

**APPENDIX C**  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**

# ***PHASE I***

# ***ENVIRONMENTAL SITE ASSESSMENT***

**WORLD CITRUS WEST, INC.  
130 W. SANTA FE AVENUE & 115 S. MALDEN AVENUE  
FULLERTON, CA 92832**



*Prepared for:*

**Fullerton Redevelopment Agency**  
303 W. Commonwealth Ave., 3<sup>rd</sup> Floor  
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*Prepared by:*

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**VOLUME I – REPORT BODY  
NOVEMBER 7, 2005**



## PACIFIC EDGE ENGINEERING, INC.

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November 7, 2005

Mr. Robert Zur Schmiede  
Executive Director  
Fullerton Redevelopment Agency  
303 W. Commonwealth Avenue  
Fullerton, CA 92832

Subject: **PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)**  
**World Citrus West, Inc.**  
**130 W. Santa Fe Avenue & 115 S. Malden Avenue**  
**Fullerton, CA 92832**

Dear Mr. Zur Schmiede:

Attached is our Phase I Environmental Site Assessment (ESA) for the above referenced property.

Please contact me if you have any questions or comments regarding this report.

Sincerely,

Craig A. Stolz, P.E.  
Principal Engineer

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## 0.0 PREFACE

### 0.1 CONTRACTOR

Pacific Edge Engineering, Inc. (Pacific Edge) conducted this Phase I Environmental Site Assessment (ESA) as a contractor for the Fullerton Redevelopment Agency.

### 0.2 METHODOLOGY

The methodology used by Pacific Edge in performance of this Phase I ESA is certain processes defined by the American Society for Testing and Materials Standard Practice designation E 1527-00 (ASTM E 1527). Specific processes of that practice were selected by the User to be conducted by Pacific Edge as the basis for this investigation. Those processes are outlined in the Detailed Scope of Services presented in the Appendix of this report.

### 0.3 USER

The party seeking to use ASTM E 1527 to perform this Phase I ESA on the subject property is defined in that practice as the User. The user is the Fullerton Redevelopment Agency

### 0.4 TERMINOLOGY

The definitions, descriptions of terms and acronyms for many words used in this report shall be as defined in Section 3 of ASTM E 1527.

### 0.5 REPORT FORMAT

The report for this investigation is divided into two separate volumes as follows:

1. VOLUME I - REPORT BODY - This portion of the report contains the narrative text of the report and appendix.
2. VOLUME II - REPORT EXHIBITS - This portion of the report contains only the exhibits referenced in the narrative text portion of the report.

The combination of those volumes constitutes the entire report for this investigation.

## 1.0 CONCLUSIONS

We have performed an ESA in conformance with the scope and limitations of American Society for Testing and Materials Standard Practice E 1527-00 (ASTM E 1527) on the World Citrus West, Inc., 130 W. Santa Fe Avenue & 115 S. Malden Avenue, Fullerton, CA 92832, the subject property. Any exceptions to or deletions from this practice are described in Section 10.1 of this report.

This assessment has revealed no evidence of Recognized Environmental Conditions (RECs) for the 115 South Malden Avenue property. This assessment has revealed RECs for the 130 West Santa Fe Avenue property.

The following RECs were identified by Pacific Edge during the site reconnaissance portion of the ESA:

- An inground concrete sump/clarifier measuring approximately 30-feet long, 15-feet wide, and 8-feet deep is currently located within the central portion of the facility. This sump/clarifier is used to collect spent cleaning chemicals, where solids settle prior to the liquid fraction discharging into the industrial sewer. These structures are known to be potential conduits for the release of contaminants into the subsurface.
- A small sump is currently located within the conveyor room for collection of liquid surfactant used to lubricate a packing line conveyor. The liquid surfactant is pumped in aboveground piping from this sump to the main sump/clarifier (noted above) prior to discharge to the industrial sewer.
- A hazardous waste storage area is currently located within the central portion of the World Citrus facility.
- A cooling tower was noted on the property. Hexavalent chromium was commonly used by industry as a corrosion inhibitor in cooling towers. Cooling towers are documented sources of hexavalent chromium contamination in the environment.

The following RECs were identified by Pacific Edge based on review of environmental and historical records for the site and surrounding properties:

- The Fullerton Fire Department (FFD) records for the site include an April 23, 1992 letter to World Citrus West Inc. regarding a site investigation and remedial action at the property. The FFD made a no further action determination based on conditions that included “placing on the deed of property a notice that subsurface diesel contamination exists at a specific location”. No other information was available for review by Pacific Edge regarding the diesel contamination.
- The FFD records also include documentation of a variety of chemicals used at the facility. Little is known regarding the use and storage of these chemicals at the property.
- The FFD records include permits for the removal of Underground Storage Tanks (USTs), which are noted to be a 3,000 gallon gasoline, 550 gallon waste oil and a 1,000 gallon gasoline. USTs are known sources of chemical contamination.
- The Orange County Health Care Agency (OCHCA) records note “small degreaser (cold)” located at the facility. No other information was reviewed by Pacific Edge in connection with this degreaser. Solvents are commonly used in degreasers and are known sources of chemical contamination.

- OCHCA inspection notes describe the USTs as being one-2,500 gallon diesel, one-1,500 gallon unleaded, and one-550 gallon unleaded. This conflicts with the earlier identification of USTs at the site and may indicate other USTs at the site.
- OCHCA inspection notes indicate the presence of a solvent tank at the site but no other information was found in the file describing this tank.
- The OCHCA file includes records related to the removal of two USTs and the abandonment in-place of a 3,000 gallon gasoline UST. Also included in the file is a letter from OE Associates indicating soil contamination around the tank to be abandoned in-place. No other information was obtained pertaining to the contamination.
- Review of available Sanborn maps indicates that the site has been used for a variety of industrial uses since approximately 1927, including fruit packing, lumber operations, trucking/automotive operations, and garment manufacturing. In addition, a large aboveground gasoline storage tank and cooling towers were noted on the 1911 and 1959 Sanborn maps, respectively.
- The environmental database for surrounding properties notes a historic Manufactured Gas Plant (MGP) was located approximately 300-feet south of the property. This site is currently in the Department of Toxic Substances Control's (DTSC) Voluntary Cleanup Program (VCP). Contaminants found at this site include Volatile Organic Compounds (VOCs) and Poly Aromatic Hydrocarbons (PAHs). Investigations have been conducted at off-site locations. In 2004, the DTSC approved a Removal Action Workplan (RAW). The status of the RAW and off-site investigations is unknown.
- A railroad main line and siding border the property to the south. The railroad lines have been present since the early 1900s. Railroads are considered RECs based on their historic use of chemicals to control weeds and vegetation within the right-of-way.

Pacific Edge recommends that a site wide Phase II subsurface investigation be conducted on the 130 West Santa Fe Avenue property to evaluate potential environmental impacts related to the property's historic and current industrial uses. In addition Pacific Edge recommends that environmental records for the former neighboring MGP site be reviewed to evaluate potential impacts to the subject property.



## 2.0 INTRODUCTION

### 2.1 PURPOSE

The purpose of this ESA is to identify, to the extent feasible pursuant to the processes prescribed by ASTM E 1527, RECs in connection with the subject property.

RECs means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not RECs

### 2.2 SCOPE OF SERVICES

A detailed Scope of Services for this investigation is presented in the Appendix of this report.

### 2.3 SIGNIFICANT ASSUMPTIONS

The findings, opinions and conclusions of this ESA are based solely upon the data gathered and processes performed that are presented in this report. All significant assumptions made by Pacific Edge are qualified based upon that data and those processes.

### 2.4 LIMITATIONS AND EXCEPTIONS

A diligent and reasonable effort was made to identify environmental issues of an informational nature, which were raised during the course of this investigation. No degree of environmental site assessment can fully eliminate uncertainty regarding RECs. This investigation is intended to reduce, but not eliminate, the potential for unidentified RECs in connection with the subject property.

Certain conditions, such as cooperation of owners, tenants, federal, state and local agencies, availability of information, required time frame of investigation, and other conditions beyond the control of Pacific Edge may affect the completeness of this investigation.

Pacific Edge's performance of the requirements prescribed by ASTM E 1527 is limited to the processes selected by the User as outlined in the Scope of Services presented in the Appendix of this report.

Extended environmental studies are specifically excluded from the scope of this investigation, including but not limited to sampling and/or analysis of surface/subsurface soils, air, groundwater, asbestos in building materials, lead in paints or drinking water, Radon, and, hydrological and/or geological studies.

This ESA does not address requirements of any state or local laws or of any federal laws other than the "all appropriate inquiry" provisions of CERCLA's innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations. Federal, state and local laws may impose environmental assessment obligations that are beyond the scope of this investigation. There are likely to be other legal obligations with regard to hazardous substances or petroleum products, if discovered on the subject property, that are

not addressed in this investigation and that may pose risks of civil and/or criminal sanctions for non-compliance.

## **2.5 SPECIAL TERMS AND CONDITIONS**

The interpretations and recommendations of this report are based on the data collected and our present working knowledge of environmental site investigations. As such, the report is valid as of the date shown, and Pacific Edge will not be held responsible for subsequent changes in physical/chemical/environmental conditions and/or legislation over which we have no control.

## **2.6 USER RELIANCE**

The report produced in accordance with this investigation shall be for the sole use of the Fullerton Redevelopment Agency. It shall be the responsibility of the User, or of his representative, to ensure proper/legal disclosures to public, private and regulatory entities.

### 3.0 SITE DESCRIPTION

#### 3.1 LOCATION AND LEGAL DESCRIPTION

**3.1.1 LOCATION:** The subject property is located at the addresses of 130 W. Santa Fe Avenue & 115 S. Malden Avenue in the City of Fullerton, CA 92832.

*Exhibit #1 Site Location Map, Pacific Edge, 2005*

**3.1.2 LEGAL DESCRIPTION:** The subject property is legally described as follows:

#### **130 W. Santa Fe Avenue**

*Lots 1 and 2, in Block 31 of the Township of Fullerton, in the City of Fullerton, County of Orange, State of California, as shown on a map recorded in Book 22, Page 3 of Miscellaneous Records of Los Angeles County, California, together with the westerly half of that portion of Malden Avenue abandoned by Resolution of the City Council of the City of Fullerton by Resolution No. 3092, a certified copy of which was recorded April 27, 1960 in Book 5216, Page 256, Official Records of said Orange County.*

*All that real property in the City of Fullerton, County of Orange, State of California described in the legal description attached to Corporation Grant Deed recorded May 15, 1967 in Book 8251, Page 846 of Official Records of Orange County.*

*All those portions of Block 32 as shown on the Map of the Townsite of Fullerton, in the City of Fullerton, County of Orange, State of California, as shown on a map recorded in Book 22, Page 3, 4, and 5 of Miscellaneous Records of Los Angeles County, California, more particularly described as Exhibit "A" of Individual Grant Deeds recorded August 1, 1980 in Book 13686, Pages 1610, 1613, 1616, 1619, and 1622, respectively, of Official Records of said Orange County.*

*That portion of Santa Fe Avenue, as shown on the Map of the Townsite of Fullerton, in the City of Fullerton, County of Orange, State of California, as shown on a map recorded in Book 22, Pages 3, 4, and 5 of Miscellaneous Records of Los Angeles County, California, more particularly described in Corporation Quitclaim Deed recorded June 30, 1981 in Book 14122, Page 546 of Official Records of said Orange County.*

*Lots 3 to 12, inclusive in Block 31 of Townsite of Fullerton, in the City of Fullerton, County of Orange, State of California, as shown on map recorded in Book 22, Pages 3, 4, and 5 of Miscellaneous Records of Los Angeles County, California.*

#### **115 S. Malden Avenue**

*Lots 45, 46, 47 and 48 in Block 30 of the Townsite of Fullerton, in the City of Fullerton, County of Orange, State of California, as shown on a map recorded in Book 22, Page 3 et seq., of Miscellaneous Records of Los Angeles County, more particularly described in "Exhibit A" of Corporation Grant Deed recorded November 29, 1983 in Document Number 83-543370 of Official Records of said Orange County.*

*Reference #1 Environmental Data Resources, Inc.  
440 Wheelers Farms Road  
Milford, Connecticut 06461  
(800) 352-0050*

### 3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

**3.2.1 SIZE AND SHAPE:** The subject property consists of two rectangular shaped parcels, with one parcel being approximately 226,948 square feet (~5.2 acres) and located at 130 W. Santa Fe Avenue and a second parcel being approximately 14,000 square feet (~0.32 acres) and located at 115 S. Malden Avenue.

**3.2.2 VICINITY GENERAL CHARACTERISTICS:** The subject property is in an industrial area.

### 3.3 CURRENT USE OF SUBJECT PROPERTY

The 130 W. Santa Fe Avenue parcel is being used by World Citrus West, Inc. (World Citrus) for pasteurizing, packaging, and distribution of various fruit juices. The 115 S. Malden Avenue parcel is being used by World Citrus for employee parking.

### 3.4 DESCRIPTION OF STRUCTURES, ROADS & OTHER IMPROVEMENTS

**3.4.1 STRUCTURES:** A large industrial building, smaller supporting structures, and several aboveground storage tanks are located on the 130 W. Santa Fe Avenue parcel. No structures are located at the 115 S. Malden Avenue parcel.

**3.4.2 ROADS:** The following public thoroughfares border the subject property:

The 130 W. Santa Fe Avenue parcel is bordered to the north by Santa Fe Avenue, to the west by Highland Avenue, to the east by Harbor Boulevard, and to the south by a railroad. The parking lot parcel is bordered to the east by Malden Avenue.

There are no public roads. However, several Sanborn maps show Malden Avenue transecting a small portion of the 130 W. Santa Fe Avenue parcel. This portion of Malden Avenue was abandoned in 1960.

**3.4.3 POTABLE WATER:** Potable water is supplied to the subject property from municipal wells operated by the local city and county water agencies.

**3.4.4 SEWAGE DISPOSAL SYSTEM:** Sewage generated on the subject property is discharged through local plumbing into the municipal sewage system.

**3.4.5 HEATING/COOLING SYSTEM:** A conventional heating system was reported to be used onsite. Large refrigeration systems are located at several areas within the World Citrus Building, mainly within the cold storage warehouse. Liquid ammonia is currently used as the refrigerant and is stored onsite in aboveground tanks.

**3.4.6 STORM WATER:** Storm water runoff appears to be conveyed via existing surface contours into the municipal storm drain system.

**3.4.7 WASTEWATER:** An inground concrete sump/clarifier measuring approximately 30-feet long, 15-feet wide, and 8-feet deep is located within the central portion of the World Citrus facility. This sump/clarifier is used to collect the spent cleaning chemical (sodium hydroxide). Sodium hydroxide is the cleaning chemical used to periodically clean process tanks, vats, and equipment. Spent cleaning liquids are pumped directly to the sump/clarifier where solids settle prior to discharging to the industrial sewer. Additionally, surfactants are used to lubricate a conveyor packaging line. A small sump is located within the conveyor room for collection of the liquid surfactant. The liquid surfactant is pumped from this sump to the main sump/clarifier prior to discharge to the industrial sewer.

**3.4.8 OTHER IMPROVEMENTS:** There were no other environmentally significant improvements noted on the subject property during this investigation, with the exception of the hazardous waste storage area and several aboveground storage tanks located within the central portion of the World Citrus facility. During the site reconnaissance new oils and lubricants were being properly drummed and stored in the hazardous waste storage area. The hazardous waste storage area is secured by a fence and bermed to prevent liquids from entering or discharging the area. The aboveground storage tanks are reportedly used for raw product and sodium hydroxide used for cleaning process vats and equipment.

### **3.5 CURRENT USES OF ADJOINING PROPERTIES**

The subject parcels are bordered by public roads and industrial properties. The World Citrus facility (larger parcel) is bordered to the south by a railroad.

## 4.0 USER PROVIDED INFORMATION

Section 6 of ASTM E 1527 defines certain responsibilities of the User that are to be reported to the environmental professional for inclusion in the Phase I ESA report. The information provided to Pacific Edge by the User is listed in Sections 4.1 through 4.8 below.

### 4.1 TITLE RECORDS

The User did not provide a copy of current Title Records. However, chain-of-title documentation was obtained independently by Pacific Edge Engineering.

### 4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

There were no environmental liens, or activity and use limitations reported to Pacific Edge by the User regarding the subject property.

### 4.3 SPECIALIZED OR ACTUAL KNOWLEDGE OR EXPERIENCE

No special or actual knowledge or experience was reported to Pacific Edge by the User regarding the subject property.

### 4.4 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

There was no valuation reduction for environmental issues reported to Pacific Edge by the User regarding the subject property.

### 4.5 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No commonly known or reasonably ascertained community information was reported to Pacific Edge by the User regarding the subject property.

### 4.6 OWNER, KEY SITE MANAGER AND OCCUPANT INFORMATION

The following information regarding owner, key site manager and occupant(s) of the subject property was reported to Pacific Edge by the User:

**4.6.1 OWNER:** World Citrus West, Inc. 130 W. Santa Fe Avenue Fullerton, CA 92382, (714) 870-6171

**4.6.2 KEY SITE MANAGER:** Henry Tobkin, (714) 870-6171

**4.6.3 OCCUPANT (S):** The owner is the occupant

### 4.7 REASON (S) FOR PERFORMING PHASE I ESA

The following reason for performing the Phase I ESA was reported to Pacific Edge by the User:

City of Fullerton is purchasing property

#### 4.8 OTHER

The User reported the following other information to Pacific Edge regarding the subject property:

1. Property Type - Industrial
2. Transaction Type – Purchase
3. Current Use – Industrial

There were no other special circumstances reported to Pacific Edge by the User regarding the subject property.

## 5.0 RECORDS REVIEW

### 5.1 ENVIRONMENTAL DATABASES

An environmental record search report was obtained from Environmental Data Resources, Inc. (EDR).

*Exhibit #2*      *EDR Radius Map Search, EDR, 2005*

*Reference #2*      *Environmental Data Resources, Inc.*  
*440 Wheelers Farms Road*  
*Milford, Connecticut 06461*  
*(800) 352-0050*

**5.1.1 SEARCH AREA:** The geographical search area presented in the above report complies with the requirements of ASTM E 1527.

**5.1.2 DATABASES:** The information presented represents a compendium of data from numerous federal, state, regional, local and private industry database sources. Refer to the introductory text of the EDR report for more detailed descriptions of the database sources searched.

**5.1.3 SITES IN STUDY AREA:** All the locations listed in the EDR report are known sites of environmental interest, but not all are necessarily sites of current environmental contamination. The listed sites are subject to federal, state and local environmental laws and may be considered as potentially having some environmental impact on the subject property. However, the criteria for listing is that the site is subject to regulation, and, listing does not always mean that a release of a material has occurred.

EDR geographically analyzed the data and plotted it on several maps utilizing the address information provided by the databases. That address information was geocoded (assigned latitude and longitude coordinates) utilizing mapping information provided in the US Government Tiger Files.

**5.1.4 GEOGRAPHICAL SUMMARY:** Based upon that geographical analysis, EDR identified those sites within the ASTM minimum search radius of the subject property.

**5.1.5 LISTED SITES:** All the locations listed in the EDR report are known sites of environmental interest, but not all are necessarily sites of current environmental contamination. The listed sites are subject to federal, state and local environmental laws and may be considered as potentially having some environmental impact on the subject property. However, the criteria for listing is that the site is subject to regulation, and, listing does not always mean that a release of a material has occurred. Refer to the exhibit for listing details.



## 5.2 LOCAL ENVIRONMENTAL RECORDS

**5.2.1 LOCAL FIRE DEPARTMENT:** A search for Hazardous Materials (HAZMAT) records was requested from the City of Fullerton Fire Department (FFD) for all known addresses on the subject property.

*Reference #3      City of Fullerton Fire Department  
312 E. Commonwealth  
Fullerton, CA 92832  
(714) 738-6500*

There were many records on file for the subject property at the HAZMAT agency. These records pertain to Underground Storage Tanks (USTs) and an inventory of chemicals used at 130 West Santa Fe Avenue. There were no records at this agency for 115 South Malden Avenue.

*Exhibit #3      HAZMAT Records, FFD, 2005*

The FFD file information was entered into a database to provide a summary of findings for the subject property.

**5.2.2 REGIONAL WATER QUALITY CONTROL BOARD:** A search for environmental records was requested from the Regional Water Quality Control Board (RWQCB)

*Reference #4      Regional Water Quality Control Board  
Riverside, CA 92501  
(714) 765-4040*

There were no records on file for the subject property at that agency.

*Exhibit #4      RWQCB Records, RWQCB, 2005*

**5.2.3 DEPARTMENT OF TOXIC SUBSTANCES CONTROL:** A search for environmental records was requested from the Department of Toxic Substances Control (DTSC).

*Reference #5      Department of Toxic Substances Control– Glendale Office  
1011 North Grandview Avenue  
Glendale, CA 91201  
(818) 551-2800*

*Reference #6      Department of Toxic Substances Control– Cypress Office  
5796 Corporate Avenue  
Cypress, CA 90630  
(714) 484-5300*

There were no records on file for the subject property at the Cypress Branch. A response from the Glendale Branch has not been received.

*Exhibit #5      DTSC Records, DTSC, 2005*

**5.2.4 ORANGE COUNTY HEALTH CARE AGENCY:** A search for environmental records was requested from the Orange County Health Care Agency (OCHCA).

*Reference #7 Orange County Health Care Agency  
P.O. Box 355  
Santa Ana, CA 92702  
(714) 834-3535*

There were many records on file for the 130 West Santa Fe Avenue property at that agency. The OCHCA file information was entered into a database to provide a summary of findings for the subject property. There were no records at this agency for the 115 South Malden Avenue property.

*Exhibit #6 OCHCA Records Request Submittal, Pacific Edge, 2005*

### 5.3 PHYSICAL SETTING

**5.3.1 TOPOGRAPHY:** The most recent issue of a USGS 7.5 Minute Topographic map depicting the geographical area of the subject property was obtained from Environmental Data Resources (EDR), previously referenced. This topographical map is included in the historical topographic map exhibit presented later in this report.

**5.3.2 GROUNDWATER:** Groundwater data and well locations for the general area around the subject property were obtained from Environmental Data Resources, Inc. (EDR). The groundwater depth ranges from approximately 60-feet below surface to 150-feet below surface and flows toward the south-southwest within ½ mile of the subject property (see Exhibit #2; physical setting summary).

**5.3.3 SOIL COMPOSITION:** Soil composition data for the general area around the subject property was obtained from EDR (see Exhibit #2; physical setting summary).

**5.4.1 AERIAL PHOTOGRAPHS:** Aerial photographs of the geographical area of the subject property were requested from Environmental Data Resources (EDR).

*Exhibit #7 Aerial Photographs, EDR, 2005*

Aerial photographs from 1927, 1938, 1947, 1952, 1968, 1976, 1990, 1994, and 2002 were obtained.

Aerial data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.2 FIRE INSURANCE MAPS:** Copies of all available Sanborn Maps for the geographical area of the subject property were requested from Environmental Data Resources, Inc. (EDR), previously referenced.

*Exhibit #8 Sanborn Maps, EDR, 2005*

Sanborn Map coverage for the years 1890, 1894, 1900, 1907, 1911, 1917, 1927, 1949, and 1959 were obtained.

Sanborn data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.3 PROPERTY TAX FILES:** A copy of an assessors parcel map and a printout of current property information was obtained from Nationwide Environmental Title Research (NETR).

*Exhibit #9*      *Assessor's Parcel Map and Property Detail Report, NETR, 2005*  
*Reference #8*      *Environmental Data Resources, Inc.*  
*2055 E. Rio Salado Pkwy, Suite 201*  
*Tempe, AZ 85281*  
*(408) 968-0951*

Property tax file data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.4 RECORDED LAND TITLE RECORDS:** A Chain-of-Title Search was requested for the subject property from Environmental Data Resources, Inc. (EDR).

*Exhibit #10*      *Chain of Title Documents, EDR, 2005*

Title records dating from 1919 to present were obtained.

Title record data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.5 USGS 7.5 MINUTE TOPOGRAPHIC MAPS:** Copies of all available historical USGS 7.5 Minute Topographic Maps for the geographical area of the subject property were requested from Environmental Data Resources, Inc. (EDR).

*Exhibit #11*      *Historical Topographic Maps, EDR, 2005*

Topographic Maps were received for the years 1898, 1902, 1935, 1950, 1965, 1972, and 1981.

Topographic Map data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.6 LOCAL STREET DIRECTORIES:** Copies of reverse telephone directories, commonly known as Criss Cross or City Directories, were obtained from Fullerton Public Library (FPL) and from Haines Directories (HD) for the subject property.

*Exhibit #12*      *Criss Cross Directories, FPL & HD, 2005*  
*Reference #9*      *Fullerton Public Library*  
*353 W. Commonwealth Avenue*  
*Fullerton, CA 92832*  
*(714) 738-6333*  
*Reference #10*      *Haines Directories*  
*2382 E. Walnut Avenue*  
*Fullerton, CA 92631*  
*(714) 870-8151*

City Directories were obtained for West Santa Fe Avenue & South Malden Avenue for the time period of 1920 through 2004.

Street directory data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property.

**5.4.7 BUILDING DEPARTMENT RECORDS:** Copies of all readily available building permits, conditional use permits and certificates of occupancy were requested from the City of Fullerton, Building Department (FBD) for all known addresses on the subject property.

*Reference #11 City of Fullerton, Building Department  
303 W. Commonwealth  
Fullerton, CA 92832  
(714) 738-6317*

*Exhibit #13 Building Records, FBD, 2005*

Building record data relevant to locations on the subject property was entered into a database to provide a summary of findings for the subject property, presented later in this report.

**5.4.8 OTHER HISTORICAL SOURCES:** No other property use information was obtained from other historical sources during this investigation.

**5.4.9 HISTORICAL DATA SUMMARY:** Historical data was summarized graphically into an environmental profile for the subject property. Property uses are generalized and time span of those uses are Pacific Edge's interpretive representation of all data collected.

*Exhibit #14 Environmental Profile, Pacific Edge, 2005*

The Environmental Profile is color-coded to represent Pacific Edge's ranking of the level of environmental risk associated with known historical uses.

## 6.0 SITE RECONNAISSANCE

### 6.1 OBJECTIVE OF SITE RECONNAISSANCE

The objective of this site reconnaissance is to collect information regarding recognized environmental conditions in connection with the subject property.

### 6.2 METHODOLOGY AND LIMITING CONDITIONS

**6.2.1 METHODOLOGY:** Each separate property possesses unique physical and environmental characteristics, and thus the methodology for every site reconnaissance must be uniquely adapted to suit those characteristics.

This section of the report includes observations made during the site reconnaissance of the subject property that pertain to its unique areas of environmental interest.

A physical inspection of the subject property was conducted during a site visit on November 7, 2005. The inspection was visual and the findings are described below. An overview of the subject property was recorded on a series of still photographs that are on file with Pacific Edge.

The physical inspection of the subject property contained the following elements:

1. Observation of the entire outer periphery of the subject property, to the extent accessible, and contiguous properties, from a vehicle driven along public thoroughfares, roads and other access ways.
2. Observation of the full outer periphery of the subject property, and bordering areas of contiguous properties, on foot, to the extent accessible.
3. Observation of the full outer periphery of all structures on the subject property, on foot, to the extent accessible.
4. Observation of the full interior of all structures on the subject property, on foot, to the extent accessible.
5. Observation of the open areas on the subject property, on foot, to the extent accessible.

**6.2.2 LIMITATIONS:** There were no limitations encountered during this inspection, with the exception of surface areas that could not be observed due to equipment and/or storage of material throughout the 130 W. Santa Fe Avenue site.

### 6.3 OBSERVATIONS – INTERIOR AND EXTERIOR

Observation information collected during the site reconnaissance that pertains to site description is presented in other sections of this report, as follows:

1. Site and Vicinity General Characteristics are presented in Section 3.2
2. Current Use of the Subject Property is presented in Section 3.3
3. Descriptions of Structures, Roads, and Other Improvements are presented in Section 3.4

#### 4. Current Uses of Adjoining Properties are presented in Section 3.5

The balance of this section describes areas of observation that pertain to identification of potential recognized environmental conditions on both interior and exterior portions of the subject property, and, on the immediate bordering areas of contiguous properties. The locations of inspection are described within each section to identify the applicable portions of the subject property or the contiguous property being discussed.

### 6.4 SIGNIFICANT SURFACE FEATURES

Examples of surface features that would be considered significant to this investigation, if present, include items such as pits, ponds, lagoons, standing surface water, impoundments, landfills, depressions, storm drains, ditches, irrigation canals, creeks, streams, wetlands, erosion, and other topographical irregularities. The exterior of the subject property and the immediate borders of contiguous properties were visually inspected for the presence of significant surface features.

There was no visual evidence of any significant surface features noted on the areas inspected.

### 6.5 SUBSURFACE CONDUITS

Examples of subsurface conduits that would be considered significant to this investigation, if present, include items such as clarifiers, storm drains, septic tanks, cesspools, leach lines, wells, floor drains, sumps and other subsurface passageways. The interior and exterior of the subject property, and the immediate borders of contiguous properties, were visually inspected for the presence of subsurface conduits.

There was no visual evidence of any significant subsurface conduits noted on the areas inspected, with the exception of the following:

- An inground concrete sump/clarifier measuring approximately 30-feet long, 15-feet wide, and 8-feet deep is located within the central portion of the World Citrus facility. This sump/clarifier is used to collect the spent cleaning chemical (sodium hydroxide). Sodium hydroxide is the cleaning chemical used to periodically clean process tanks, vats, and equipment. Spent cleaning liquids are pumped directly to the sump/clarifier where solids settle prior to discharging to the industrial sewer.
- A small sump is located within the conveyor room for collection of the liquid surfactant used to lubricate a packing line conveyor. The liquid surfactant is pumped in aboveground piping from this sump to the main sump/clarifier (noted above) prior to discharge to the industrial sewer.

### 6.6 STRESSED VEGETATION

The condition of vegetation on a site can provide indications for areas that bear further scrutiny. Areas that would typically be covered by natural vegetation, which are atypically barren, may be due to natural growing conditions, or caused by hidden chemical contamination. Areas that contain ornamental landscaping which is stunted in growth, atypically colored, or dead may merely be due to lack of maintenance, or may also be caused by hidden chemical contamination. Vegetation on the surface area of the subject property was visually inspected for unusual/atypical conditions.

There was no evidence of environmentally stressed vegetation noted during this investigation.

## 6.7 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

Evidence of use, treatment, storage, disposal or generation of hazardous substances and petroleum products takes many forms. Some are obvious and others less conspicuous or merely implied by suspicious conditions. Identification of a condition or substance as hazardous or non-hazardous, or as a petroleum product, may require additional investigation beyond visual observation. Therefore, the focus of this portion of the site reconnaissance is directed towards evaluating common visual indicators of potential hazardous substances and petroleum products, identification of any obvious use, treatment, storage, disposal or generation of same, and, reporting of any other unidentified substances and/or suspicious conditions noted. Substances that are clearly identifiable as non-hazardous are not included this report.

The common visual indicators of potential hazardous substances and petroleum products evaluated during this site reconnaissance include the following:

1. Chemical Storage and Use
2. Chemical Releases, Spills, Leaks
3. Common Sources of Polychlorinated Biphenyls (PCB)

## 6.8 CHEMICAL STORAGE AND USE

Examples of chemical storage and use that were evaluated during this investigation, if present, include items such as Aboveground Storage Tanks (AST), Underground Storage Tanks (UST), fuel dispensers, vent pipes, fill pipes or access ways, drums, vats, bottles or cans of 5-gallon or greater capacity, or any other suspicious containers. The interior and exterior of the subject property, and the immediate borders of contiguous properties, were visually inspected for evidence of chemical storage and use.

There was no visual evidence of chemical storage and use noted in the areas inspected, with the exception of the following:

- A hazardous waste storage area is located within the central portion of the World Citrus facility. During the site reconnaissance new oils and lubricants were being properly drummed and stored in this area. Small amounts of acids and peroxide, reportedly used for cleaning throughout the facility were also noted in this area. The hazardous waste storage area is secured by a fence and bermed to prevent liquids from entering or discharging the area.
- Aboveground storage tanks used to store raw product, pasteurized juice, and sodium hydroxide (cleaning solvent).

## 6.9 CHEMICAL RELEASES, SPILLS, LEAKS

Examples of chemical releases, spills and leaks that were evaluated during this investigation, if present, include items such as strong, pungent or noxious odors, corrosion, surface discharges of liquids, stained soil, pavement, floors, walls or ceilings, or any other anomalous discolorations except water stains. The interior and exterior of the subject property, and the immediate borders of contiguous properties, were visually inspected for evidence of chemical releases, spills and leaks.

There was no visual evidence of chemical releases, spills or leaks noted on the areas inspected, with the exception of the liquid surfactant noted previously.

**6.10 POLYCHLORINATED BIPHENYLS**

One common source of potential Polychlorinated Biphenyl (PCB) contamination on properties is older vintage, leaking electrical transformers. These highly toxic aromatic compounds were routinely used in the past as an insulator in cooling oils found in oil cooled electrical transformers. Other common potential sources of PCB's include capacitors, lamp ballasts, hydraulic fluids; cutting oils and heat transfer systems. Analytical testing is required to reliably ascertain the presence or absence of PCB's. The interior and exterior of the subject property, and the immediate borders of contiguous properties, were visually inspected for evidence of common sources of PCB's.

There was no other visual evidence of any common sources of PCB's noted on the areas inspected.



## 7.0 INTERVIEWS WITH OWNERS AND OCCUPANTS

### 7.1 INTERVIEW WITH OWNER

On November 7, 2005, Pacific Edge interviewed Mr. Henry Tobkin, World Citrus Senior Operations Manager, regarding current and past facility operations. Mr. Tobkin escorted Pacific Edge around the facility. Information provided by Mr. Tobkin is presented throughout this report.

In addition, a written questionnaire was sent to Mr. Tobkin on November 29, 2005 requesting information regarding current and known historical uses of the subject property, and any known current or historical RECs on the subject property. This questionnaire also included a query regarding the existence and availability of certain documents that may be helpful in providing additional environmental information on the subject property. A response to that questionnaire was not returned to Pacific Edge.

*Exhibit #15      Owner Questionnaire, Pacific Edge, 2005*

### 7.2 INTERVIEW WITH SITE MANAGER

The site manager is the same as the owner.

### 7.3 INTERVIEW WITH OCCUPANTS

The site occupant is the same as the site owner/manager.

## 8.0 FINDINGS

Based upon the results of this investigation, the findings in connection with the subject property are as follows:

### 8.1 DATABASE RECORDS REVIEW

**8.1.1 ENVIRONMENTAL DATABASE LISTINGS ON SUBJECT PROPERTY:** There were six (6) database listings reported for 130 W. Santa Fe Avenue and no listing for 115 S. Malden Avenue. The database listings (see Exhibit #2) are summarized below with an accompanying level of concern assigned by Pacific Edge.

Listing Agency (database)	Date	Description	Status	Level of Concern
CHMIRS CA WDS	6/29/2000	Equipment failure results in release of 4,000 lbs of ammonia to the atmosphere.	Equipment repaired and no further action required	None
ERNS	8/12/1993	One gallon (6 lbs) of anhydrous ammonia spilled onto ground	Unknown	Low
HAZNET	Unknown	One listing of off-site disposal/recycling of 0.02 tons of liquids with pH < 2.	Not Applicable	None
UST	Unknown	Lists one (1) UST at site, no other information provided.	Unknown	High
EMI	2002/2003	Air District lists 4 tons NOX/SOX air emissions for each year	Unknown	None

**8.1.2 ENVIRONMENTAL DATABASE LISTINGS ON SURROUNDING PROPERTIES:** There were one hundred-twenty (120) database listings reported on surrounding properties. Of these, ninety-seven (97) listings were within ¼ mile or less of the subject property.

A review of those listings did not indicate any evidence of any direct negative environmental impact on the subject property, with the exception of the following.

Listing Agency (database)	Date	Site Name/Address	Description	Status	Level of Concern
VCP/CORTESE	1993	So Cal Gas (Fullerton MGP)/ 144 W. Walnut	Manufactured Gas Plant located <1/8 mile south of property. Under DTSC Voluntary Cleanup Program. Contaminants include VOCs and PAHs. Off-site investigations have been conducted. Removal Action Workplan approved in 2004.	Unknown	<b>High</b>
RCRA-SQG/FINDS/HAZNET/SLIC	Not Provided	Fullerton Manufacturing Co./311 S. Highland Avenue	Located ~1/4 mile west southwest of site. Soil and groundwater contamination from LUST. TCE contamination.	Unknown	<b>Moderate</b>

**8.1.3 ORPHAN SITES:** Eight (8) database listings are reported as Orphans. EDR has determined these sites to either be beyond the ASTM specified search radius from the subject property, or, have insufficient or incomplete information to accurately determine their geographical location using US Government Tiger File mapping information.

## 8.2 LOCAL ENVIRONMENTAL RECORDS

The results of a search of local environmental records revealed that there were listings for the subject property on file at the FFD and OCHCA.

### 8.2.1 FULLERTON FIRE DEPARTMENT RECORDS

The FFD records (See Exhibit #3) are summarized below with an accompanying level of concern assigned by Pacific Edge.

Date	Description	Level of Concern
4/23/92	Letter indicating completion of site investigation and remedial action. No further action given with conditions, including <u>placing on deed of property a notice that subsurface diesel contamination exists at specific location</u> . No other information provided regarding diesel contamination	<b>High</b>
3/5/91	OE Associates completed abandonment in-place of 3,000 gallon diesel UST.	<b>Moderate</b>
2/6/91	UST abandonment in-place permit for 3,000 gallon fuel oil UST.	<b>Moderate</b>
7/12//90	UST removal permit for 550 gallon waste oil tank	<b>Moderate</b>
August 1983	Removal permit for 250 gallon aboveground propane tank.	<b>Low</b>
January 2003	Hazardous Material Inventory Summary. Includes, acids, oils, solvents, ammonia, ethanol, sodium hydroxide, potassium hydroxide, diethylaminoethanol, sodium bisulfite, cobalt sulfate, fumaric acid (food grade), lemon oil, hydro treated naphthenic petroleum base, phosphoric acid, propane, propylene glycol, hydrogen peroxide, peroxyacetic acid, acetic acid, vinyl acetate, polymer solids, plasticizer, tackifying resin, limonene, and proprietary chemical.	<b>Moderate</b>

### 8.2.2 ORANGE COUNTY HEALTH CARE AGENCY RECORDS

The OCHCA records (See Exhibit #6) are summarized below with an accompanying level of concern assigned by Pacific Edge.

Date	Description	Level of Concern
Unknown	Waste survey completed by World Citrus indicates caustics, acid solution, and Iodine chemical disposed of in clarifier. Sludge from clarifier/sump sent off-site for disposal.	<b>Moderate</b>
Unknown	Note in file indicates "small degreaser (cold)" located at the facility, no other information provided.	<b>High</b>

<b>Date</b>	<b>Description</b>	<b>Level of Concern</b>
Unknown	Inspection form indicates hydrogen peroxide for cleaning is dumped into clarifier and discharged under sewer permit. This activity is performed nightly.	<b>Moderate</b>
Various	Inspections conducted from 6/23/86 through 10/3/95 note generation and storage of waste oil, stoddard solvent, and sludge from the clarifier.	<b>Moderate</b>
6/23/86	Inspection indicates that manifests for solvent and oil disposal not available for review and generator does not have EPA generator number.	<b>Moderate</b>
2/24/89	Inspection indicates oils and solvents used at site. Indicates a solvent tank but no other information provided.	<b>High</b>
Unknown	Violation for operating USTs without permit. Inspection indicates a 3,000 gallon oil UST, a 500 gallon waste oil UST, and 1,000 gallon gasoline UST.	<b>Moderate</b>
7/30/90	Inspection for 1 UST to be abandoned in place	<b>Low</b>
6/11/90	Letter indicates 3 USTs (1 diesel and 2 gasoline) were installed in approximately 1965.	<b>High</b>
7/03/90	Soil sample results for UST removals and abandonment non-detect; only sampled for TPH as Diesel and BTEX. Sampling appears to be done next to USTs prior to removals.	<b>High</b>
7/11/90	Letter from OE Associates indicates contamination around one UST	<b>High</b>
7/12/90	Inspection notes the USTs are 2,500 gallon diesel, 1,500 gallon unleaded, and 550 gallon unleaded. This conflicts with earlier identification of USTs.	<b>High</b>
4/12/90	UST Inspection for removal of 2 USTs - "referred to cleanup 7/24/90".	<b>High</b>
2/28/91	Fire Department letter stating they witnessed the in place abandonment of a 3,000 gallon UST and no further action was needed.	<b>Low</b>
Various	Inspection notes storage of stoddard solvent at Hazardous waste storage area.	<b>Moderate</b>
6/29/00	Incident report of ammonia tank valve leak. No response requested.	<b>Low</b>

**8.3 PHYSICAL SETTING**

**8.3.1 TOPOGRAPHY:** The subject property is located at 33° 52' 9.5" North Latitude and 117° 55' 34.3" West Longitude in the San Bernardino Base & Meridian, of the Anaheim, California quadrangle.

Topographical information indicates that the subject property is essentially planar with little relief at an approximate average elevation of 155 feet above Mean Sea Level (MSL). The predominant grade in the area near the subject property slopes downward in a southwesterly direction.

**8.3.2 AERIAL PHOTOGRAPHS** A review of the aerial photographs (see Exhibit #14) is summarized below with an accompanying level of concern assigned by Pacific Edge. It should be noted that the quality of the photos does not allow for the identification of features smaller than buildings. Therefore, the photo description below is general in nature and serves as a source to confirm the general property use identified in other historical sources described herein.

Photo Date	Description	Level of Concern
1927	Industrial size structures scattered throughout present day 130 W. Santa Fe Avenue site. Mixed industrial surround the site with some agricultural areas mainly to the south. Visibility not adequate to identify specific uses on-site.  Two smaller structures on northern half of property (presumed residential dwellings) located on northern portion of 115 S. Malden Avenue site.	Moderate  Low
1938	Both sites appear similar to 1927 photo. However, clarity of photo is poor limiting identification of most features.	Moderate
1947	Industrial size structures observed throughout 130 W. Santa Fe Avenue site. These structures appear to be similar in location and size as previous photos, with more structures noted in central portion of site.  Smaller structures (presumed residential dwellings) on northern portion of 115 S. Malden Avenue	Moderate  Low
1952	Industrial size structures noted on east and central portion of 130 W. Santa Fe Avenue site. Several smaller structures noted throughout site, with most dense areas at southeast corner, central, and southwest corners of the site. Photo clarity not appropriate to identify features other than large buildings.  The 115 S. Malden Avenue site appears similar to the 1947 photo.	Moderate  Low
1968	The 130 W. Santa Fe Avenue site appears similar to the 1952 photo, with the exception that the industrial structure in the center of the property now extends to the western edge of the site.	Moderate

Photo Date	Description	Level of Concern
	The 115 S. Malden Avenue site appears similar to the 1968 photo.	<b>Low</b>
1976	Both sites appear similar to the 1968 photo.	<b>Low - Moderate</b>
1990	The 130 W. Santa Fe Avenue site appears similar to the 1976 photo, with what appears to be vehicle parking and/or storage tanks located on the eastern portion of the property.  The structures visible in previous photos (presumed residential dwellings) are no longer present at the 115 S. Malden Avenue site. New features are scattered throughout site that resemble vehicles and/or storage tanks.	<b>Moderate</b>  <b>Moderate</b>
1994	The 130 W. Santa Fe Avenue site appears similar to the 1990 photo.  The 115 S. Malden site appears similar to the 1990 photo, except the scattered features are not consistent with the earlier photo, suggesting the features are likely vehicles. The current use of this site is for employee parking.	<b>Moderate</b>  <b>Moderate</b>
2002	The 130 W. Santa Fe Avenue site appears similar to the 1990 photo.  The 115 S. Malden site appears similar to the 1994 photo, except the scattered features are not consistent with the earlier photo, again suggesting the features are likely vehicles. The current use of this site is for employee parking.	<b>Moderate</b>

**8.3.3 FIRE INSURANCE MAPS** A review of the Sanborn maps (see Exhibit #8) is summarized below with an accompanying level of concern assigned by Pacific Edge.

Map Date	Description	Level of Concern
1890	Sanborn coverage for 130 W. Santa Fe Avenue site west of Malden Avenue only. One structure noted on this portion of the site and is noted to be a stable. No coverage for 115 S. Malden Avenue site.	<b>Low</b>
1894	Sanborn coverage for 130 W. Santa Fe Avenue site west of Malden Avenue only. Stable only structure noted on property. Railroad tracks appear south of property with area between tracks and property boundary noted as "R.R. Ground".	<b>Moderate</b>

Map Date	Description	Level of Concern
1900	<p>Two dwellings and a small stable noted on western portion of 130 W. Santa Fe Avenue site. Noted on the eastern half of the site are 1) a large stable, 2) a livery and feed company, 3) and two large fruit packing house companies. Railroad tracks noted south of property</p> <p>No structures noted on the 115 S. Malden Avenue site.</p>	<p><b>Moderate</b></p> <p><b>Low</b></p>
1907	<p>The 130 W. Santa Fe Avenue site is generally unchanged from the 1900 map.</p> <p>No structures noted on the 115 S. Malden Avenue site</p>	<p><b>Moderate</b></p> <p><b>Low</b></p>
1911	<p>The 130 W. Santa Fe Avenue site is generally unchanged from the 1900 map, with the addition of a lumber company located on the north central portion of the site. The Home Gas Co. is noted on the property south of the railroad tracks. A large gas holding aboveground storage tanks is located on this property</p> <p>Y.M.C.A. is located on the southern portion of the 115 S. Malden Avenue site.</p>	<p><b>High</b></p> <p><b>Low</b></p>
1917	<p>The map covers the site east of Malden Avenue only. Malden Avenue appears to extend onto the 130 W. Santa Fe Avenue site. Other features are unchanged from the 1911 map. No coverage for 115 S. Malden Avenue site.</p>	<p><b>Moderate</b></p>
1927	<p>The livery located on the northeast corner of 130 W. Santa Fe Avenue appears to be converted to another use, with the only legible word describing the use being “auto”. The lumber company has added two supporting building at the center of the site. Malden Avenue extends unto the site. Two smaller structures are noted to be “lime and Cement” at the termination of Malden Avenue.</p> <p>Three residential dwellings and accompanying auto ports are located on the 115 S. Malden Avenue property.</p>	<p><b>High</b></p> <p><b>Low</b></p>
1949	<p>This map indicates that the Lumber operation on the western portion of the 130 W. Santa Fe Avenue site have been replaced by the “Merrifield Trucking Company” and a “Garment Manufacturer”. An auto and truck repair garage is identified at the trucking company. The remaining portion of the site is similar to the 1927 map, including the possible auto company at the northeast corner of the site.</p> <p>The three residential dwellings and accompanying auto ports are present on the 115 S. Malden Avenue property.</p>	<p><b>High</b></p> <p><b>Low</b></p>





Location	Description	Level of Concern
East of the Main facility Building	An inground concrete sump/clarifier measuring approximately 30-feet long, 15-feet wide, and 8-feet deep is located within the central portion of the World Citrus facility. This sump/clarifier is used to collect the spent cleaning chemical (sodium hydroxide). Sodium hydroxide is the cleaning chemical used to periodically clean process tanks, vats, and equipment. Spent cleaning liquids are pumped directly to the sump/clarifier where solids settle prior to discharging to the industrial sewer.	<b>High</b>
Packaging Room	A small sump is located within the conveyor room for collection of the liquid surfactant used to lubricate a packing line conveyor. The liquid surfactant is pumped in aboveground piping from this sump to the main sump/clarifier (noted above) prior to discharge to the industrial sewer.	<b>High</b>

- There was no evidence of stressed vegetation noted on the subject property.
- There was no visual evidence of chemical storage and use noted in the areas inspected, with the exception of the following:

Location	Description	Level of Concern
Hazardous Storage Area	A hazardous waste storage area is located within the central portion of the World Citrus facility. New oils and lubricants were being properly drummed and stored in this area. Small amounts of acids and peroxide, reportedly used for cleaning throughout the facility were also noted in this area. The hazardous waste storage area is secured by a fence and bermed to prevent liquids from entering or discharging the area.	<b>Moderate</b>
Central Portion of Site	Aboveground storage tanks used for pasteurizing juice product and storage of the sodium hydroxide (cleaning solvent).	<b>Moderate</b>

- There was no visual evidence of chemical releases, spills or leaks noted on the areas inspected, with the exception of the liquid surfactant noted previously.
- There was no visual evidence of any common sources of PCB's noted on the subject property, with the exception of transformers. There was no visual evidence of leakage from these transformers.

The findings of a general survey of properties contiguous with the subject property did not reveal any visual evidence of areas of environmental impact on the subject property.

## 8.6 INTERVIEWS WITH OWNERS AND OCCUPANTS

On November 7, 2005, Pacific Edge interviewed Mr. Henry Tobkin, World Citrus Senior Operations Manager, regarding current and past facility operations. Mr. Tobkin escorted Pacific Edge around the facility. Information provided by Mr. Tobkin is presented throughout this report.

In addition, a written questionnaire was sent to Mr. Tobkin on November 29, 2005 requesting information regarding current and known historical uses of the subject property, and any known current or historical RECs on the subject property. This questionnaire also included a query regarding the existence and availability of certain documents that may be helpful in providing additional environmental information on the subject property. A response to that questionnaire was not returned to Pacific Edge.

## 8.7 HISTORICAL USE SUMMARY

From 1890 until approximately 1927, the 130 W. Santa Fe Avenue property was largely undeveloped with residential dwellings occupying a small portion of the site. Since 1927 the site has been used for a variety of industrial uses, including fruit packing, lumber operations, trucking/automotive operations, garment manufacturing, and the pasteurization and packaging of fruit juices.

The 115 South Malden Avenue property appears to have been undeveloped until 1911, when a Y.M.C.A occupied the site. From 1927 until approximately the 1980's or early 1990's the site was presumed to be used for residential purposes. Since this time the site appears to have been used as a parking lot for World Citrus West employees.

## 9.0 OPINION

Based upon the findings of this investigation, the following opinions have been reached by Pacific Edge.

### **130 West Santa Fe Avenue**

Uses of this property for a variety of industrial purposes since approximately 1927 and review of environmental and historical records does raise significant environmental concerns.

The RECs noted on this property warrants additional consideration. The degree of environmental risk associated with the historic and current use is ranked High by Pacific Edge.

### **115 South Malden Avenue**

This property has been used primarily for residential purposes and a parking lot for approximately the past 75 years. Such a use does not raise any environmental concerns.

No RECs were noted on the subject property that warrants additional consideration. Thus, the degree of environmental risk associated this property is ranked Low by Pacific Edge.

## 10.0 DEVIATIONS

### 10.1 EXCEPTIONS OR DELETIONS

There are no known exceptions or deletions to ASTM Practice E 1527 in this assessment.

### 10.2 DATA FAILURE

ASTM E 1527 requires a search of up to eight separate Standard Historical Sources (SHS) to identify all obvious property uses from the present back to the property's first developed use, or back to 1940, whichever is earlier.

ASTM E 1527 further provides that an SHS may be excluded for two reasons:

1. The source is not reasonably ascertainable.
2. Past experience indicates that the source is not likely to be sufficiently useful, accurate, or complete to satisfy the requirement above

Whatever history of previous uses is derived from checking the non-excluded SHS's shall be deemed sufficient historical use information to comply with ASTM E 1527.

No Standard Historical Sources were excluded from this investigation.

### 10.3 DATA GAPS

ASTM E 1527 requires review of Standard Historical Sources (SHS) for approximately each five-year interval from at least 1940 to present. In an ideal situation, data from each of those five-year periods would be both readily available and reasonably ascertainable. However, the availability of extensive historical information varies significantly from one location to another. It is common to have gaps in the data for one or more of the periods where historical property uses are unknown or uncertain. It is also possible for unidentified uses to occur between data points, or prior to the earliest data acquired.

The earliest data acquired for this investigation was from 1890. There were intermittent gaps throughout the data collected, where historical property uses are unknown or uncertain.

## 11.0 ADDITIONAL SERVICES

There were no additional services beyond the scope of ASTM E 1527 included in the scope of this investigation.

## 12.0 RECOMMENDATIONS

Pacific Edge recommends that a site wide Phase II subsurface investigation be conducted on the 130 West Santa Fe Avenue property to evaluate potential environmental impacts related to the property's historic and current industrial uses. In, addition Pacific Edge recommends that environmental records for the former neighboring MGP site be reviewed to evaluate potential impacts to the subject property.

### 13.0 REPORT PREPARATION

This report presents the findings of a Phase I Environmental Site Assessment (ESA) of a parcel of real property conducted for the Fullerton Redevelopment Agency, 303 W. Commonwealth Avenue, Fullerton, CA 92832.

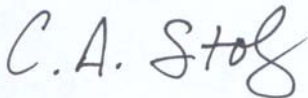
Data for this report was gathered from a research of available files and information from the Fullerton Redevelopment Agency, a research of information with various Federal, State, County and local agencies, a research of information from several private industry sources, and, a site reconnaissance of the property on November 7, 2005.

This data has been collected and reported under the guidance and supervision of a qualified professional, registered with the State of California as a Registered Professional Engineer.

The conclusions and recommendations presented are the professional opinions of members of the staff of Pacific Edge Engineering, Inc. (Pacific Edge), based upon their academic training and practical environmental experience.

Legal interpretations of the findings of all environmental investigations should be obtained from a qualified legal advisor trained in environmental law. None of the opinions presented by Pacific Edge are intended, nor should be construed as legal advice.

Report prepared and submitted by,

A handwritten signature in black ink that reads "C.A. Stolz". The signature is written in a cursive style and is positioned above the typed name of the signatory.

Craig A. Stolz, P.E.  
Principal Engineer



**14.0 REFERENCES**

The following is an abbreviated list of references that are fully cited in Volume I of this report:

REFERENCE #1 ENVIRONMENTAL DATA RESOURCES, INC. .... 9  
 REFERENCE #2 ENVIRONMENTAL DATA RESOURCES, INC. .... 13  
 REFERENCE #3 CITY OF FULLERTON FIRE DEPARTMENT ..... 14  
 REFERENCE #4 REGIONAL WATER QUALITY CONTROL BOARD ..... 14  
 REFERENCE #5 DEPARTMENT OF TOXIC SUBSTANCES CONTROL– GLENDALE OFFICE..... 14  
 REFERENCE #6 DEPARTMENT OF TOXIC SUBSTANCES CONTROL– CYPRESS OFFICE..... 14  
 REFERENCE #7 ORANGE COUNTY HEALTH CARE AGENCY ..... 15  
 REFERENCE #8 ENVIRONMENTAL DATA RESOURCES, INC. .... 16  
 REFERENCE #9 FULLERTON PUBLIC LIBRARY ..... 16  
 REFERENCE #10 HAINES DIRECTORIES ..... 16  
 REFERENCE #11 CITY OF FULLERTON, BUILDING DEPARTMENT ..... 17

**15.0 EXHIBITS**

The following is a list of exhibits compiled in Volume II of this report:

EXHIBIT #1 SITE LOCATION MAP, PACIFIC EDGE, 2005 ..... 8  
 EXHIBIT #2 EDR RADIUS MAP SEARCH, EDR, 2005..... 13  
 EXHIBIT #3 HAZMAT RECORDS, FFD, 2005..... 14  
 EXHIBIT #4 RWQCB RECORDS, RWQCB, 2005 ..... 14  
 EXHIBIT #5 DTSC RECORDS, DTSC, 2005 ..... 14  
 EXHIBIT #6 OCHCA RECORDS REQUEST SUBMITTAL, PACIFIC EDGE, 2005 ..... 15  
 EXHIBIT #7 AERIAL PHOTOGRAPHS, EDR, 2005 ..... 15  
 EXHIBIT #8 SANBORN MAPS, EDR, 2005..... 15  
 EXHIBIT #9 ASSESSOR'S PARCEL MAP AND PROPERTY DETAIL REPORT, NETR, 2005 ..... 16  
 EXHIBIT #10 CHAIN OF TITLE DOCUMENTS, EDR, 2005 ..... 16  
 EXHIBIT #11 HISTORICAL TOPOGRAPHIC MAPS, EDR, 2005 ..... 16  
 EXHIBIT #12 CRISS CROSS DIRECTORIES, FPL & HD, 2005 ..... 16  
 EXHIBIT #13 BUILDING RECORDS, FBD, 2005 ..... 17  
 EXHIBIT #14 ENVIRONMENTAL PROFILE, PACIFIC EDGE, 2005 ..... 17  
 EXHIBIT #15 OWNER QUESTIONNAIRE, PACIFIC EDGE, 2005 ..... 22

## 16.0 APPENDIX

### DETAILED SCOPE OF SERVICES

#### CONTRACTOR RESPONSIBILITIES

Pacific Edge Engineering, Inc. (Pacific Edge), the Contractor, shall furnish all the materials and perform all the labor necessary for the completion of a Phase I Environmental Site Assessment (ESA) on the subject property in accordance with ASTM E 1527 as follows (applicable section number of ASTM E 1527 indicated by { }):

##### I. RECORDS REVIEW {Section 7}

Pacific Edge will review and analyze the records review information obtained in this section, render a professional opinion on the findings, and provide a copy of the information in the report.

##### A. ENVIRONMENTAL INFORMATION {Section 7.2}

###### 1. STANDARD ENVIRONMENTAL SOURCES {Section 7.2.1}

Pacific Edge will request a summary report of publicly available environmental database information, from a commercial service, for all records within the ASTM minimum search distance of the subject property.

###### 2. PHYSICAL SETTING {Section 7.2.3}

Pacific Edge will request a current USGS 7.5 Minute Topographic Map, from a commercial service, showing the area of the subject property.

##### B. HISTORICAL USE INFORMATION {Section 7.3}

###### 1. STANDARD HISTORICAL SOURCES {Section 7.3.4}

###### a. AERIAL PHOTOGRAPHS {Section 7.3.4.1}

Pacific Edge will request aerial photographs, from a commercial service, showing the area of the subject property over a span of time.

###### b. FIRE INSURANCE MAPS {Section 7.3.4.2}

Pacific Edge will request copies of all readily available Sanborn Maps from a commercial service, showing the area of the subject property over a span of time.

###### c. PROPERTY TAX FILES {Section 7.3.4.3}

Pacific Edge will request copies of all readily available Assessors Parcel Maps and Property Information data from a commercial service, describing the subject property.

###### d. RECORDED LAND TITLE RECORDS {Section 7.3.4.4}

Pacific Edge will request a copy of a Chain of Title report from a commercial service, describing the subject property.

###### e. USGS 7.5 MINUTE TOPOGRAPHIC MAPS {Section 7.3.4.5}

Pacific Edge will request copies of all available USGS 7.5 Minute Topographic Maps from a commercial service, describing the area of the subject property.

###### f. LOCAL STREET DIRECTORIES {Section 7.3.4.6}

Pacific Edge will research local street directories from the local library and/or offices of a commercial provider, describing the streets and addresses of the subject property.

g. BUILDING DEPARTMENT RECORDS {Section 7.3.4.7}

Pacific Edge will request copies of all readily available building permits, conditional use permits and certificates of occupancy, from the appropriate local building department agency, for the subject property.

h. ZONING/LAND USE RECORDS {Section 7.3.4.8}

Pacific Edge will request copies of current zoning/land use records, from the appropriate local building department agency, for the subject property.

II. SITE RECONNAISSANCE {Section 8}

Pacific Edge will conduct a site reconnaissance according to the protocol described in Section 8 of ASTM E 1527, and will report the findings of that reconnaissance, review and analyze the information obtained, and render a professional opinion on the findings in the report.

III. INTERVIEWS WITH OWNERS AND OCCUPANTS {Section 9}

Pacific Edge will submit a written request in the form of a questionnaire to the owner, key site manager, and occupants of the subject property, as appropriate, according to the protocol described in Section 9 of ASTM E 1527, and will report the findings of the interview, review and analyze the information obtained, and render a professional opinion on the findings in the report.

IV. INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS {Section 10}

Pacific Edge will enter a request for information regarding recognized environmental conditions on the subject property with at least one local government agency with jurisdiction over the subject property, according to the protocol described in Section 10 of ASTM E 1527, and will report the findings of the interviews, review and analyze the information obtained, and render a professional opinion on the findings in the report.

V. EVALUATION AND REPORT PREPARATION {Section 11}

Pacific Edge will prepare and issue a Phase I Environmental Site Assessment report of this investigation to the client only, according to the protocol described in Section 11 of ASTM E 1527.

VI. NON-SCOPE CONSIDERATIONS {Section 12}

Pacific Edge will include certain items outside the scope of ASTM E 1527, as instructed by the User, into the Phase I Environmental Site Assessment.

**USER RESPONSIBILITIES**

The Fullerton Redevelopment Agency, the User, shall furnish all the materials and perform all the labor necessary to provide to PACIFIC EDGE information in conjunction with certain sections of ASTM E 1527 as follows (applicable section number of ASTM E 1527 indicated by { }):

**I. USER RESPONSIBILITIES {Section 5.0}****A. TITLE RECORDS {Section 5.2}**

User shall furnish a copy of current title records that includes a legal description of the subject property, a list of any recorded environmental liens against the property, and, a list of any recorded activity or land use limitations.

**B. SPECIALIZED KNOWLEDGE OR EXPERIENCE {Section 5.3}**

User shall furnish a written statement that describes any specialized knowledge or experience regarding the subject property.

**C. VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES {Section 5.4}**

User shall furnish a written statement that describes whether the purchase price of the subject property is less than market value of comparable properties, and, if so, whether or not that valuation reduction is due to environmental issues.

**D. REASON (S) FOR PERFORMING PHASE I ESA {Section 5.5}**

User shall furnish a written statement that states the reason(s) for performing the Phase I Environmental Site Assessment on the subject property.

**E. OTHER {Section 5.5}**

User shall furnish a written statement that describes the property type, the type of transaction, and any special circumstances regarding the subject property.

**II. OWNER, KEY SITE MANAGER AND OCCUPANT INFORMATION {Section 9.0}**

The User shall obtain from the Owner, and shall furnish a written statement that lists the names, addresses, and telephone numbers of the Owner, Key Site Manager, and Occupant(s).

**VOLUME II – REPORT EXHIBITS ARE  
AVAILABLE FOR REVIEW AT THE CITY OF FULLERTON  
COMMUNITY DEVELOPMENT DEPARTMENT**