

Table 1.3
Summary of Environmental Assessment Activities for the Catellus Property
5950 Walker Avenue (also 5201 East 60th Street), Maywood, California

Company	Report Date	Laboratory Data Grade	Scope and Summary of Investigation
McClaren Environmental Engineering, Inc.	01/30/89	No Record	<p><i>Property Transaction Environmental Assessment and Phase II Soil Sampling</i></p> <ul style="list-style-type: none"> • Identifies onsite clarifier, aboveground storage tanks (ASTs), isopropyl alcohol storage and loading/unloading areas as possible sources of contamination. • 3 borings (HA-1, SS-3 and SS-4) ranging from 3' to 8' bgs completed in AST area located at terminus of railroad spur. • 2 borings (SS-B1 and SS-B2) collected in north and south portions of site for background data. • Selected samples collected at 0.5', 3', 5' and 8' bgs and analyzed for total petroleum hydrocarbons (TPH), total recoverable petroleum hydrocarbons (TRPH), volatile organic compounds (VOCs), methylene blue active substances (MBAS) and phosphates. • No TPH detected except for SS-4, 0.5' bgs (200 mg/kg). • TRPH at 0.5' from HA-1, SS-3 and SS-4 from 17,000 mg/kg to 49,000 mg/kg, TRPH at ND and 600 mg/kg for background surface samples SS-B1 and SS-B2, respectively. • TRPH at 8' bgs = 90 – 620 mg/kg. • MBAS at 0.5' and 3' bgs from 1.6 – 110 mg/kg, ND at 5' and 8' bgs. • No VOCs detected (only 2 samples from HA-1 analyzed for VOCs). • Report recommends excavation of TRPH impacted soil in an area 60' x 30' x 4' deep. <p>** above scope summary taken from Erler & Kalinowski, Inc. (EKI), 1998</p>
Levine Fricke, Inc.	4/25/89	No Record	<p><i>Work Order No. 1, Recommendations for Further Characterization of Soils</i></p> <ul style="list-style-type: none"> • Recommends further site characterization; specifics are unknown, mentioned in EKI, 1998.

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IT Corporation	11/1/91	No Record	<p><i>Report of Site Investigation</i></p> <ul style="list-style-type: none"> • Assessed extent of soil contamination from AST's and contamination from onsite fire in 1990. • Contents of several drums released to soil during fire including alkyl aryl sulfonic acid, potassium hydroxide, potash solid, sulfuric acid, ammonium hydroxide and soap stock. • Isopropyl alcohol tanks were intact and not damaged by fire (no release). • 5 borings to 21.5' bgs (B6 – B10) completed, sampled every 5'. • 19 samples analyzed for TRPH and 5 for VOCs. • Only 1 TRPH detect of 33 mg/kg in B10 at 20' bgs. • No VOCs detected. • Recommended no further action. <p>** above scope summary taken from EKI, 1998</p>
CTL Environmental	6/11/96	NA	<p><i>Phase I Environmental Site Assessment</i></p> <ul style="list-style-type: none"> • Phase I only, no sampling. • Property operated as household cleaning product manufacturing facility by Safeway Stores, Inc. ~1930 to 1990. • Fire in 1990 led to demolition of buildings. • TPH impacted soil referenced from McLaren report. • Recommends additional sampling in former clarifier area.
Erler & Kalinowski, Inc.	8/22/97	C	<p><i>Phase II Environmental Site Investigation Report</i></p> <ul style="list-style-type: none"> • 8 soil borings (SB-1 – SB-8) completed ranging from 1.5' to 35' bgs. • Select soil samples analyzed for VOCs, TRPH, semivolatile organic compounds

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Erler & Kalinowski, Inc. (continued)			<p>(SVOCs), total surfactants, total phosphorous/phosphates, total sulfide, ammonia, nitrites/nitrates, ethylene glycol, cadmium and cyanide.</p> <ul style="list-style-type: none"> • Insufficient water encountered for groundwater sampling. • Only VOCs detected were Trichloroethene (TCE) and cis-1,2-Dichloroethene (cis-1,2-DCE) ranging from 2 – 5.1 ug/kg, and chloroform from 4 – 46 ug/kg. • All chlorinated hits found deep (>30') and chloroform found at 15' and 20' bgs. • C₂₀ – C₃₀ hydrocarbons at 10,760 mg/kg found at 0.5' bgs (SB-8) near former loading dock location. • No SVOCs, sulfides, ammonia, cyanide, phenols, ethylene glycol and cadmium detected in analyzed samples. • Surfactants detected in 1 sample (1.9 mg/kg), phosphates detected from 480 – 600 mg/kg and nitrate/nitrite detected from 3 to 18 mg/kg. • Removal of TPH impacted soil and a groundwater assessment is recommended by report. • Also recommends removal of miscellaneous debris scattered throughout site.
ERM-West, Inc.	10/7/97	NA	<p><i>Drum Removal and Disposal</i></p> <ul style="list-style-type: none"> • Report documents removal and disposal of four 55-gallon drums containing an unidentified oily substance. • Drums reported to be in good condition, no soil staining observed below drums. • Drums hauled off site and disposed of by fuel blending and recycling at Systech Corp. of Le Beque, Ca.

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Erler & Kalinowski, Inc.	11/4/97	B	<p><i>Summary and Findings of Additional Phase II Investigations</i></p> <ul style="list-style-type: none"> • 16 soil gas borings (SG-1 – SG-16) sampled at 5' bgs, SG-9 sampled at 5' and 12' bgs. • All samples analyzed for VOCs. • TCE, Tetrachloroethene (PCE), and chloroform detected at 0.01 to 2 ug/L. • TCE appears to be from Pemaco property, PCE and chloroform appear to be from onsite source. • Backhoe exploration done of TPH impacted soil area and misc. debris area. • Only small amounts of stained soil observed (<55 gallons) and only minor amounts of misc. debris observed.
Erler & Kalinowski, Inc.	12/3/97	NA	<p><i>Summary of Findings from a Screening Assessment of Potential Human Health Risk and Soil Cleanup Screening Level for Protection of Groundwater</i></p> <ul style="list-style-type: none"> • Report takes data from previous assessments and uses it to assess risk to human health and groundwater • More detailed risk assessment recommended in Introduction section of report. • Risk assessment assumes TPH impacted surface soil described in previous reports will be removed • Risk assessment uses Department of Toxic Substances Control's (DTSC) Preliminary Endangerment Assessment (PEA) guidelines according to report • Conclusions indicate that VOCs and nitrate/nitrite found in onsite soil and soil gas does not pose a risk to human health (carcinogenic effects = 2×10^{-8} and Hazard Index = 0.003) • VOC levels also found to be below levels that threaten groundwater, no explanation was given as to how calculations were made

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Erler & Kalinowski, Inc.	2/12/98	B	<i>Phase II Investigation Report</i> <ul style="list-style-type: none"> • Same data as 8/22/97 report, but with more complete laboratory data packages.