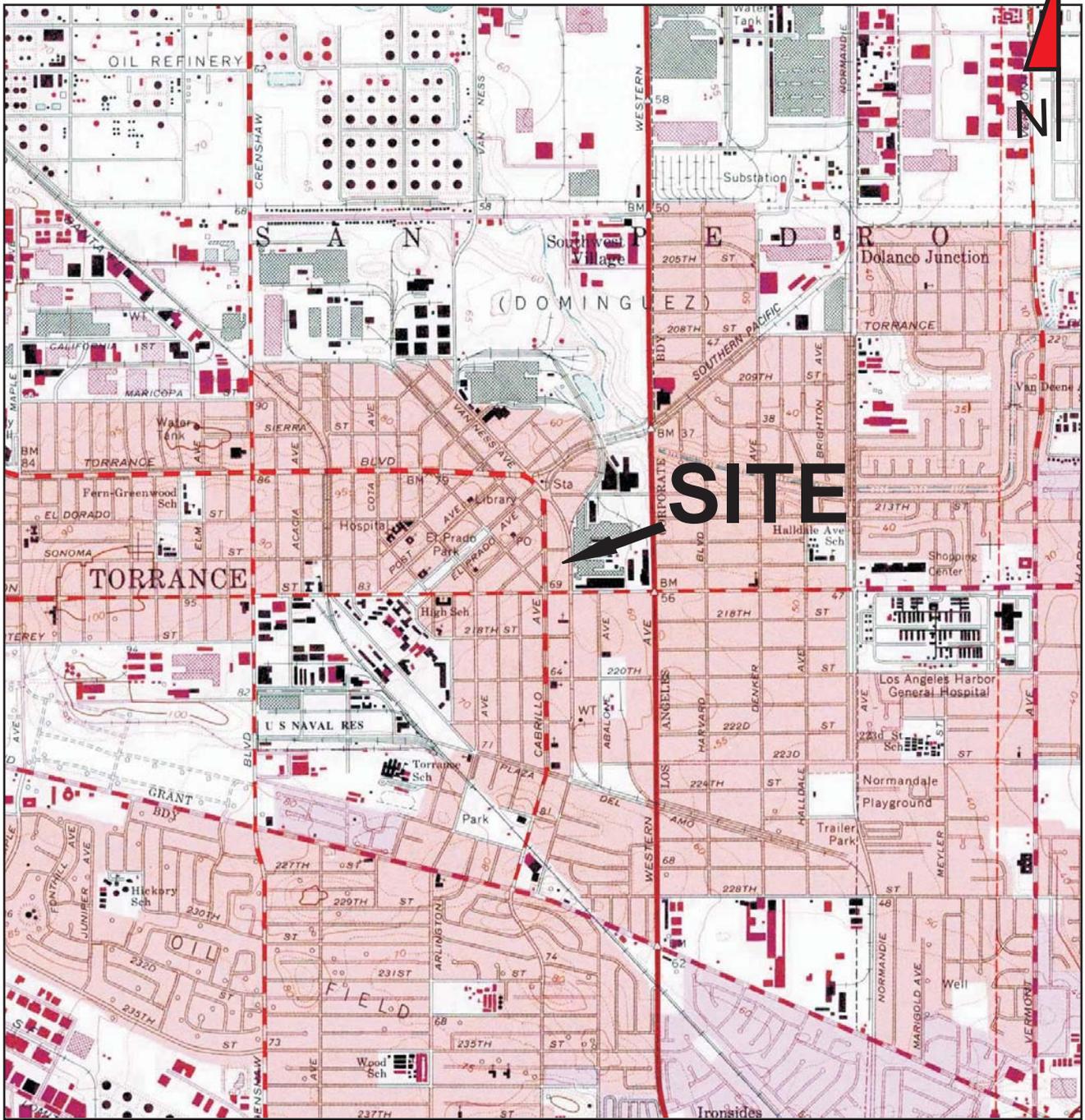
According to Brian Sunshine, City of Torrance, he is unaware of any environmental concerns or conditions associated with the subject property.

Ellis identified the following RECs in the information obtained from the interviews.

- Evidence of two abandoned underground storage tanks were observed on the subject property located south of the service bay. Each tank has a filling neck with locked cap. The City of Torrance Fire Department or the Regional Water Quality Control Board have no records of UST's at the subject property. Abandoned underground storage tanks are a potential source of contamination of the soil and ground water and may pose a fire and explosion hazard under certain conditions. These underground storage tanks are therefore considered to be a recognized environmental condition in connection with the subject property.
- One inactive hydraulic lift was observed in the service bay of the subject property. The underground lift has likely been located at the subject property since its construction in the 1950's. The hydraulic lift has not been used in over 30 years since the current occupant occupied the subject property. The production of polychlorinated biphenyls (PCBs), chemicals formerly used in hydraulic fluid, was banned in the United States by the United States Environmental Protection Agency (USEPA) in the late 1970's. Based on the time

period the subject property was occupied as a car dealership (1950's – 1970's), there was a potential that the underground hydraulic lift may be PCB containing. The underground hydraulic lift is therefore considered to be a recognized environmental condition in connection with the subject property.

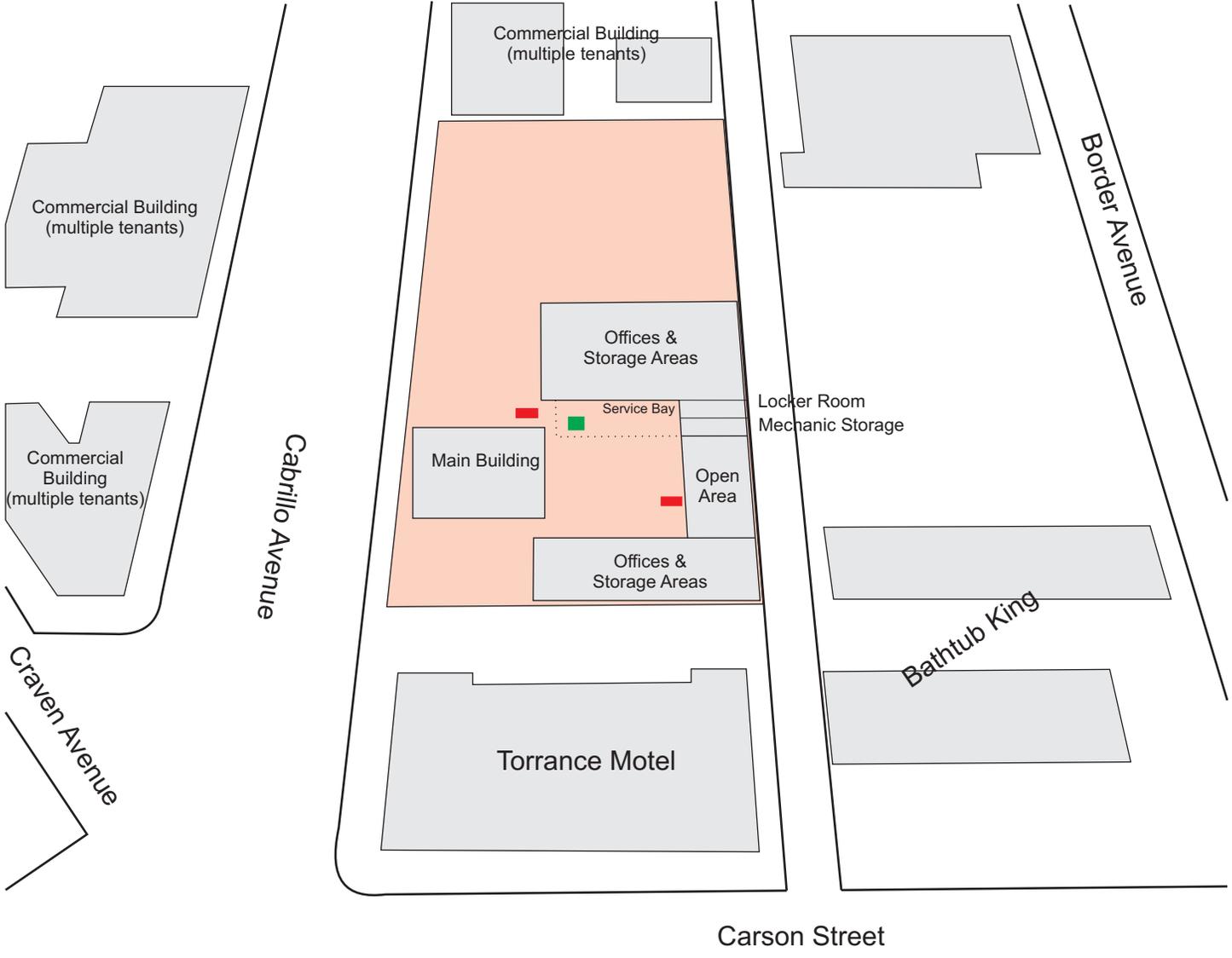
## FIGURES



Project:  
 Class Termite and Pest Control, Inc.  
 1640 Cabrillo Avenue  
 Torrance, California  
 Project No: 09-092

Drawn By: LH  
 Checked By: DB  
 Date: June 2009

VICINITY MAP  
 Scale: Not to Scale  
 Figure: 1



**LEGEND**

- Underground/Above Ground Storage Tanks
- Hydraulic Lift



Project:  
 Class Termite and Pest Control, Inc.  
 1640 Cabrillo Avenue  
 Torrance, California

Project No: 09-092

Drawn By: LH

Checked By: DB

Date: June 2009

**SITE MAP**

Scale: As Referenced  
 Figure: 2

## PHOTOGRAPHS

## **Photo Log**

**Class Termite & Pest Control, Inc.  
1640 Cabrillo Avenue  
Torrance, California**

- Photo 1 View of subject property – office and service bay
- Photo 2 View of the subject property – main building
- Photo 3 View of subject property – employee parking area
- Photo 4 View of subject property – service bay
- Photo 5 View of subject property - offices
- Photo 6 View of subject property - inside repair bay
- Photo 7 View of subject property - chemical storage area
- Photo 8 View of subject property - chemical storage area
- Photo 9 View of subject property secured chemical storage area
- Photo 10 View of pole-mounted transformer located on subject property
- Photo 11 View of fill box locked cap for UST located on subject property
- Photo 12 View west adjoining property – Illusion Flowers, pawn shop and Birds and More pet store
- Photo 13 View west adjoining property – The Crest bar and Pawn Shop
- Photo 14 View west adjoining property – Printing, Torrance Custom Tailoring and BG Brazil Restaurant
- Photo 15 View of south adjoining property – Torrance Motel and Kagura Contemporary Japanese Cuisine
- Photo 16 View of north adjoining property – Missing Links
- Photo 17 View of north adjoining property – Audio Video Service
- Photo 18 View of east adjoining property – Bathtub King
- Photo 19 View of east adjoining property – empty lot behind Bathtub King



Photo 1 View of subject property – office and service bay.



Photo 2 View of the subject property – main building



Photo 3 View of subject property – employee parking area



Photo 4 View of subject property – service bay



Photo 5 View of subject property - offices



Photo 6 View of subject property - inside repair bay



Photo 7 View of subject property - chemical storage area



Photo 8 View of subject property chemical storage area



Photo 9 View of subject property secured chemical storage area



Photo 10 View of pole-mounted transformer located on subject property



Photo 11 View of fill box locked cap for UST located on subject property



Photo 12 View west adjoining property – Illusion Flowers, pawn shop and Birds and More pet store



Photo 13 View west adjoining property – The Crest bar and Pawn Shop



Photo 14 View west adjoining property – Printing, Torrance Custom Tailoring and BG Brazil Restaurant.



Photo 15 View of south adjoining property – Torrance Motel and Kagura Contemporary Japanese Cuisine



Photo 16 View of north adjoining property – Missing Links



Photo 17 View of north adjoining property – Audio Video Service



Photo18 View of east adjoining property – Bathtub King



Photo 19 View of east adjoining property – empty lot behind Bathtub King