2.1 SITE OWNERSHIP AND LOCATION

2.1.1 Name of Site Owner

There are various land uses and site owners for the 24 parcels that comprise the approximately 84.7 acre project area. The project area is developed with five multi-family residential complexes, three commercial centers, office buildings, Hope International University, CSUF administrative and academic buildings, and parking. The commercial center located at the northeast corner of the intersection of Chapman Avenue and State College Blvd contains a Mobil gasoline service station. Sayomi's Tailoring and Cleaners is located in the shopping center at the southeast corner of the intersection of Chapman Avenue and State College Boulevard.

The following table is a summary of the current businesses, APNs, and addresses within the project area.

APN	DESCRIPTION	Address
338-101-11	University Crossing Apartments	2404 Nutwood Avenue
338-101-10	Nutwood East Apartments	2456 Nutwood Avenue
338-101-01	Parking lot for Church	
338-112-01	Church of Jesus Christ of Latter Day Saints	2470 Nutwood Avenue
338-112-16	Hope International University Apartments	651 Titan Drive
338-112-03	Hope International University Apartments	601 Titan Drive
338-111-01	Hope International University -	2500 Nutwood Avenue
338-081-01	College Park Office Building-	2600 Nutwood Avenue
338-082-01	University Plaza - Restaurants (The Habit,	2720-2736 Nutwood Avenue;
	Cantania Lounge, Flame Broiler, Which-Wich	680 Langsdorf Drive
	Sandwiches), Office Building-	
338-091-01	Waterton Apartments	600 Langdorf Drive
338-091-02	The Pointe Apartments	2650 College Place
338-091-06	Seif Executive Suites	2601 E. Chapman Avenue
338-091-05	Seif Executive Suites	2651 E. Chapman Avenue
338-091-04	Vanguard Business Center	2751 E Chapman Avenue
338-091-03	Vanguard Business Center	2701 E. Chapman Avenue
338-101-04	Acacia Executive Suites	2501 E. Chapman Avenue
338-101-08	US Bank	2481 E. Chapman Avenue
338-101-09	Commercial Complex with Dollar Tree, Smart and Final, Barber, Spa	2435 – 2475 E. Chapman Avenue
338-101-06	Commercial Complex with Office Depot,	2403-2433 E. Chapman Avenue
	Panera, KFC, Burger King	
338-101-07	Mobil Gas Station	506 State College Blvd
033-420-09	Commercial complex with Big Lots, Goodwill	444-450 State College Blvd;
	Store, Barber, Nail Salon, Family Dental, Liberty	2400-2448 E. Chapman Avenue
	Tax, CopyCo Text Mart, Asian Grill, 5 Guys	
	Burgers and Fries, Opus Bank	
033-420-03	Commercial complex with 99 Cent Store	2450 E. Chapman Avenue
033-420-04	Bank of America	2516 E. Chapman Avenue
033-420-05	Jax Bicycle, Subway, Quickly Chinese Food,	2460 – 2514 E. Chapman Avenue;
	Round Table Pizza, Sayomi's Tailoring and	2520 E. Chapman Avenue
	Cleaners, Ebuy Gold	



2.1.2 Site Location Map

The United States Geological Survey (USGS) topographic maps for the site are the La Habra and Anaheim California Quadrangle. The USGS topographic maps were used as the source for site setting information. The site is located in Orange County at approximately 33.875 north latitude and 117.884 west longitude.

2.2 SITE AND VICINITY DESCRIPTION

- The project area is approximately 84.7 acres in size. Figure 3 shows relevant site and immediately adjacent property features.
- The site currently developed with five multi-family residential complexes, three commercial centers, office buildings, Hope International University, CSUF administrative and academic buildings, and parking, a dry cleaners, dental office, and a gas station.
- The area in the vicinity of the project area is generally characterized by educational and residential uses. State Route 57 borders the site to the east.

2.3 PHYSICAL SETTING

Subsurface explorations were not performed for this evaluation; therefore site geology and hydrology were evaluated on the basis of readily-available public information or references, and/or based upon our experience and understanding of subsurface conditions in the subject property area.

2.3.1 Topography

Topographically, the project area slopes gently to the southwest. Based on a review of the USGS 7.5-minute Topographic Series, La Habra and Anaheim, California Quadrangle Maps, surface elevation of the project area ranges from approximately 235 feet to 219 feet above mean sea level (msl). The project area is located within Township 3 South, Range 10 West, Sections 25 and 36.

2.3.2 Geologic Information

The project site is located in the Peninsular Ranges Geomorphic Province. The Peninsular Ranges Geomorphic Province extends approximately 900 miles southward from the Los Angeles Basin to Baja California, Mexico and is characterized by elongated northwest-trending mountain ranges separated by sediment-floored valleys (Yerkes et al. 1965). The site is situated on the west-central portion of the Lower Santa Ana River Basin, which is part of the Orange County Coastal Plain. The site is located approximately 3 miles northwest of the Santa Ana River and 1.25 miles southwest of the Coyote Hills near the termination of the Anaheim Nose, an anticlinal feature which dips toward the northwest. The Orange County Coastal Plain is a deep structural depression filled with sedimentary rocks that reach thicknesses of 20,000 feet (DWR 1967). The subsurface geology in the region is complex due to the different depositional environments (i.e. continental and marine), folding and faulting that occurred during and after deposition of the sediments in the basin, and periods of erosion and new deposition.

2.3.3 Naturally Occurring Asbestos Containing Minerals

According to the California Division of Mines and Geology (CDMG), no naturally-occurring serpentine rock or rock formations that may contain a significant quantity of asbestos are located in the site vicinity (CDMG 2000).

2.3.4 Ground Water and Surface Water Information

Based on surface topography, surface water at the site generally flows to the southwest. Based on groundwater investigations that occurred at the Mobile gas station located within the project area, groundwater is located approximately 97 feet below ground surface and flows to the southwest.

No natural water bodies are present on the site. The Placentia Storm Channel is located east of State Route 57. Hydrogeologic investigations were not performed on the site for this investigation; therefore, it is unknown to what extent localized variations in groundwater presence and flow occur on the site.

Based on the Water Quality Control Plan for the Santa Ana River Basin (CRWQCB-SAR 2005), the site is in the Los Angeles-San Gabriel River Hydrologic Unit, Anaheim Hydrologic Area Split, Anaheim Hydrologic SubArea Split. The site also lies within the Orange Groundwater Management Zone or Santa Ana Forebay, classified as an area of recharge due mostly to direct percolation of Santa Ana River water. The subsurface lithology in this area is composed of permeable sands and gravels with less extensive and thinner silt and clay units (OCWD 1999 and DWR 1967). Uses of the Orange Groundwater Management Zone, include present or potential beneficial use status for municipal and domestic supply, agricultural supply, industrial services, and industrial process supply.



The Planning Center DC&E reviewed site investigation and remediation reports for the Mobile gas station located at 506 N. State College Blvd. No other sites were identified within or adjacent to the project area as having environmental investigations and remediation



4.1 PAST USAGE OF THE SITE

Past usage of the site was assessed through a review of historic aerial photographs. Copies of historical references reviewed are included in Appendix A.

Based on a review of the historical aerial photographs, the majority of the project area was used for agricultural purposes, primarily citrus orchards with scattered rural residential in the late 1920s through the 1950s. The shopping center south of Chapman was developed in the early 1960s. The orchards were gone by 1968 when development started with the private university, apartments, and shopping center.

4.1.1 Aerial Photographs

Aerial photographs for the site were obtained from EDR for the years of 1927, 1938, 1947, 1952, 1960, 1968, 1977, 1990, 1995, and 2005 and were reviewed for the project area and are included in Appendix A

- 1927 The majority of the project area is being used for agricultural purposes, citrus orchards.
 Roads where State College Blvd and Chapman Avenue are located are apparent. A dirt road
 can be seen where Nutwood Avenue is located. There are scattered structures that appear to be
 rural residences.
- 1938 –The project area appears relatively unchanged in comparison to the 1927 aerial photograph. There are more trees as part of an orchard in the center of the project site.
- 1947 –The project area appears relatively unchanged in comparison to the 1938 aerial photograph.
- 1952 At the northeast corner of the intersection of State College Blvd and Chapman Avenue a structure is located in the vicinity of where the Mobile gas station is located today. The remainder of the project area appears relatively unchanged in comparison to the 1947 aerial photograph.
- 1960 At the northeast corner of the intersection of State College Blvd and Chapman Avenue a
 gasoline service station is apparent where the Mobile gas station is located today. At the
 southeast corner of the same intersection the shopping center is being constructed and
 buildings are located where the Band of America and Opus Bank buildings are located today.
 The remainder of the project area appears relatively unchanged in comparison to the 1952 aerial
 photograph.
- 1968 The orchards are now gone and the private university buildings are now seen in the center of the site. The shopping centers have been developed on the north and south sides of Chapman Avenue at State College. Vacant fields are located to the west and east of the private university. The 57 Freeway is being constructed to the east of the site. Cal State Fullerton is now seen to the north of the site.
- 1977 The site is almost completely developed with the exception of the northeastern portion of the site which is a vacant field. The apartment complexes along Nutwood Avenue have the same configuration as today. The office suites along Chapman Avenue are now apparent.



- 1990 The site is now completely developed with the northeastern area now developed with structures and parking. The remainder of the project area appears relatively unchanged in comparison to the 1977 aerial photograph.
- 1995 –The project area appears relatively unchanged in comparison to the 1990 aerial photograph.
- 2005 –The project area appears relatively unchanged in comparison to the 1995 aerial photograph.

4.1.2 Prior Agricultural Use

Based on a review of aerial photographs the majority of the project area appears to have been used for citrus orchards until sometime between 1960 when there were orchards covering the majority of the site and 1977 when all orchards had been removed.

4.1.3 Mines

Based on the review of historical sources (aerial photographs and topographic maps) and the database search report, there is no evidence to indicate that the site was ever utilized for mining operations.

4.1.4 Illegal Drug Manufacturing

The proposed site was not identified by the California Hazardous Material Incident Report System (CHMIRS) which is maintained by the California Office of Emergency Services and contains information regarding hazardous material incidents such as accidental releases or spills. Drug-related waste was not observed on the site during the site inspection.

4.1.5 Prior U.S. Government Ownership

According to historical aerial photographs the project area has been used as orchards than mixed commercial/residential uses. There is no indication that the property was owned by the U.S. Government or utilized for military operations.

4.2 PAST USAGE OF ADJOINING PROPERTIES

Based on review of historical aerial photographs, the adjoining properties were used primarily as citrus groves, with scattered single-family residential homes until approximately 1960. After 1960, the adjoining properties to the south appeared to consist mainly of single-family residential homes. CSUF was developed to the north by 1977. Residential homes to the west were started in 1977 and built out by 1995. Construction for Stare Route 57 bordering the site to the east is seen in 1968 and completed in the 1977 aerial photograph.

The Planning Center | DC&E utilized the electronic database service Environmental Database Resources (EDR) to complete the environmental records review. The database search was used to identify properties that may be listed in the referenced Agency records, located within the ASTM-specified search radii indicated below:

•	NPL sites:	1 mile
•	CERCLIS sites:	0.5 mile
•	CERCLIS NFRAP sites	Site and Adjoining
•	Federal ERNS:	Site only
•	RCRA non-CORRACTS TSD facilities:	0.5 mile
•	RCRA CORRACTS TSD facilities:	1 mile
•	RCRA Generators:	Site & Adjoining
•	State Hazardous Waste Sites:	1 mile
•	Registered Underground Storage Tanks:	Site & Adjoining
•	State Landfills and Solid Waste Disposal Sites:	0.5 mile
	State Leaking Underground Storage Tanks:	

A review of selected regulatory agency databases for documented environmental concerns on the site, or in close proximity to the site, was conducted by EDR.

A copy of the EDR Report, Dated November 27, 2012 is included in Appendix B.

Two sites were identified within the project area; Mobile gas station at 506 State College Blvd and a former facility that may have been dry cleaners at 2466 Chapman Avenue where Pho Olivia Vietnamese Bistro is currently located. The following is a summary of information about the project area and surrounding properties provided in the EDR Report.

5.1 STANDARD ENVIRONMENTAL RECORDS REVIEW

5.1.1 NPL Sites

The National Priorities List (NPL) is a list of contaminated sites that are considered the highest priority for clean-up by the EPA.

- The project area is not listed on the NPL List.
- The database search did not identify any NPL sites within a one-mile radius of the project area.

5.1.2 CERCLIS Sites

The Comprehensive Environmental Response, Compensation, and Liability Act Information System (CERCLIS) list identifies sites which are suspected to have contamination and require additional investigation to assess if they should be considered for inclusion on the NPL.

• The project area is not listed on the CERCLIS List.



 The database search did not identify any CERCLIS sites within a one-half mile radius of the project area.

5.1.3 CERCLIS-NFRAP Sites

CERCLIS-NFRAP status indicates that a site was once on the CERCLIS List but has No Further Response Actions Planned (NFRAP). Sites on the CERCLIS-NFRAP List were removed from the CERCLIS List in February 1995 because, after an initial investigation was performed, no contamination was found, contamination was removed quickly, or the contamination was not significant enough to warrant NPL status.

- The project area is not listed on the CERCLIS-NFRAP List.
- The database search did not identify any CERCLIS-NFRAP sites within a one-half mile radius the project area.

5.1.4 Federal ERNS List

The Federal Emergency Response Notification System (ERNS) list tracks information on reported releases of oil and hazardous materials.

The project area is not identified on the Federal ERNS list.

RCRA Non-CORRACTS TSD Facilities

The Resource Conservation and Recovery Act (RCRA) non-CORRACTS TSD Facilities List tracks facilities which treat, store, or dispose of hazardous waste and are not associated with corrective action activity.

- The project area is not listed as a RCRA non-CORRACTS TSD facility.
- The database search did not identify any RCRA non-CORRACTS TSD facilities within a one-half mile radius of the project area.

5.1.5 RCRA CORRACTS TSD Facilities

The RCRA CORRACTS TSD Facilities list catalogues facilities that treat, store, or dispose of hazardous waste and have been associated with corrective action activity.

- The project area is not listed as a RCRA CORRACTS TSD facility.
- The database search identified two RCRA CORRACTS TSD facilities within a mile radius of the project area.
 - Trent Tube Division Fullerton Operations located at 2100 E. Orangethrope Avenue approximately 0.9 mile south of the site is listed as at CORRACTS Facility.
 - Globe-Union located at 1550 Kimberly Avenue, approximately 0.92 mile to the southwest
 of the site is listed as a CORRACTS facility.

Based on the distance and regulatory status, these facilities are not expected to impact the project site.

5.1.6 RCRA Generators

The RCRA Generator list is maintained by the EPA to track facilities that generate hazardous waste.

- Three facilities were identified within the boundaries of the project area as RCRA Hazardous Waste Generators. The sites are listed below.
 - Pink Tiger Cleaners located at 2466 Chapman Avenue is listed a RCRA small quantity generator (SQG) and large quantity generator (LQG) with no listed violations. The facility is no longer present and is now the Pho Olivia Vietnamese Bistro.
 - ExxonMobil gas station located at 506 N. State College Blvd is listed as a LQG. No violations were reported.
 - Five Plants Association College Park located at 2501 College Place is listed as a RCRA-SQG and RCRA-LQG. No violations were reported.
- Four facilities were identified as RCRA Hazardous Waste Generators within a mile of the project site:
 - Chevron Service Station No. 9, located at 2950 Nutwood Avenue is listed as a RCRA SQG with no violations noted. .
 - Sevans Shell located at 351 N. Placentia Avenue is listed as a SQG with no listed violations.
 - Award Radiator located at 2319 Commonwealth Avenue is a RCRA SQG with no listed violations.
 - Globe-Union located at 1550 Kimberly Avenue, approximately 0.92 mile to the southwest of the site is listed as a RCRA-LQG.

A Phase 1 Environmental Site Assessment is recommended for the facility located at 2466 Chapman Avenue. No information was available on the type of operations that occurred at the site and the facility may have operated as a dry cleaners prior to the establishment of the restaurant. A Phase I is also recommended for the Five Plants Association located at 2501 College Place to evaluate the type of operations and chemicals used.

5.1.7 State Sites and State Spill Sites

The Cal-Sites database, maintained by the DTSC, contains both known and potential hazardous substance sites.

- The project area is not listed as a State Site or State Spill Site.
- The database search identified the following sites on DTSC's Envirostor website:
 - La Vista High School located at 909 N State College Blvd is listed on Envirostor for school site assessment. A no further action determination was made for the site.
 - Troy High School located at 2200 East Dorothy Lane is listed Envirostor for school site assessment. A no further action determination was made for the site.



- USF/Reddaway located at 300 S State College Blvd approximately 0.34 mile to the south is an active site with preliminary site screening and evaluation under the oversight of the DTSC.
- Hi-Cone located at 500 S State College Blvd approximately 0.4 mile south of the site is an
 active site with preliminary site screening and evaluation under the oversight of the DTSC.
- MDC Center located at 601 S. Placentia Avenue is listed on Envirostor. The database indicates that DTSC is not involved with the site.
- Omni Optical Product located at 360 S. Acacia approximately 0.6 mile south of the site is an active site with preliminary site screening and evaluation under the oversight of the DTSC.
- Guest Distribution located at 190 W Crowther, approximately 0.6 mile to the south east is listed on Envirostor as an inactive site.
- ST Hart Container located at 1901 E Rosslynn Avenue approximately 0.64 mile to the south west is listed as an active site under the oversight of the DTSC.
- Yokohama Tire Corporation located at 601 S Acacia Ave approximately 0.76 miles to the southwest is an active site with preliminary site screening and evaluation under the oversight of the DTSC.
- Kraft Foods In located at 1500 E Walnut approximately 0.77 mile to the southwest is an active site with preliminary site screening and evaluation under the oversight of the DTSC.
- PCA Metal Finishing located at 1726 E. Rosslyn Avenue approximately 0.77 mile to the southwest is an inactive site with the DTSC and was referred to the RWQCB.
- Orange County Paint located at 1710 E. Rosslyn Avenue approximately 0.78 mile to the southwest was recently screened by the DTSC in 2011. DTSC recommended investigation of the site.
- HiTech Solder located at 700 Monroe Way approximately 0.8 mile to the southeast is an inactive site listed on Envirostor.
- Orange Co. Metal Pro located at 1711 Kimberly approximately 0.8 mile to the southwest is an active site on Envirostor. The site is being investigated and remediation is being evaluated for VOCs in the subsurface.
- National Technical located at 1536 Valencia Drive approximately 0.815 mile to the southwest is listed as an inactive site on Envirostor.
- Specialty Extrusion located at 801 S Acacia Avenue approximately 0.835 mile to the southwest is listed as an active site with preliminary screening.
- Trent Tube located at 2100 Orangethrope is located approximately 0.894 mile to the south is a site with DTSC oversight for corrective action.
- Inland Products Inc. located at 1410 E. Walnut Avenue approximately 0.9 mile to the southwest is an active site being evaluated by the DTSC.

• Johnson Controls located at 1550 E. Kimberly Avenue approximately 0.92 mile to the southwest is a corrective action site with land use restrictions.

Based on the distance and regulatory status, these facilities are not expected to impact the project site.

5.1.8 Registered Underground Storage Tanks (USTs)

The State Water Resources Control Board's Hazardous Substance Storage Container Database maintains a list of USTs regulated by the Resource Conservation and Recovery Act. The State Water Resources Control Board's Facility inventory Database contains active and inactive underground storage tank locations.

- There are two registered USTs listed on the project area.
 - Mobil Service Station at 506 N State College Blvd is listed as having registered USTs.
 - College Park Plant located at 2501 College Place is listed as having a registered UST.

5.1.9 State Leaking Underground Storage Tanks

The State Water Resources Control Board Leaking Underground Storage Tank Information System contains an inventory of Leaking Underground Storage Tank (LUST) Incident Reports.

- Two sites located on the project area are listed on the LUST provided by EDR.
 - Shell Oil gas station at 2450 E. Chapman Ave was identified and base on a review of RWQCB's data base, the site was not identified as being located within the project area. At 2340 E. Chapman, approximately 500 feet west of the project site, a LUST site was identified at a Shell station. The site received regulatory closure and is not an open case and is most likely the UST referred to in the database report.
 - Mobile gas station located at 506 N. State College Blvd is listed as having a LUST. The gas station received a no further action determination (NFA) from the RWQB March 2012 following remediation and monitoring at the site.
- The database search identified five LUST facilities within a 1,000 foot radius of the project area.
 - Arco Service Station located at 401 N. Placentia, approximately 650 feet to the southeast is listed as having a LUST. The site is being monitored and groundwater flow is to the southeast, away from the project site.
 - Shell Service Station at 351 N. Placentia, approximately 700 feet to the southeast is listed as having a LUST. The site is being monitored and groundwater flow is to the southeast, away from the project site.
 - M&J Equipment at 450 Placentia, approximately 780 feet to the east is listed as having a LUST. The site received regulatory closure following remediation.
 - Unocal Service Station located at 820 W Chapman, approximately 788 feet to the east, southeast, is listed as having a LUST. Reviewing the RWQCB database, the site is actually



outside the ½- mile radius and is located on West Chapman Avenue not East Chapman Avenue.

• Exxon Service Station located at 901 N Placentia Ave, approximately 989 feet to the east northeast is listed as having a LUST. The site is an active site with monitoring and remediation. Groundwater flow is to the south, cross gradient of the site.

Based on the distances, groundwater flow direction, and regulatory status the LUST sites are not expected to impact the project site.

5.1.10 State Landfills and Solid Waste Disposal Sites

The database search did not identify any Solid Waste Disposal Site within a ½ mile radius of the project area. A recycling center, Renovate Recycling, located at 516 W. Chapman Avenue was identified but is over two miles to the west on West Chapman Avenue.

5.1.11 Dry Cleaners

The Department of Toxic Substances Control (DTSC) Cleaners Facilities database contains an inventory of drycleaner related facilities that have EPA ID numbers.

- No dry-cleaning facilities were identified in the databases searched.
- Two sites were identified as possible dry cleaners:
 - Pink Tiger Cleaners located at 2466 Chapman Avenue where Pho Olivia Vietnamese Bistro is currently located was identified as a generator of hazardous waste in 1986. The facility may have been a dry cleaners that was not placed in the DTSC database.
 - Sayomi's Tailoring and Cleaners at 2460 Chapman Avenue was noted during the site visit.
 The site was not inspected on the inside to evaluate if dry cleaning is done onsite. However,
 based on a phone interview, dry cleaning is done at another location and the site is used
 primarily for alterations.

The Planning Center | DC&E recommends a site-specific Phase I Environmental Site Assessment be conducted to evaluate if the commercial center where Pink Tiger Cleaners was located may have been a dry cleaners to evaluate if a release may have occurred if acquisition of the parcel is planned.

5.1.12 MINES

The Department of Labor, Mines Safety, and Health Administration maintains the Mines Master Index File. The database is updated semi-annually.

- The project area is not listed on the MINES list.
- The database search did not identify any MINES sites adjacent to the project area.

5.2 ADDITIONAL ENVIRONMENTAL RECORDS REVIEW

In conformance with ASTM inquiry was made with representatives of the agencies described below and with the user of this Transaction Screen Process Report.

5.2.1 State of California Division of Oil and Gas Records

A review of California Division of Oil, Gas and Geothermal Resources, Regional Wildcat Map W1-5 (California Department of Conservation 2004) indicated that there are no active or abandoned oil or gas fields on the project area. To the south of the project area, approximately 250 feet south of Chapman Avenue, near Balfour Avenue and S. Derek Drive a plugged and abandoned oil well was identified. The environmental databases reviewed as part of this Phase 0 include the Former Manufactured Gas Sites database (Coal Gas). The project area and surrounding sites were not identified on the Coal Gas database (Appendix B).

