

Phase I Environmental Site Assessment

Project: North Outfall Sewer—East Central Interceptor Sewer
Mission Road at Jesse Street

Study By: City of Los Angeles
Bureau of Engineering
Environmental Group

Date: March 27, 2000

EXECUTIVE SUMMARY

This Phase I environmental site assessment (ESA) provides an evaluation of potential chemical impact to soil and groundwater at the proposed site of a construction shaft related to the North Outfall Sewer—East Central Interceptor Sewer (NOS-ECIS), near the intersection of Mission Road and Jesse Street ("the Site").

Based on observed conditions and public records, Environmental Group (EG) finds a risk of chemical impact to soil and groundwater from former onsite railroad uses and/or from offsite sources. The potential offsite sources include current and former industrial uses of nearby properties. Moreover, at two nearby UST sites, a total of at least seven USTs that formerly contained gasoline and/or other organic compounds were removed, but no environmental assessments were conducted at either site. Additionally, EG did not have rights-of-entry to all properties comprising the Site. As such, EG recommends further investigation of site conditions.

First, EG urges a thorough "walk-through" investigation of the Site by a qualified environmental assessor before finalizing acquisition plans. Because EG did not possess rights of entry to all facilities, EG performed a "long distance" assessment of most of the Site.

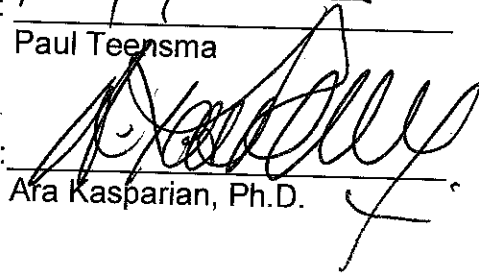
Second, EG advises a Phase II subsurface investigation, focusing on the railroad right-of-way but also including limited sampling at key locations on or near the Site.

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1. INTRODUCTION

On behalf of the City of Los Angeles (the City), the Department of Public Works, Bureau of Engineering, Environmental Group (EG) performed a Phase I Environmental Site Assessment (ESA) of parcels and/or portions of parcels of land identified in Table 1 and collectively referred to herein as "the Site." The Department of Public Works intends to use the Site for locating a construction shaft for use in building the North Outfall Sewer—East Central Interceptor Sewer (NOS-ECIS) project ("the Project"). At the time EG prepared this ESA, the extent of land required at the Site remained undetermined. Figure 1 shows the general location of the Project and Figure 2 shows the layout of the Site. On Figure 2, EG labeled the lots potentially required for the Project as "Lot A" through "Lot D." EG labeled "Lot E" because it serves as a common reference to historical activity at the Site. This ESA also refers to the lots designated as Assessor's Parcel Number (APN) 5171-015-002 as the "Triangular Parcel." The Triangular Parcel is required under all acquisition scenarios. Figure 3 is a photograph of the Triangular Parcel, Figure 4 is a photograph of the buildings occupying Lots A through D, and Figure 5 is a photograph that further illustrates the proximal relationship of the properties composing the Site.

The records examined as part of this ESA include various recent and historic maps and photographs, as well as federal, state, and local government agency records.

1.1. Background

The Project, as planned, will relieve approximately 13 miles (21 kilometers) of the existing North Outfall Sewer (NOS) from an area near the intersection of Rodeo Road and Jefferson Boulevard to an area near the intersection of 4th Street and Mission Road. This section of the NOS is deteriorated and/or hydraulically overburdened.

The City evaluated four project alternatives, including two deep-bore tunnel alternatives (Alternatives A and B) and two cut-and-cover trench alternatives (Alternatives C and D). In 1998, the City chose Alternative B, one of the deep-bore tunnel alternatives, as the preferred NOS-ECIS alternative. Using deep-bore tunnel construction, the Project will involve construction of a subterranean pipe as large as 11 feet (3.4 meters) in diameter.

The Project will divert wastewater from the middle part of the NOS so that the deteriorated sewer can be rehabilitated at some future time, as needed. The Project will also provide additional capacity for anticipated future increases in wastewater flow.

1.2. Location

To accomplish the Project as currently planned, the City must acquire property interests to the parcels that comprise the Site. The property interests required include estate(s) in fee and possibly other interests, depending on which parcels are ultimately required for the Project at the Site and what their use requirements entail. The Site is located roughly at the southwest corner of the intersection of Mission Road and Jesse Street (Figures 1 and 2). An area containing well-traveled railroad tracks and a switching area separates the Site from the Los Angeles River to the west.

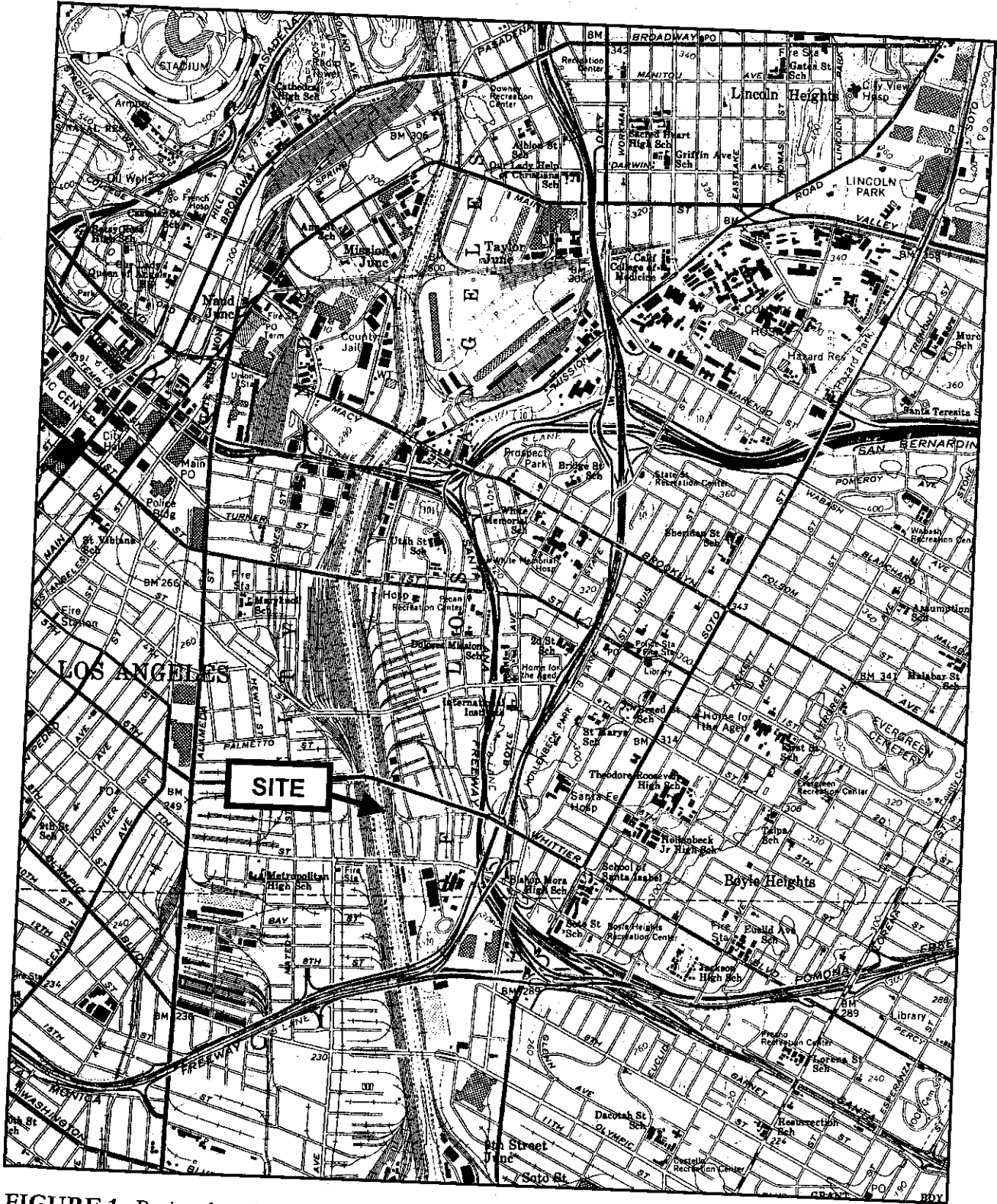


FIGURE 1. Project location.

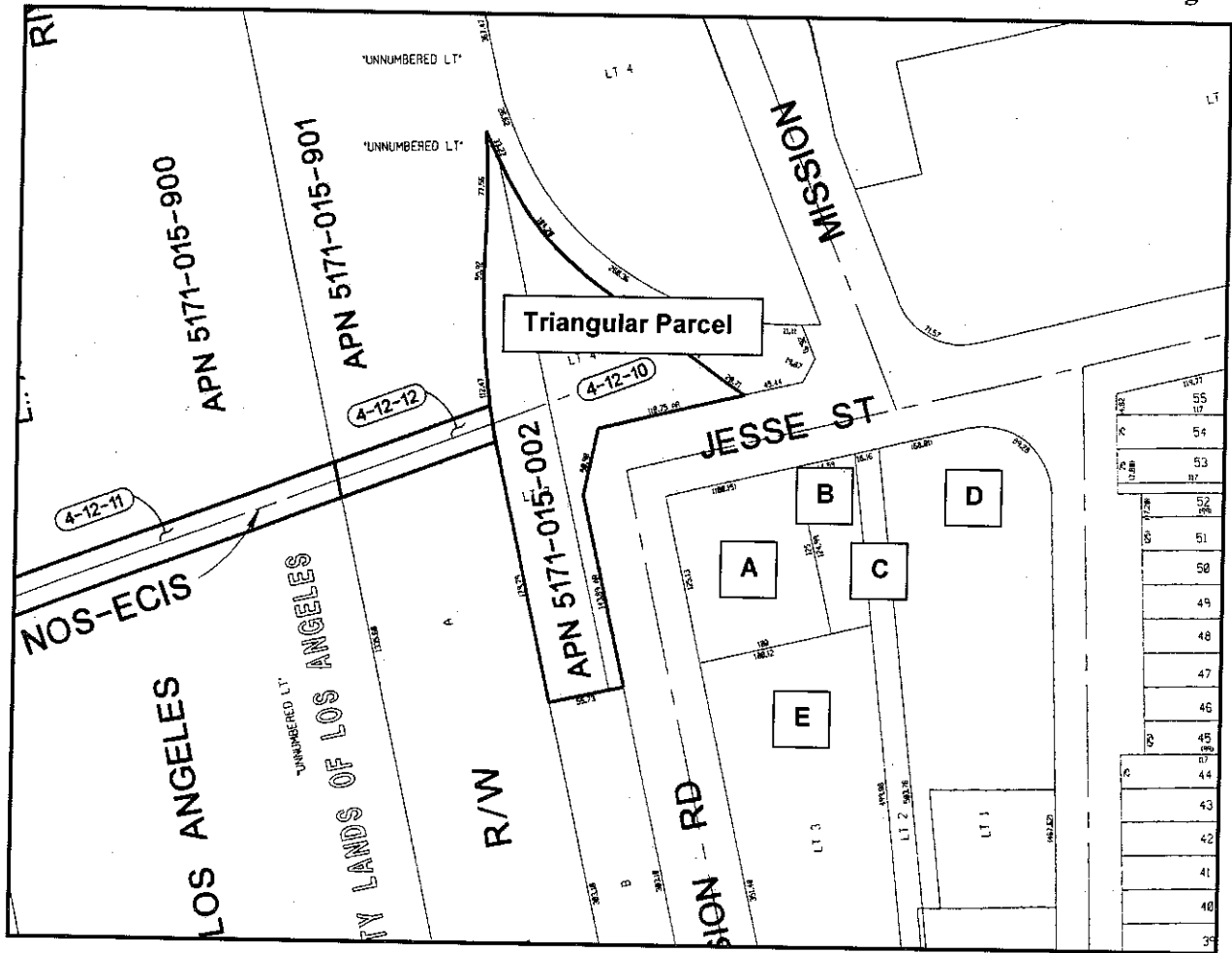


FIGURE 2. Site Map.

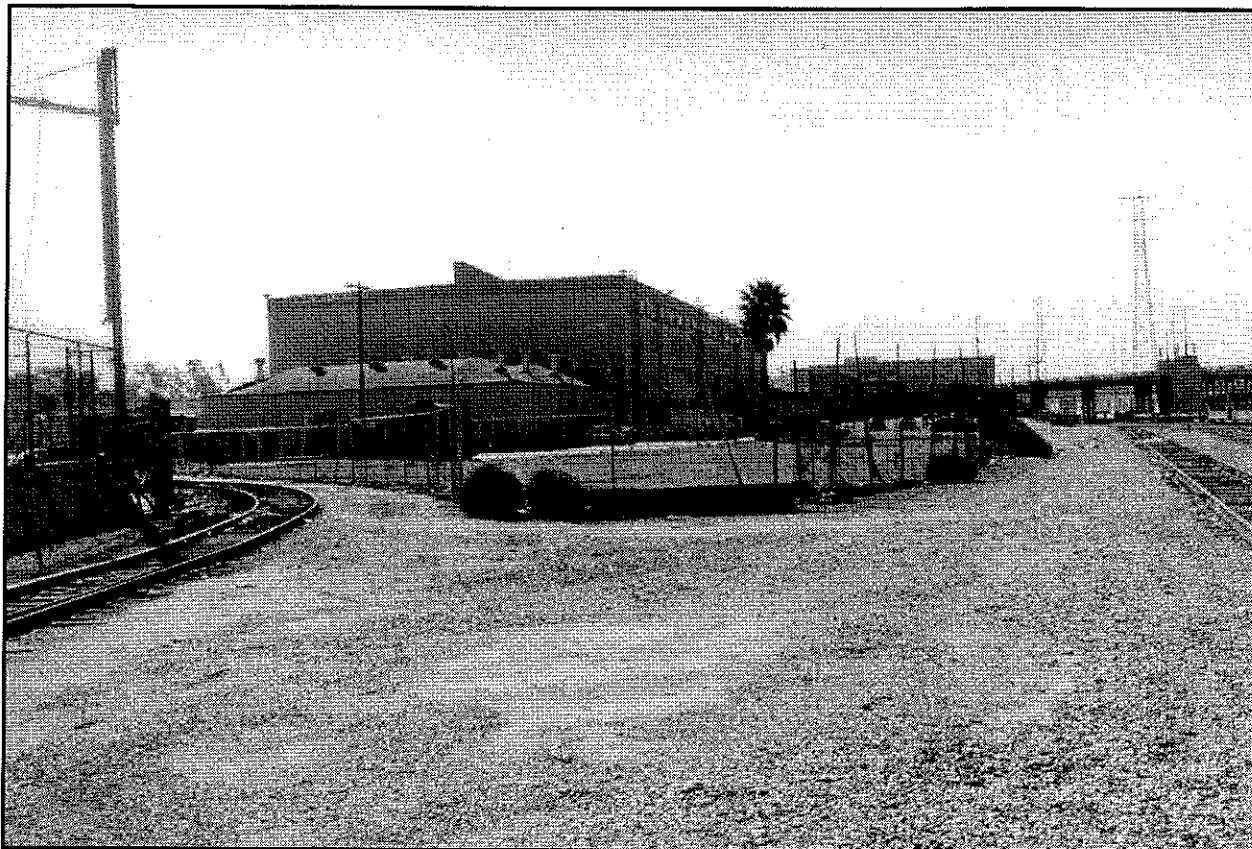


FIGURE 3. Photograph of the Triangular Parcel.

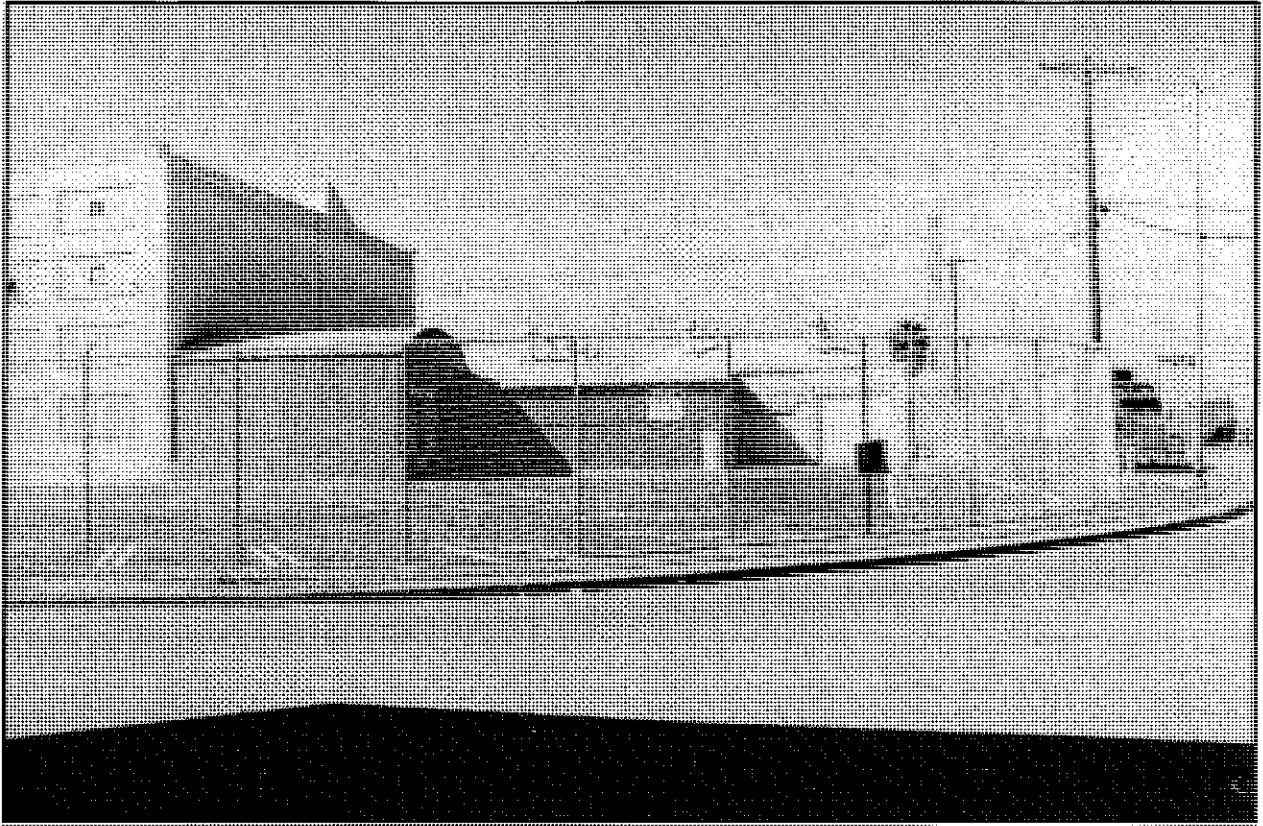


FIGURE 4. Photograph of buildings occupying Lots A through D.

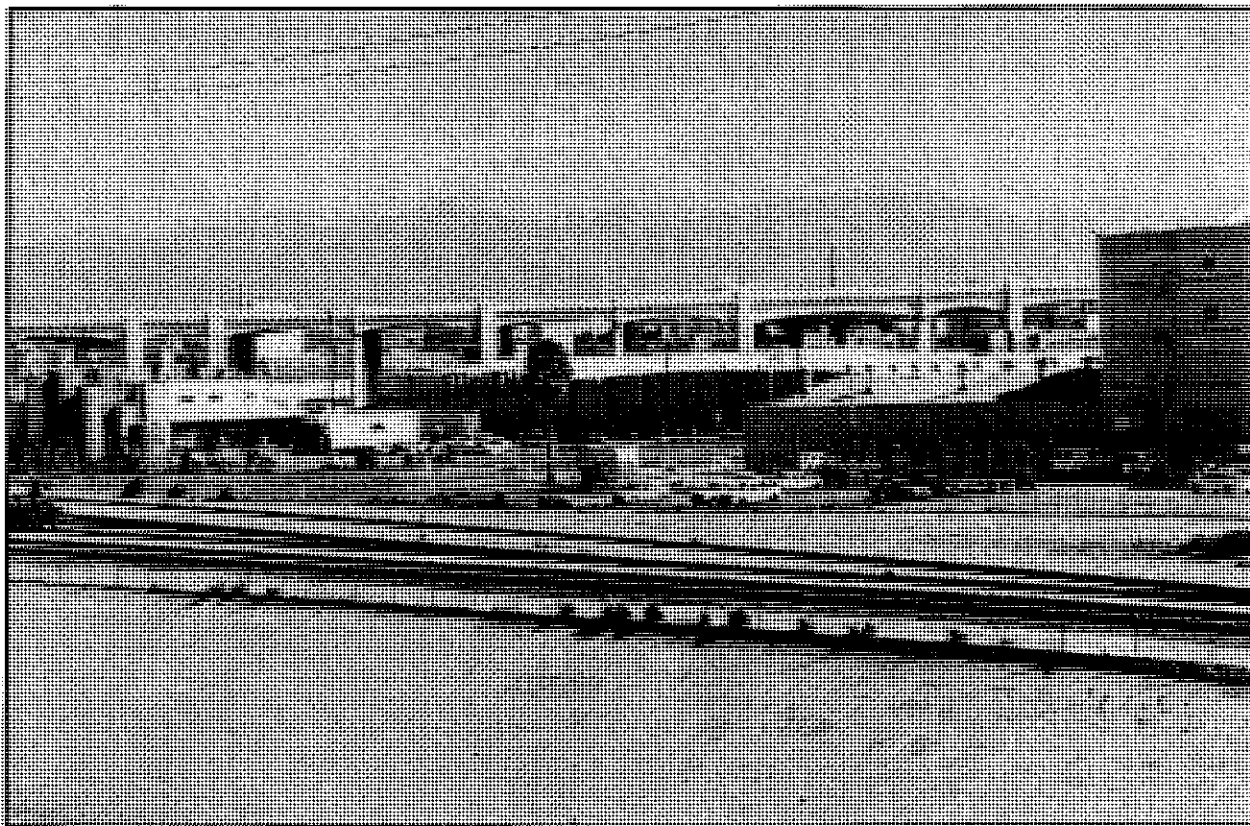


FIGURE 5. Photograph illustrating proximal relationship of parcels comprising the Site.

TABLE 1. List of parcels potentially comprising the Site.

Street No.	Street Name	APN	Current Land Use of Parcels Under Consideration	Estate Required	Comments
651	Mission Road	5171-015-002	Parking lot and semi-abandoned rail right-of-way	Fee	Required for NOS-ECIS construction.
2200	Jesse Street	5171-015-004 (por)	Warehouse(s); parking lot	To be determined	See map for portion of parcel included in study area. When EG prepared this ESA the dimensions of land required remained undetermined.

1.3. Purpose and Scope of Work

Presence or use of hazardous material or generation of hazardous waste on or near a property can potentially diminish the property's value due to the relatively high cost of hazardous waste cleanup and disposal (most commonly, contaminated soil and/or groundwater). In addition, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) imposes liability on parties responsible for contamination caused by hazardous substance releases. Also under CERCLA, however, an "innocent landowner" defense is available to an owner or purchaser who demonstrates that they conducted "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice." With these things in mind, this ESA aims to evaluate the likelihood of environmental degradation to the Site caused by hazardous materials or wastes.

1.4. Assumptions and Limitations

EG bases the findings and recommendations in this report on the results of a visual reconnaissance of the Site and a review of environmental records as described herein. The scope of work did not include any sampling or chemical analyses of soil, water, air, and/or other materials. At the time EG performed this ESA, EG was not authorized to enter the properties comprising the Site, thus restricting EG's physical access to the properties. As such, EG made all observations noted herein from properties adjacent to the Site and open to the public, and from public rights of way.

Professional opinions expressed herein apply to the conditions and standards applicable at the time of investigation. Passage of time may result in changed environmental circumstances at the Site and surrounding properties. Regulatory standards applicable to the Project may change as a result of new legislation, court decisions, or changes in implementation guidelines.

Findings and recommendations in this report reflect EG's opinion based on the sources cited only and should not be considered as legal opinions. The sources cited are believed but not guaranteed to be reliable. EG is not responsible for information withheld or incorrectly reported by agencies, clients, or other sources.

2. SITE DESCRIPTION

2.1. Site Features, Facility Information, and Land Use

EG staff visited the Site during March 2000 as part of this ESA. All descriptions and observations of the Site reflect conditions during the time of the Site visit. Similarly, EG documented selected conditions with photographs during the site visit and, hence, photographs contained in or attached to this report reflect conditions at the time.

Parcels comprising the Site represent a relatively narrow range of uses, including vacant land, semi-abandoned railroad right-of-way, and commercial warehouses. Table 1 lists the parcels and includes the land use observed by EG.

During EG's site visit, EG observed no air pollution control equipment at any properties within the Site. EG noted no electrical transformers on the Site. EG found no evidence of floor drains, sumps, septic tanks, leach fields, process wastewater sewers, aboveground tanks, lagoons, pits, or similar disposal and/or storage areas on the Site.

Of particular concern, EG observed railroad ties and isolated railroad tracks chronicling a former rail spur that crossed the Site. Figure 6 shows the location and remains of part of this spur. Although EG noted no particular chemical impacts, railroad uses commonly cause negative environmental impacts to soil and groundwater.

Because EG did not perform "walk through" inspections of the properties comprising the Site, EG cannot reach informed conclusions regarding environmental conditions that may have been out of view. Examples of environmental conditions of concern that often can be assessed only by comprehensive site visits include, among others:

- Floor drains, sumps, pits, trenches, liquid clarifiers, oil/water separators, etc.;
- Underground storage tank (UST) plumbing fixtures;
- Evidence of spills or other discharges;
- Chemical storage areas;
- Air pollution control equipment;
- Onsite groundwater wells; and
- Abandoned equipment containing chemical residues.

Additionally, onsite inspections often encounter lead-based paints and/or asbestos. Testing for these concerns does not fall within the scope of this ESA, but often a "walk through" investigation can assist in determining target areas for such analytical testing.

Thus, to better characterize conditions, EG urges thorough onsite assessment of the Site by a qualified environmental assessor. Because EG did not gain full access to all properties, particularly the warehouse properties, EG performed a "long distance"

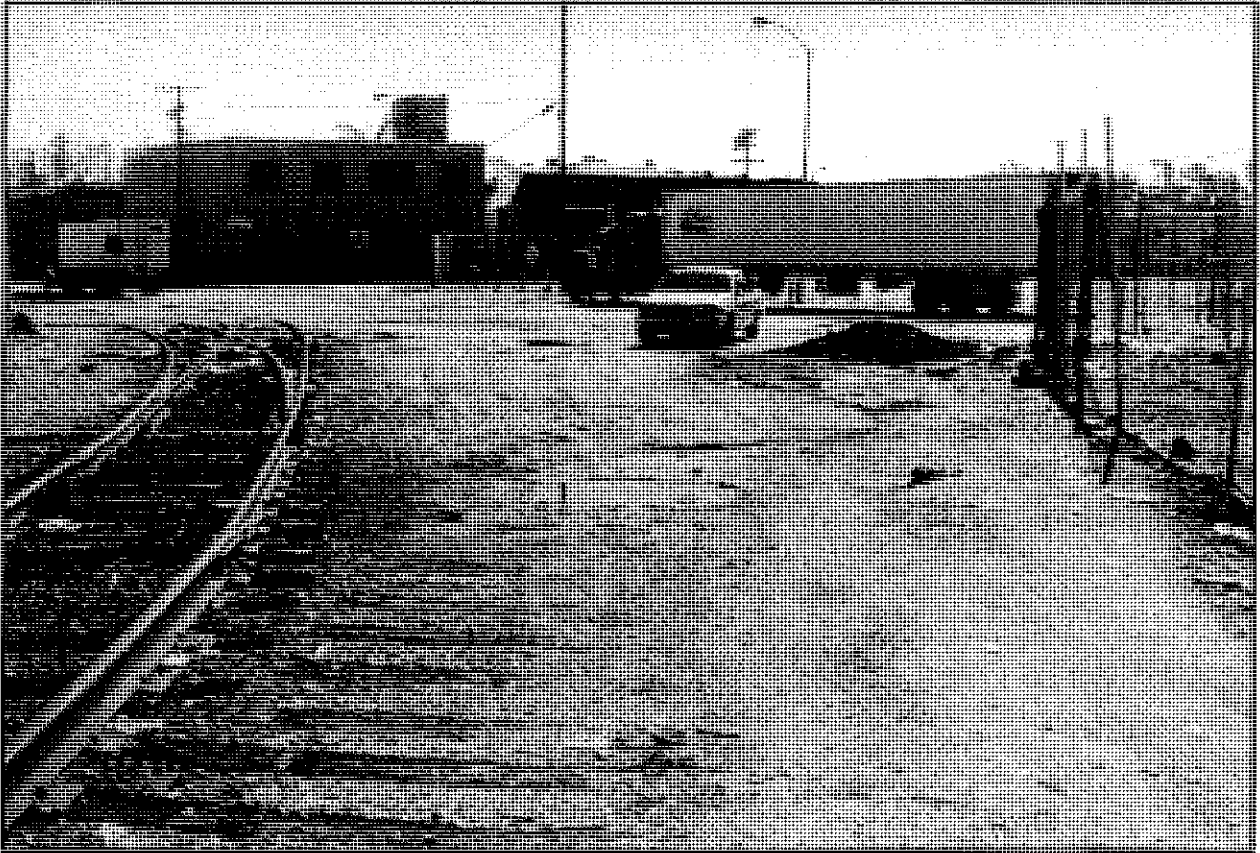


FIGURE 6. Remains of railroad spur on Triangular Parcel and continuing on Lot C (behind tractor-trailer rig).

assessment of much of the Site. As such, before finalizing acquisition plans EG advises a thorough "walk-through" investigation of each property considered for acquisition.

2.2. Housekeeping / Waste Management

During the site visit, EG noted two issues of potential environmental concern. First, EG observed a partially dismantled automobile in the gated parking lot at 651 S. Mission Road. Automobile dismantling and repair sometimes results in releases of hazardous materials and accumulation of such releases could seriously impact soil and/or groundwater. However, as shown in Figure 7, from EG's remote perspective there is no evidence that chemical releases occurred during the dismantling of this automobile, nor does it appear that such dismantling is common practice at this location. Second, EG noted some apparent unauthorized dumping of wastes, including fragmented, weathered asphaltic concrete, at an unfenced portion of the Triangular Parcel.

Again, in order to increase the chances of finding materials that pose a possible risk to the environment, EG urges inspection of all properties comprising the Site by a qualified environmental assessor upon receiving rights of entry.

2.3. Geological and Hydrogeological Features

The Site does not lie in an area where "historic occurrence of liquefaction, or local geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacements" or where "previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface conditions indicate a potential for permanent ground," according to the Official Map of Seismic Hazards, released by the California Department of Conservation, Division of Mines and Geology on March 25, 1999. Appendix A contains a copy of this map together with explanations and qualifications.

According to a 1973 geologic map of Los Angeles prepared by the Bureau of Engineering and modified from California Department of Water Resources Bulletin Number 104, dated 1961, the soils underlying and surrounding the Site are composed mostly of Quaternary alluvium. This assessment is also consistent with other, larger-scale maps that EG reviewed.

EG noted no drinking water or monitoring wells on the Site. Reports prepared by Geotechnical Services address the geology and hydrogeology at or near the Site. As such, please contact Geotechnical Services at (213) 847-4008 to discuss recent work performed by Geotechnical Services in the area of the Site.

2.4. Pre-Historic and Historic Cultural Resources

The Construction Phase Cultural Resources Monitoring and Treatment Plan (Cultural Resources Plan or CRP), dated February 2000 and prepared for the NOS-ECIS Project, page 9, reports that the tunnel corridor east of Alameda Street, along the Los Angeles River and including the Site, has a high sensitivity for prehistoric deposits. The CRP continues, "[t]he proximity to a large, permanent water source (the Los Angeles River) would have provided an attractive area for prehistoric habitation or resource



FIGURE 7. Partially dismantled automobile on Triangular Parcel.

procurement.” The CRP cites as an example that just northeast of the Site researchers located a site “containing abundant historical features and deposits overlying a large prehistoric cemetery possibly related to the ethnohistoric village of *Yaanga*.”

The CRP further characterized the sensitivity for historic archeological resources near the Site as “moderate.”

The CRP contains additional information regarding cultural resources near the Site and describes sensitivities related to those resources at this portion of NOS-ECIS.

2.5. Other Field Observations

EG noted no other unusual conditions on the Site, such as discolored soils, discolored standing water, or unusually distressed vegetation. However, EG observed conditions that prompt concern at nearby properties, as described below.

3. RECORDS REVIEW

This report gives a brief description of available data from each source studied, followed by a summary of information obtained from that source and within the study zone specified.

3.1. United States Geological Survey Topographic Maps

EG reviewed United States Geological Survey (USGS) topographic maps from various years. The earliest map EG reviewed was a 1900-edition USGS topographic map, reprinted in 1927, and based on an 1894 survey. This map shows the Site and immediate vicinity as undeveloped, except for a single railroad track immediately appurtenant to and parallel with the Los Angeles River. The area is generally vacant, between and in contrast with the downtown area and the nearby Los Angeles "suburbs" of Brooklyn Heights and Boyle Heights. Shown in Figure 8 is a copy of part of this map.

EG reviewed topographic maps dated 1927 and 1928; both are based on a 1925 survey and exhibit no differences between the two that are germane to the Site. Although urban development proliferated, only limited development existed near the Site. Mission Road and Myers Street extended north from 7th Street, but did not continue north beyond what is now Jesse Street. The large warehouse building now marked as 2155 7th Street existed, as did a now-gone smaller structure immediately to the east and several smaller buildings along Myers Street. Railroad use expanded dramatically from that shown on the 1900 map described above and railroad switching spurs possibly occupied the Site. Figure 9 shows the 1928 edition map.

Figure 10 is a 1981 photorevised version of a 1966 topographic map for the area, with minor revisions prepared in 1994. This map shows conditions similar to those found today. EG also reviewed the 1972 and 1981 photorevised versions of this map and found that no changes appear to affect the Site, although properties in surrounding areas showed increased development over time.

3.2. Historic Insurance Maps

The Cultural Resources Plan reports that according to a 1906 Sanborn fire insurance map, dated 1906, "neither Mission Road nor Jesse Street have been built." This section describes insurance maps analyzed by EG.

Baist's Real Estate Atlas

Review of Baist's Real Estate Atlas dated 1921 indicates that the area was mostly undeveloped by uses other than the railroads, although subdivision of land had begun and scattered buildings occupied the land. A large structure occupied the site now occupied by the building labeled "Holtzman Office Furniture Co." and marked as 2155 7th Street. The structure, labeled as "Salt Lake [Railroad] Automobile Dock," appears to have the same dimensions as the building there today. However, the 1969 Sanborn map suggests that the current building was constructed in 1923. Additionally,

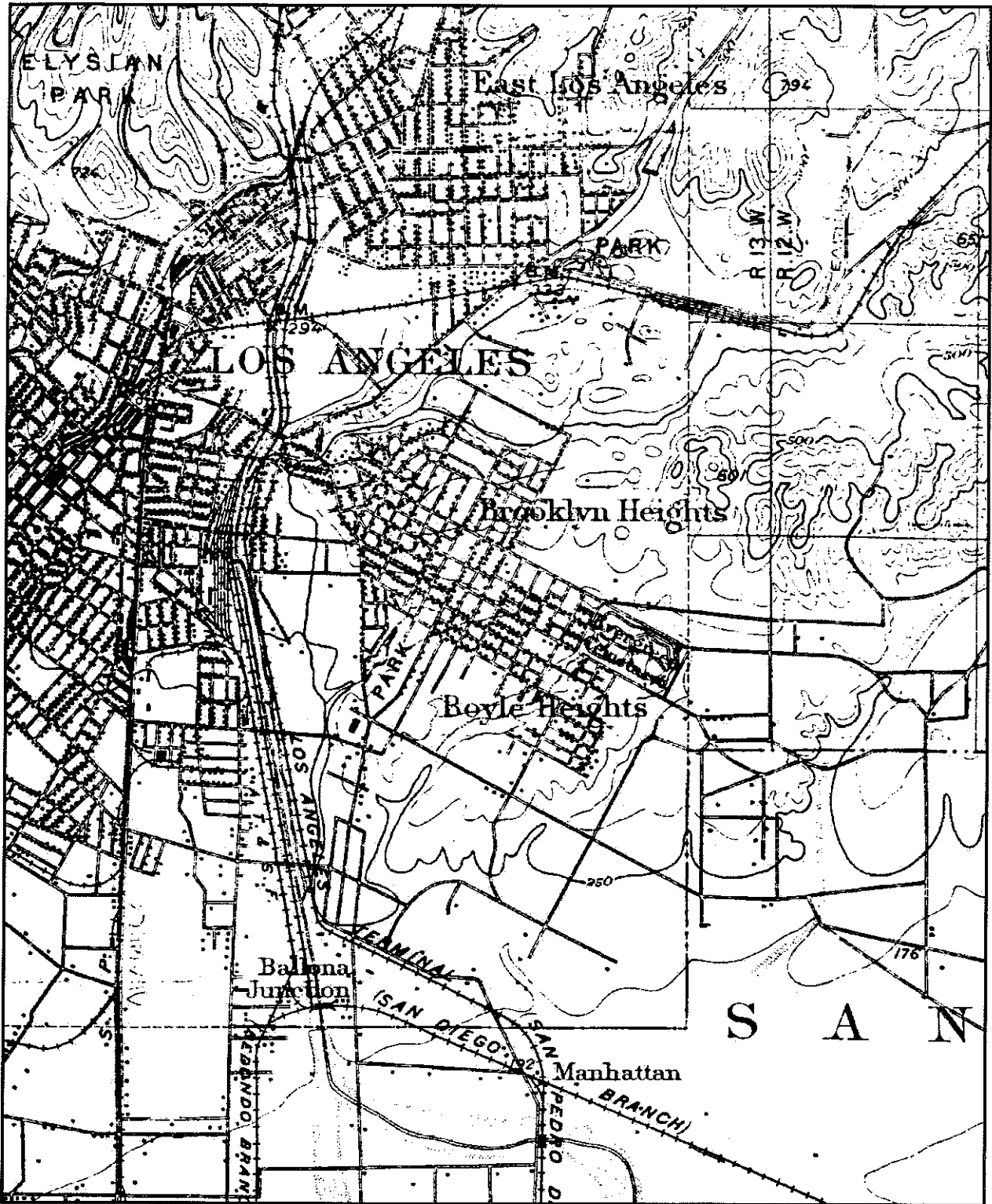


FIGURE 8. 1900 USGS topographic map.



FIGURE 9. 1928 USGS topographic map.

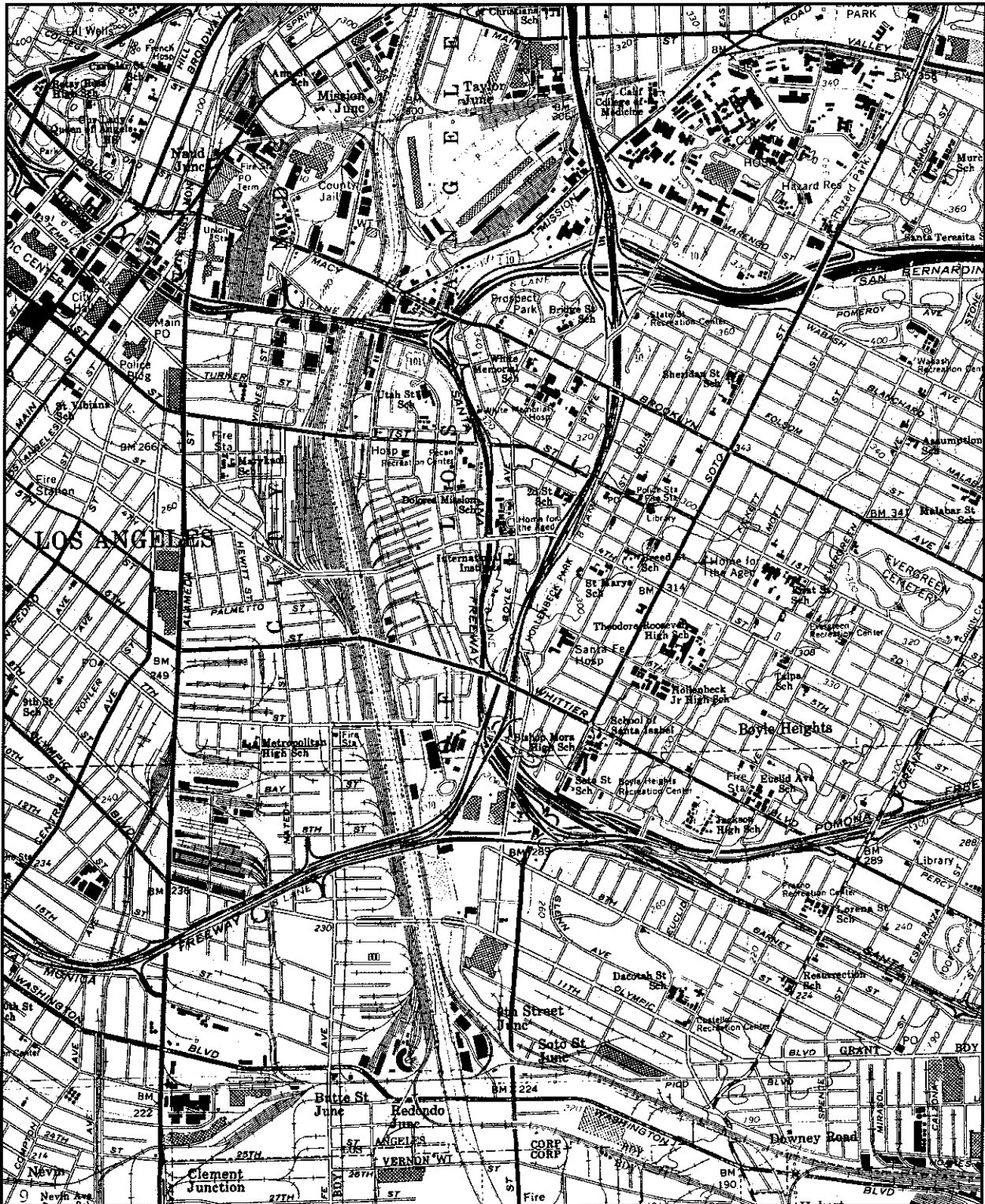


FIGURE 10. 1994-updated 1966 USGS topographic map.

a large lumberyard occupied the area where Jesse Street would later be built and to the north. The map shows emerging streets in the area of the Site. The railroad switching yard occupied a much larger area than it does today, particularly in the area immediately north of the Site. Figure 11 is a copy of that portion of the 1921 Baist's Real Estate Atlas corresponding to the Site.

Sanborn Fire Insurance Maps

EG also reviewed Sanborn maps dated 1930, 1939, 1940, 1952, 1953, 1954, 1955, 1956, and 1969. California State University at Northridge owns the copies of the 1930s through the 1950s maps viewed by EG and does not permit users to copy the maps. However, since the City of Los Angeles owns a collection of Sanborn maps from circa 1969; EG included the 1969 Sanborn maps examined for this ESA in Appendix B.

The 1930 Sanborn map shows scattered development in the area. This map shows Mission Road extending north from 7th Street and terminating at approximately where it meets Jesse Street today. East of Mission Road, on Lot E of Figure 2, is what seems to be the multistory warehouse that exists today. Lot A of Figure 2 is shown to be vacant; however, the handmade base map was "pasted over" with blank paper at this location. This indicates that although in 1930 the parcel was vacant, a building or buildings formerly occupied the site. EG found no earlier map indicating the nature, construction, or uses of the building(s). The 1930 map identified the Lot E building as occupied by "furniture manufacturing."

Viewing the 1939 Sanborn map, EG noted that the area surrounding the Site had become heavily industrialized. These industrial uses include battery manufacturing, lacquer manufacturing, machine shops, foundries and casting facilities, carpet cleaning and repair, automobile repair, automobile painting, and more. By this time, the road that is now Jesse Street existed and Mission Road was contiguous. Figure 12, a current easement map obtained from NaviGate LA!, shows the approximate former alignment of Mission Road. The 1940 Sanborn map suggests little change from the 1939 map.

The 1952 Sanborn map shows buildings on Lot A that appear to be those that exist on that property today and their use is indicated as part of the "Los Angeles Furniture Mart (Display)." This is also the use described in 1952 for the pre-existing building that occupied Lot E. The other maps EG viewed from the 1950s show approximately the same conditions, but with development continuing in the vicinity, including a particular increase in food processing plants. These maps also show reconfiguration of the railroad tracks and surface streets. During this time, the two portions of Mission Road now separated by Jesse Street were confluent and the road crossed over the eastern portion of the Triangular Parcel. Similarly, the railroad spur that supported Lot A and Lot E crossed over the eastern portion of the Triangular Parcel. Additionally, another railroad spur occupied the western portion of the Triangular Parcel and served a now-gone warehouse between Mission Road and the main railroad tracks, south of the Site.

On the 1969 map, the Site appears developed much as it remains today. Most particularly, the street alignments stabilized to the conditions that now exist. Notably, many site uses changed from previous years, yet remained mostly industrial and

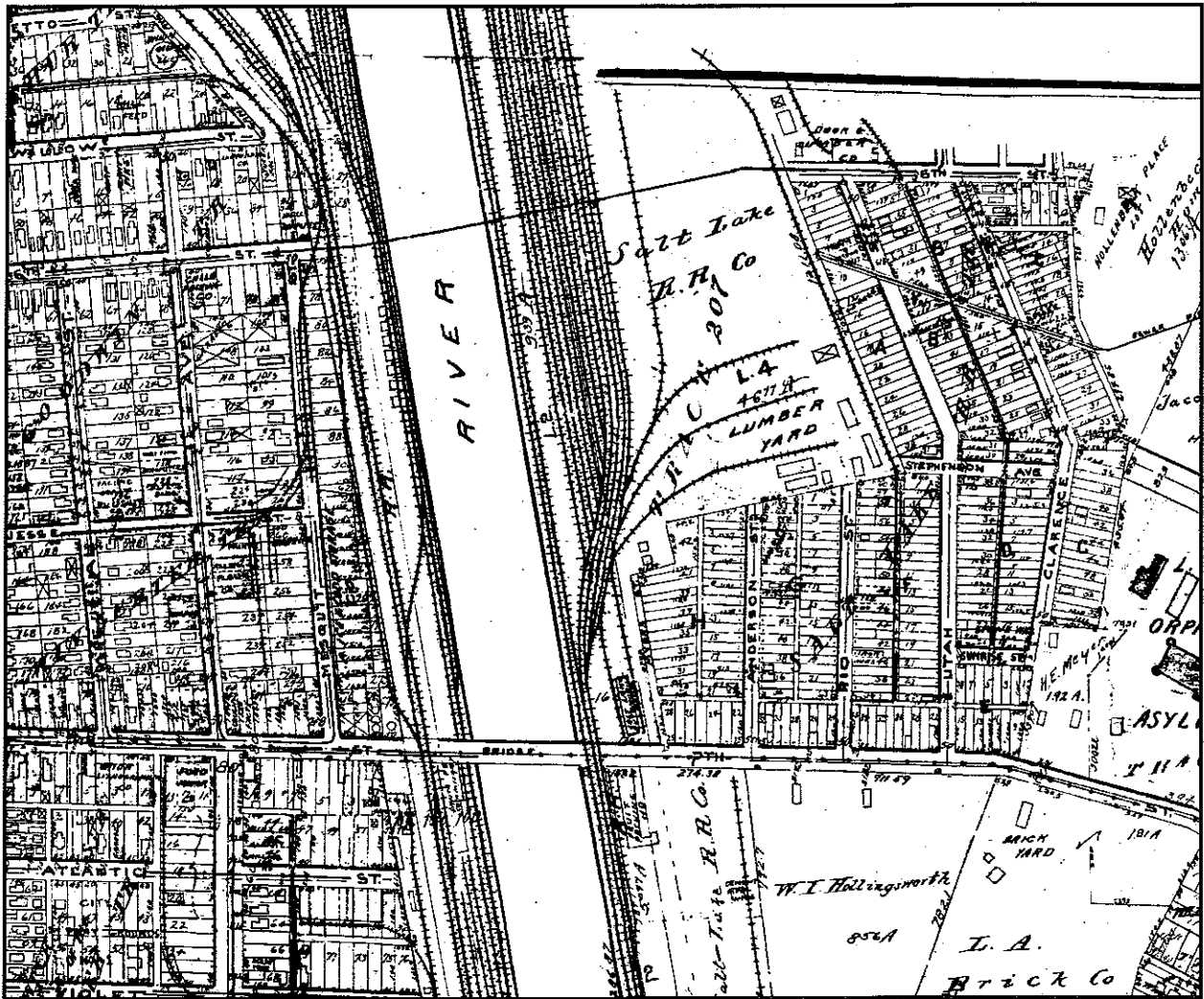


FIGURE 11. 1921 Baist's Real Estate Atlas.

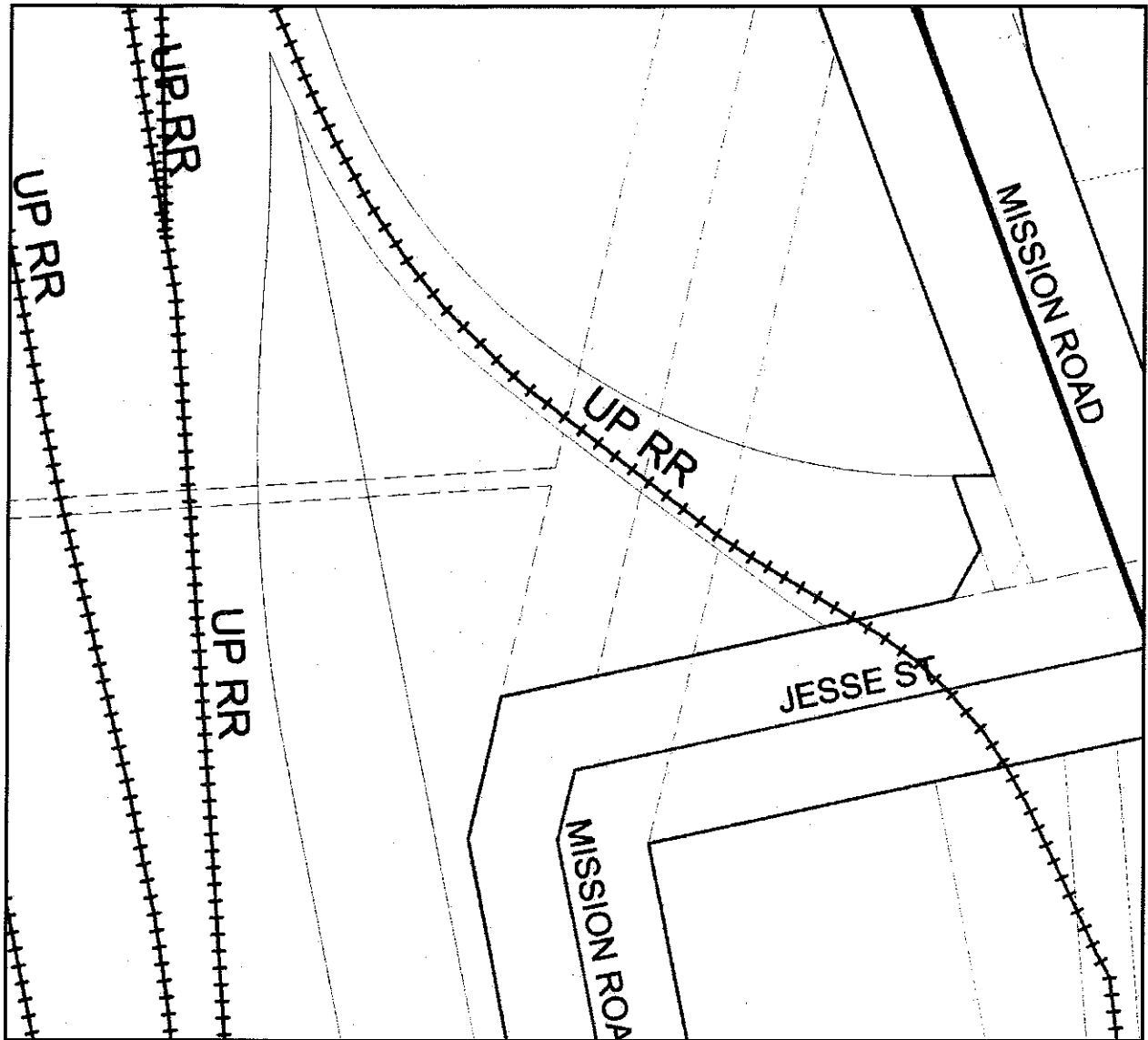


FIGURE 12. Easement map from NaviGate LA! Light-gray, dashed lines show former alignment of Mission Road.

commercial, much as they are to this day. The 1969 map shows railroad alignments generally matching those from the 1950s. Again, Appendix B contains copies of the 1969 Sanborn maps.

3.3. Aerial Photographs

EG reviewed aerial photographs of the Site taken during 1938 and 1990. The 1938 aerial photograph shows several objects or small buildings in three series occupying the Triangular Parcel. However, due to the photographs scale and quality, EG could not identify the objects. The area immediately north of the Site appears undeveloped and the lumberyard identified from historic maps is gone. Buildings occupy all parcels along the east side of Myers Street. At the time of this photograph, Mission Road did not yet continue north directly from Jesse Street. Additional structures surround the building on Lot E, but their use is not readily apparent. Figure 13 is a copy of the 1938 photograph. The 1990 aerial photograph shows conditions essentially as they exist today.

3.4. Federal Environmental Records

This section includes short descriptions of the databases searched.

Aerometric Information Retrieval System

United States Environmental Protection Agency (USEPA) information on air releases is contained in the Aerometric Information Retrieval System (AIRS), a computer-based repository for information about air pollution in the United States. This information comes from reports regarding various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants that they produce. Air release information specifically relates to industrial plants and their components (stacks, points, and segments, etc.).

Resource Conservation and Recovery Information System

The Resource Conservation and Recovery Information System (RCRIS), a national program management and inventory system about hazardous waste handlers, contains hazardous waste information. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste must provide information about their activities to state environmental agencies. These agencies, in turn, pass on the information to USEPA. RCRIS is governed by the Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984 (HSWA).

RMP*Info™

RMP*Info™ includes Risk Management Plans (RMPs) submitted by facilities under Section 112(r) of the Clean Air Act. These plans contain information about the Risk Management Programs that facilities must implement to prevent and prepare for chemical accidents. RMPs contain a summary of information about each facility's Risk Management Program. USEPA estimates that it required over 64,000 facilities to submit RMPs by June 21, 1999. Many different industry sectors submit RMPs,



FIGURE 13. 1938 aerial photograph.

including large and small businesses: Facilities must update RMPs at least every 5 years, or more frequently if there are important changes required in their prevention program (such as the introduction of a new regulated chemical into their production process). USEPA stores RMPs in RMP*Info™ for 15 years after receipt.

Superfund

Superfund is a program administered by USEPA to locate, investigate, and clean up the “worst” hazardous waste sites throughout the United States. These sites include abandoned warehouses, manufacturing facilities, processing plants, and landfills. USEPA administers the Superfund program in cooperation with individual states and tribal governments. This Superfund database is commonly known as the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database.

Biennial Reporting System

The Biennial Reporting System (BRS) is a national system that collects data on the generation, management, and minimization of hazardous waste. This system captures detailed data on the generation of hazardous waste from large quantity generators and data on waste management practices from treatment, storage, and disposal facilities. The facilities report data to USEPA on even years about the previous year's hazardous waste activities. USEPA provides reports on hazardous waste generation and management activity that accompany the data files.

Toxics Release Inventory

The Toxics Release Inventory (TRI) contains information about more than 650 toxic chemicals used, manufactured, treated, transported, or released into the environment. Manufacturers must report to the EPA and state and local governments the locations and quantities of chemicals stored onsite. The database provides basic facility information and chemical reports that tabulate air emissions, surface water discharges, releases to land, underground injections, and transfers to offsite locations.

Permit Compliance System

The Permit Compliance System (PCS) provides information on entities with permits to discharge wastewater into rivers. The system includes information on when a permit was issued and expires, how much the entity is permitted to discharge, and the actual monitoring data showing what the entity actually discharged.

Properties within the Site Identified in Federal Records

Searches of the above-listed federal databases discovered no records of listed sites within the Site.

Appendix H contains a summary of sites for which there are federal records reported within Zip Codes 90012, 90013, 90021, 90023, and 90033—the five Zip Codes within a 1-mile radius of the Site.

3.5. California State Records

This section includes a brief description of each data source searched.

California Wildcat Maps

Appendix C contains an oil exploration, or Wildcat, map of the Site vicinity. The map was produced by the California Division of Oil and Gas. No oil wells appear to have been drilled on the Site, but in 1948 one oil well was drilled roughly due west of the Site, apparently on the river's bank, and several wells were drilled within an approximately 1-mile radius of the Site. According to the map, these wells were deemed commercially unproductive and, consequently, plugged and abandoned. Within 1-mile of the Site, the margins of two identified oil fields also exist, including the Boyle Heights Field and the Union Station Field.

California Facility Inventory Database

California Environmental Protection Agency (CalEPA) created the Facility Inventory Database (CalFID) to "facilitate the identification of complete environmental regulatory profiles for facilities." Essentially, it is a compilation of data from various other databases, mostly from CalEPA. The CalFID database listed no sites within the Site. Please refer to Appendix D for the complete CalFID inventory list of identified in the Zip Codes located within one mile of the Site. Appendix D also contains a summary description of the databases searched.

California Regional Water Quality Control Board, Los Angeles Region, LUSTIS Database

The California Regional Water Quality Control Board, Los Angeles Region (LARWQCB) makes available the State Water Resources Control Board Leaking Underground Storage Tank Information System (LUSTIS) database. The LUSTIS database listed no LUST sites within the Site. Appendix E contains all LUSTIS sites identified in the Zip Codes located within one mile of the Site.

3.6. Local Records

Because review of local records require manual searches, EG focused its search of local records to those properties within the Site or identified in other searches as having a possible impact to the Project.

City of Los Angeles Department of Building and Safety, Historic Building Permits

The City of Los Angeles maintains a database of historic building permits obtained from 1905 through 1979. The search identified no properties of concern within the Site. Appendix F contains historic building permit information gathered from this database.

City of Los Angeles, Department of Building and Safety, Historic Certificates of Occupancy

The City maintains a database of historic certificates of occupancy (COFOs) obtained through 1978. EG found no historic COFOs for properties within the Site suggesting

uses likely to have an adverse affect upon the environment. Appendix G contains historic COFO information.

City of Los Angeles Fire Department Fire Prevention Records

The local oversight agency for most environmental concerns near the Site is the Los Angeles Fire Department (LAFD). As part of fire prevention, LAFD maintains files on USTs, including leaking USTs (LUSTs). A search of LAFD's records discovered no records of USTs at the Site.

City of Los Angeles Fire Department Hazardous Materials Records

LAFD maintains the Hazardous Substances Business Plan records for the City. This is an inventory of hazardous materials stored on the premises of businesses and public facilities, reporting quantities greater than 55 gallons, 500 pounds, or 200 cubic feet. A search of these records found no hazardous substances stored on the Site.

4. OTHER HISTORICAL EVENTS

Except for the possible concerns described above, EG found no other evidence of environmental concern during the file reviews described in this document for any of the properties comprising the Site. That is, EG found no evidence of fires, explosions, other onsite hazardous materials releases, and/or environmental compliance fines or enforcement actions.



5. SITE VICINITY DESCRIPTION AND ENVIRONMENTAL CONCERNS

EG observed adjacent properties during the March 2000 site visit. EG made observations by walking and driving on public streets and sidewalks. EG did not enter any property not open to the public nor question nearby business owners. The area is mostly industrial, although some commercial establishments also exist.

East of the Site, on the southeast corner of Jesse Street and Myers Street, a business known as "Environmental Transloading Services" or "ETS" formerly operated at 654 Myers Street. This site did not appear on any databases of environmental information searched by or on behalf of EG, including LAFD's listing of hazardous materials handlers. EG contacted the building's leasing agent, Kenneth E. Horn of Time Commercial, who reported that ETS briefly used the site during 1999 to store vehicles and equipment used in transporting regulated wastes from dental offices to transportation, storage, and disposal (TSD) facilities. Mr. Horn reported that, at most, ETS briefly stored very small quantities of wastes before transporting them to TSD facilities. Mr. Horn further disclosed that previous tenants were mainly in the garment business, including the most recent tenant prior to ETS.

EG observed conditions that cause concern at the neighboring property northeast of the Triangular Parcel, the railroad right-of-way. This spur services many properties, including the food processing plant at 633 Mission Road. Figure 14 illustrates the food processing plant's proximity to the Site. At this location, the food processing plant apparently loads and/or unloads rail tanker cars of various liquids. Housekeeping of these liquids appeared somewhat sloppy, as EG observed staining to the soil and discolored puddles of liquids. Figure 15 shows the liquid transfer area and Figure 16 further illustrates the soil staining and relationship between the transfer area and the above ground storage tanks (ASTs). Although EG did not determine the type of liquids currently transferred at this location, this site is known to have formerly stored diesel fuel in underground storage tanks onsite as discussed further in Section 6.3, below.

West of the Site is what remains of the railroad rights-of-way. Figures 14 and 15 show the current extent of railroad uses immediately adjacent to the Site. Additional rights-of-way also exist on the Los Angeles River's west bank. Although EG noted no particular chemical impacts, railroad uses commonly cause negative environmental impacts to soil and groundwater.

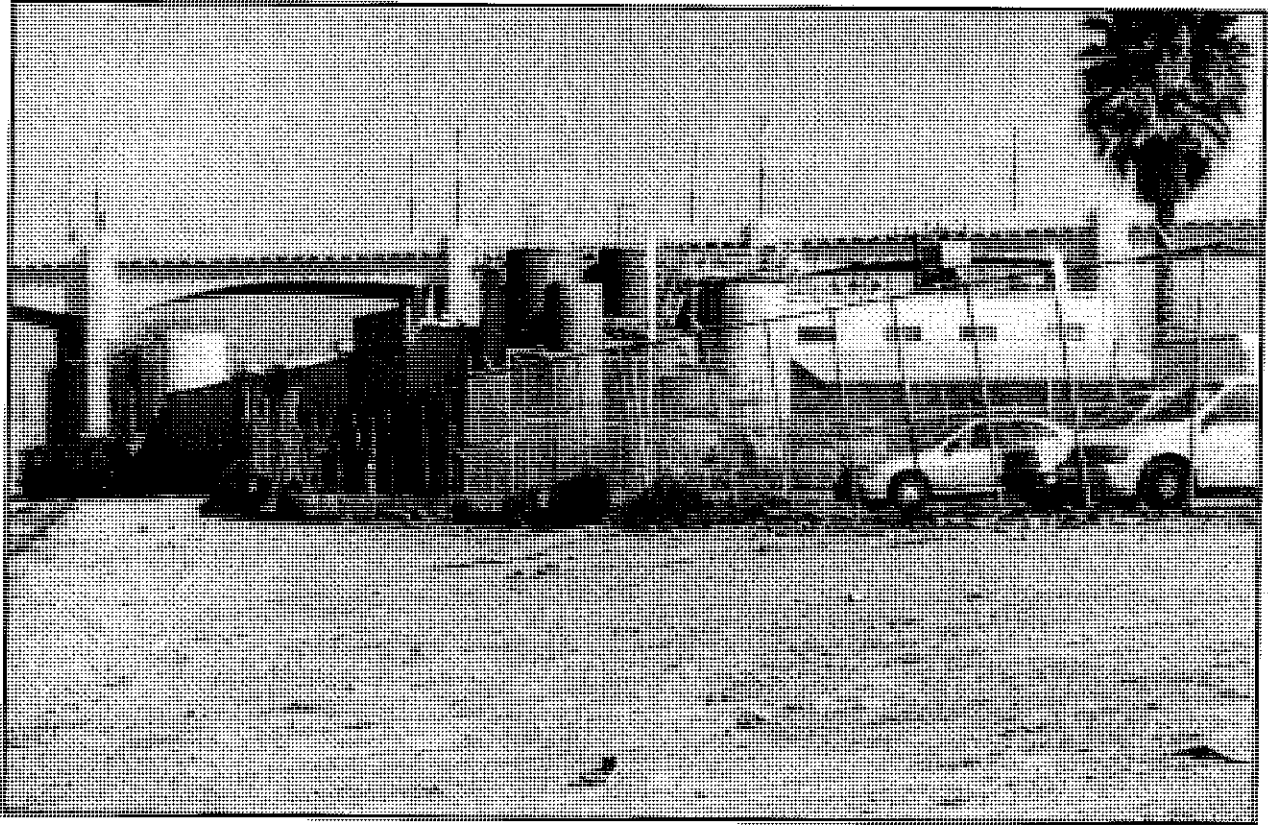


FIGURE 14. Photograph illustrating proximity of Site to the food processing plant at 633 Mission. The parking lot shown is the western limit of the Triangular Lot.

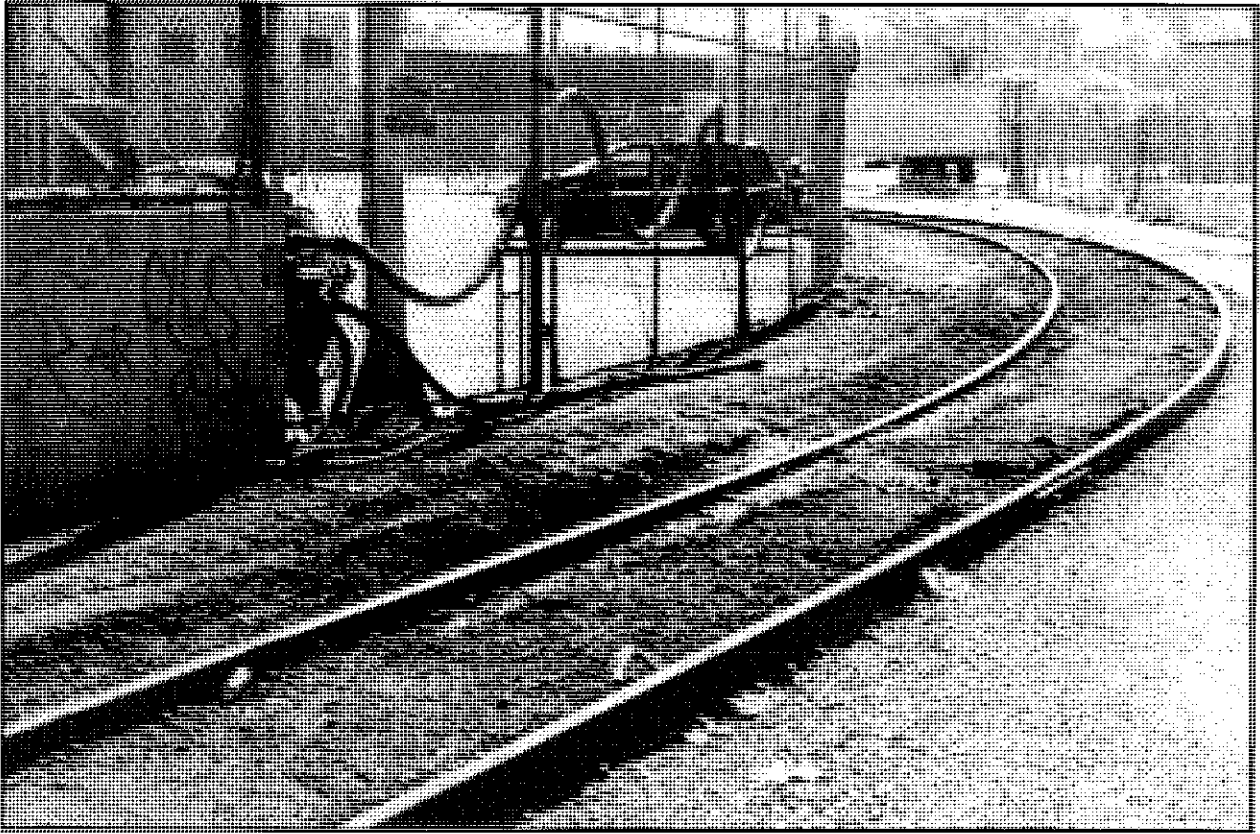


FIGURE 15. Soil staining at rail tanker car loading/unloading area.

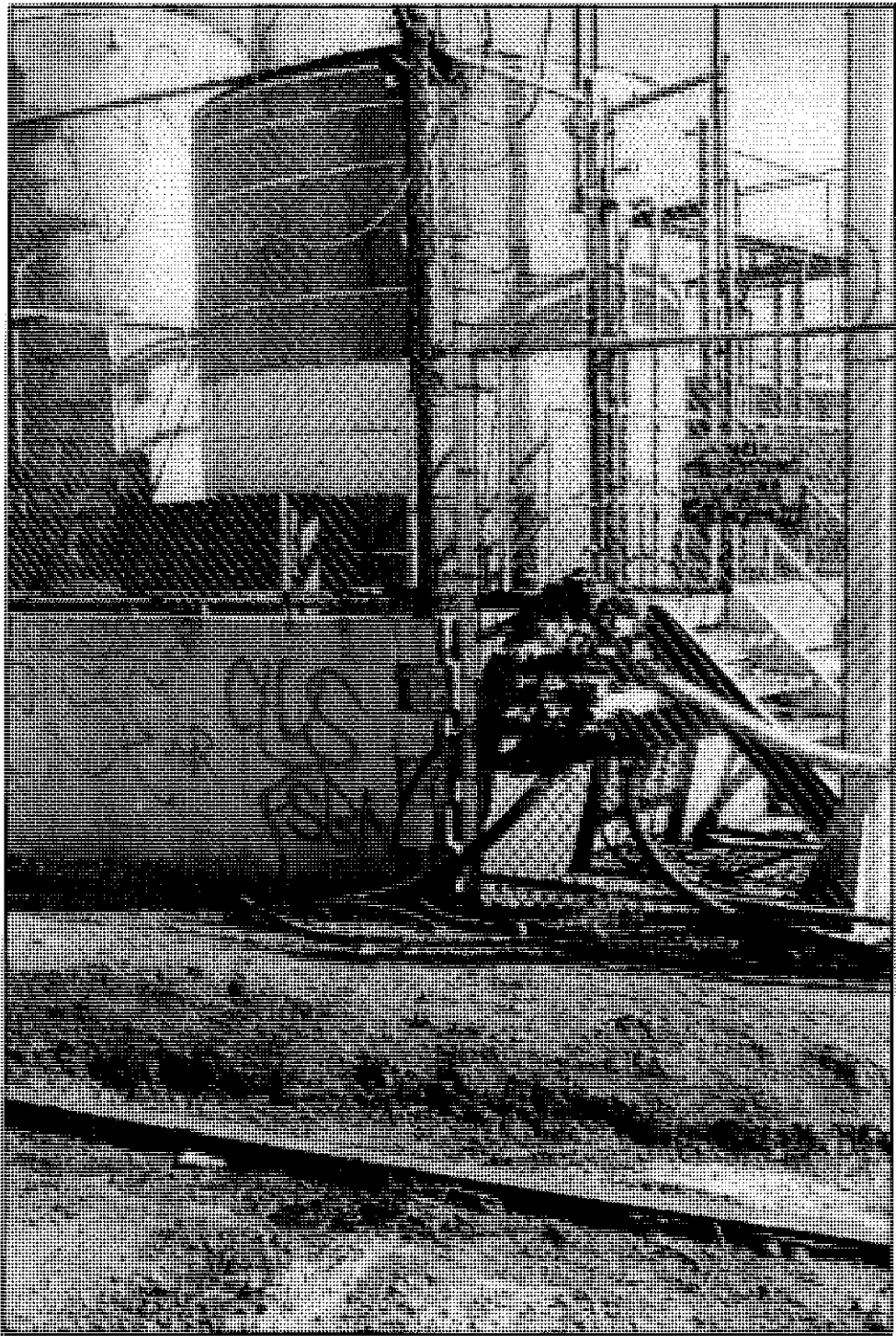


FIGURE 16. Close-up of stained soil.

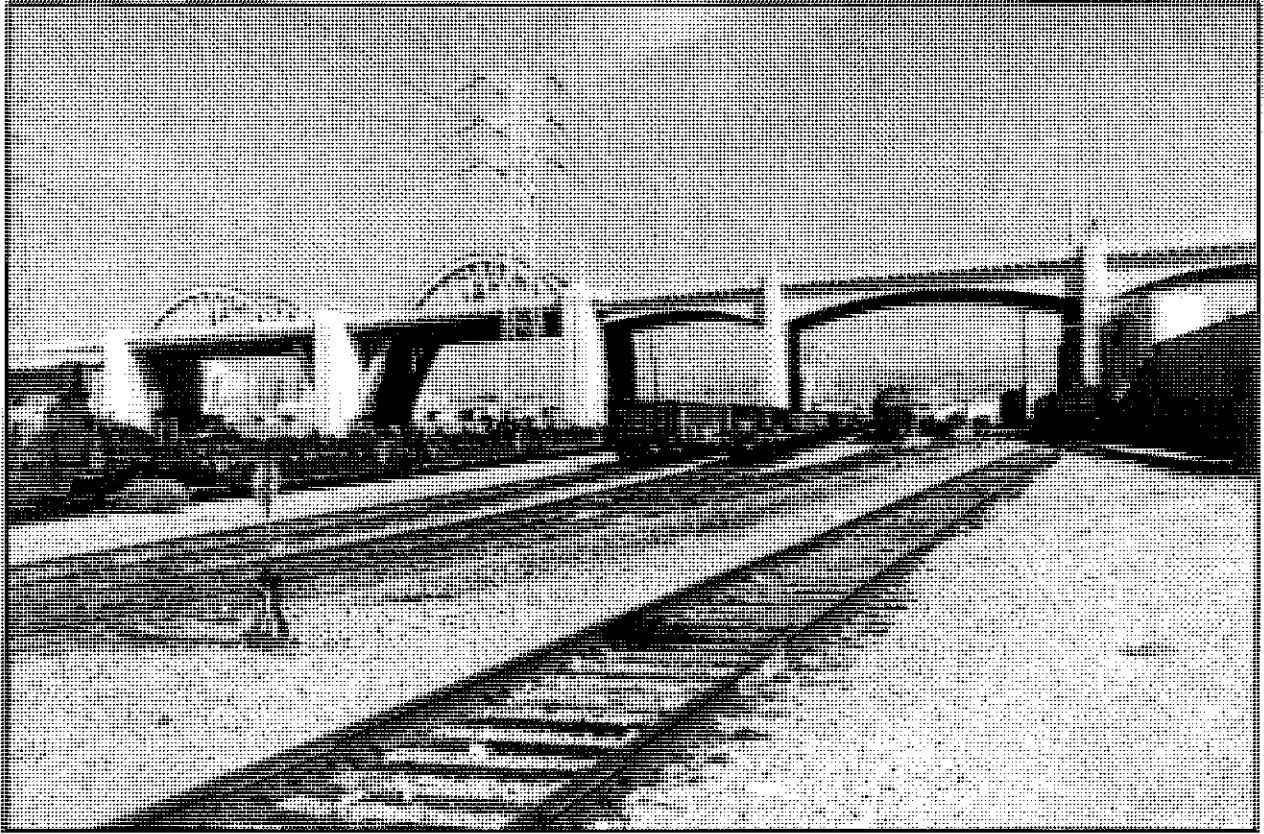


FIGURE 17. View of railroad tracks west of Site, looking north.



FIGURE 18. View of railroad tracks west of Site, looking south.

6. SITE VICINITY RECORDS REVIEW

EG searched publicly accessible files for past and present vicinity use, reported hazardous material releases, regulatory agency lists and files, and known soil or groundwater impacts. The data sources are broken down as federal, state, and local sources. For descriptions of the data sources, please refer to Section 3 et seq., above. Please also refer to that section for summaries of information obtained from historic topographic maps, historic insurance maps, Wildcat maps, and aerial photographs.

6.1. Federal Records

This section includes a brief summary of sites identified within a 1-mile radius of the Site. The databases searched include the USEPA's Aerometric Information Retrieval System, Resource Conservation and Recovery Information System, RMP*Info™, Superfund (CERCLIS), Biennial Reporting System, Toxics Release Inventory, and Permit Compliance System databases. See Section 3.4, above, for descriptions of the USEPA databases.

Offsite Properties Within a 1-Mile Radius Identified in Federal Records

Appendix H includes complete lists of USEPA tracked sites, together with index maps, for Zip Code areas 90012, 90013, 90021, 90023, and 90233 (the Zip Codes within a 1-mile radius of the Site). EG considered all listed sites in assessing those sites likely to have an impact to the Site. Review of these lists indicates that most properties are listed as hazardous waste handlers, without any reference to actual releases to the environment. Listed below are all facilities for which EG located USEPA records.

963 E. 4th Street—Coca-Cola USA. Located less than 1-mile from the Site, data regarding this site reported only releases to air.

2160 E. 7th Street—American Produce Company. Located approximately 0.3-mile from the Site, this site reported only methanol releases to air.

2200-2201 E. 11th Street—Eastern Smelting and Refining. USEPA reports an "active or archived Superfund report" for this site. Although, limited further database information exists for this site, but its presumed downgradient distance of nearly 1-mile makes it unlikely that this site could have contributed to chemical impact at the Site.

2193 E. 14th Street—Sherwin-Williams Diversified Brands, Inc. Located approximately 1-mile from the Site, data regarding this site reported only releases to air.

2159 Bay Street—Hill Brothers Chemical Company. USEPA reports no data for chemical release to land, surface water, or via underground injection at this site, located approximately 0.7-mile from the Site.

1115 S. Boyle Avenue—GTE Directories Press, Inc. This site is listed on the BRS and is located approximately 0.7-mile from the Site. Although the facility handles various hazardous materials, the database reports no releases to soil or groundwater.

333 S. Central Avenue—Los Angeles Die Casting. Located approximately 1-mile from the Site, reported data for this site indicated no releases to soil or groundwater.

364 S. Central Avenue—Los Angeles Cold Storage Company. Located approximately 1-mile from the Site, reported data for this site indicated no releases to soil or groundwater.

416 S. St. Louis Street—Hollenbeck Park Lake. Located approximately 0.9-mile from the Site, this site reported no releases to soil or groundwater. However, this site does maintain an NPDES permit.

590 S. Santa Fe Avenue—BASF Corporation. USEPA reports no data for chemical releases to land, surface water, or via underground injection at this site, located approximately 0.5-mile from the Site. See also California State Records, below, for more information about this site.

737 Terminal Street—United Signature Foods, LLC. Located approximately 0.7-mile from the Site, this site reported no releases to soil or groundwater.

1335 Willow Street—John Morrel & Company. USEPA reports no data for chemicals release to land, surface water, or via underground injection at this site, located approximately 0.9-mile from the Site.

1441 Boyd Avenue—Gans Ink & Supply Company. This site is listed on the BRS and is located approximately 0.7-mile from the Site. Although the facility handles various hazardous materials, the database reports no releases to soil or groundwater.

150 N. Myers Street—Madison Color Graphics. USEPA reports no data for chemicals release to land, surface water, or via underground injection at this site, located approximately 0.9-mile from the Site.

6.2. California State Records

This section includes a brief summary of state-listed sites identified within a 1-mile radius of the Site.

California Wildcat Maps

Appendix C contains a Wildcat map produced by the California Division of Oil and Gas, of the area near the Site. Please refer to Section 3.5, above, for a discussion of findings related to the Wildcat map.

California Facility Inventory Database (CalFID)

EG searched records in the CalFID database current through 1994. EG also searched hardcopy data from the Hazardous Waste and Substances Site List, which supercedes the CalFID and is current through 1998. The database search focused on sites in the Zip Codes contained within a 1-mile radius of the Site and the hardcopy search was limited to addresses within approximately 0.25-mile of the Site.

Although the database lists multiple sites within a 1-mile radius, most sites listed appear to have little risk of immediate impact to the Site due either to distance and/or location in

an area not likely to be hydrologically relevant (that is, located beyond the opposite bank of the Los Angeles River). One site, the BASF facility at 590 S. Santa Fe Avenue, warrants further investigation and is discussed in the LUSTIS section, below. Please refer to Appendix D for the complete CalFID inventory list of sites within the Zip Codes contained in a 1-mile radius of the Site. Appendix D also contains a summary description of the databases searched. Sites listed for air releases are not likely to have affected soil or groundwater at the Site.

California Regional Water Quality Control Board, Los Angeles Region, LUSTIS Database

A search of the LUSTIS database revealed six active sites within approximately 1-mile of the Site. Two open cases under LARWQCB's oversight are actively undergoing investigation or cleanup and four others are supervised by the LAFD. The individual cases are discussed in the respective sections below. Appendix E contains all LUSTIS sites identified within approximately 1-mile of the Site and an index map for each site showing approximate direction and distance from the Site.

California Regional Water Quality Control Board, Los Angeles Region, Case Files

Although two open cases exist under LARWQCB's oversight, EG reviewed only one open case file; the other case file remained unavailable during the time EG prepared this ESA. The file EG reviewed was for Vega Superior Auto Service, located at 1869 E. 1st Street. Review of this file suggests extremely little likelihood that chemicals from this could affect the Site. Appendix I contains selected pages from the most recent report on file with the LARWQCB.

The LUSTIS database lists an additional open case, the BASF Inmont/Sun Chemical facility located at 590 S. Santa Fe Avenue. Based on the site's inclusion in the Spills, Leaks, Investigations, and Cleanup (SLIC) program at the LARWQCB, a comparatively significant impact to the environment appears to exist. Although the site is located across the Los Angeles River, it is approximately 0.5-mile from the Site and, thus, could potentially impact the Site. However, as stated above, the file remained unavailable during the preparation of this ESA and, therefore, EG cannot adequately evaluate risk from this site.

6.3. Local Records

City of Los Angeles Department of Building and Safety, Historic Building Permits

The City of Los Angeles maintains a database of historic building permits obtained from 1905 through 1979. EG searched the database for historic building permits recorded for selected properties neighboring the Site. Property addresses included in this search were those appurtenant properties not already identified as potential sources of environmental impact. Appendix F contains historic building permit information gathered from this database.

EG identified no historic building permits with use codes that prompted particular concern. However, most records did not have use codes available and, for those

properties with use codes available, most reported "manufacturing" or "warehouse" uses. Thus, the historic building permit data obtained did not confirm nor negate an implication of environmental risk from former uses.

City of Los Angeles, Department of Building and Safety, Historic Certificates of Occupancy

The City maintains a database of historic certificates of occupancy (COFOs) obtained through 1978. Appendix G contains historic COFO information. Because the COFO database allows searches of limited address ranges, EG expanded the study area for this search to approximately 0.25-mile from the Site.

Within this radius, EG found four certificates of occupancy that induce concern. For 633 Mission, a COFO dated 1958 reports construction of an addition to a "safety film vault." Safety film refers to photographic film that does not have a flammable film base and was first introduced for still photography in the early 1900s. The COFO's description suggests that safety film was manufactured, used, and/or stored onsite. Many chemicals associated with manufacturing or using photographic film are hazardous. At 683 Myers Street, a 1974 COFO reports four 9-foot storage silos. Although the COFO does not describe the silos' contents, presence of silos at this location suggests a manufacturing use for the property. The COFO database also references a "50' X 52' laboratory" at 696 Myers Street in 1963, but, again, does not indicate what the laboratory handled. Lastly, the historic COFO database reports a "coal pulverizing plant" at 2144 7th Street in 1962. While none of these uses indicates releases to the environment, there is a risk that releases could have occurred.

City of Los Angeles Fire Department Fire Prevention Records

The local oversight agency for most environmental concerns in the Site's vicinity is the LAFD. As part of fire prevention, LAFD maintains files on USTs, including leaking USTs (LUSTs). Because LAFD's filing system is not computerized and the physical files are often very large, EG limited its search to properties identified in other searches and those appurtenant to the Site.

626 Mission Road. Two USTs containing gasoline were permitted for this site in 1955. In a letter dated 1965, LAFD indicated that the tanks were no longer used and requested their closure. However, no records exist to suggest that the tanks were removed or abandoned. Appendix J contains all records in LAFD's file for this site.

633 Mission Road. Two 1,000-gallon USTs formerly containing diesel were abandoned in-place at this site. Although no evidence indicates that a hydrocarbon release occurred, soil sampling beneath and near the tanks was severely restricted by other structures. Appendix K contains all records in LAFD's file for this site.

680 Myers Street. LAFD issued permits for multiple USTs at this site over many years. Permits from the 1940s and 1950s indicate storage of gasoline, alcohol, and lighter fluid. Additionally, a spray booth was once permitted for this site. Most recently, the property owner applied for a permit to abandon USTs in late 1985 and on March 25, 1986, submitted a "Notification of Underground Tank Abandonment" that identified

removal of one 8,000-gallon tank, two 7,500-gallon tanks, one 5,000-gallon tank, and one 1,000-gallon tank. No records of environmental assessment—before or after tank removal—exist. Appendix L contains all records in LAFD's file for this site.

Additional Sites. EG reviewed LAFD files for additional sites and determined that the conditions reported in the files and the distance to the Site do not indicate a likelihood of environmental impact to the Site from these sources. Appendix M contains selected records in LAFD's file for these sites.

City of Los Angeles Fire Department Hazardous Materials Records

LAFD maintains the Hazardous Substances Business Plan records for the City. This is an inventory of hazardous materials stored on the premises of businesses and public facilities, reporting quantities greater than 55 gallons, 500 pounds, or 200 cubic feet. A search of these records found hazardous substances stored, or previously stored, at two sites near the Site. However, the chemicals stored are gases and pose little risk of contaminating soil and/or groundwater near the Site. Appendix N contains copies of these records.



7. CONCLUSIONS AND RECOMMENDATIONS

EG identified several issues of environmental concern:

1. EG did not view the interiors of warehouses occupying Lots A through E;
2. Extensive current and former railroad uses on and near the Site;
3. General concerns regarding current and former industrial uses of nearby facilities;
4. Observed liquid spill at a site known to have formerly stored diesel fuel;
5. Evidence of apparent illegal dumping on the Site; and
6. At two nearby UST sites, a total of at least seven USTs that formerly contained gasoline and/or other organic compounds were removed, but no environmental assessments were conducted at either site.

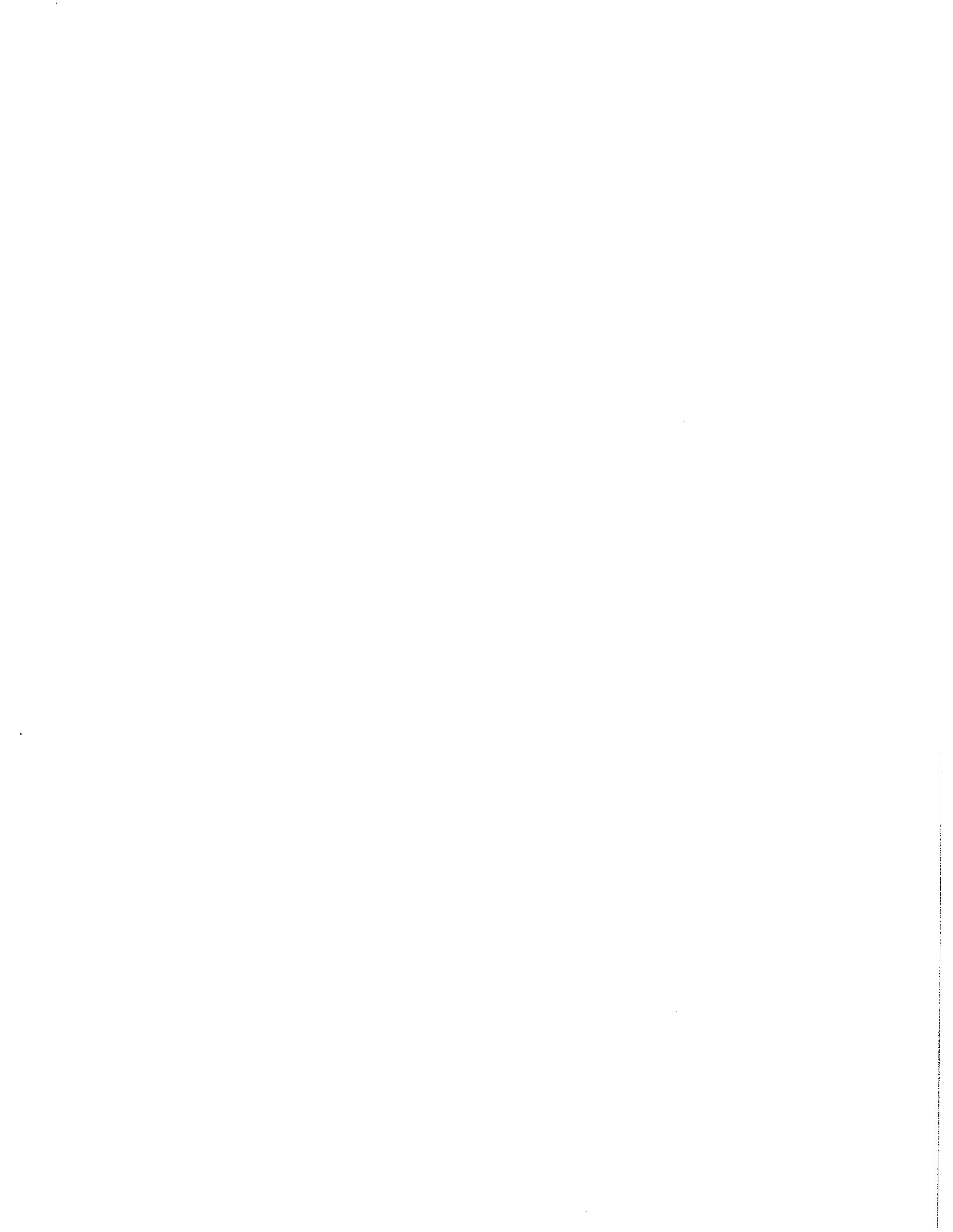
Although none of these conditions indicate actual chemical impact to the Site, EG concludes that they warrant further investigation. Based on observed conditions and public records, Environmental Group (EG) finds a risk of chemical impact to the Site. The primary issues of concern include possible chemical impact to soil and groundwater from former railroad uses and/or from offsite sources.

7.1. "Walk Through" Investigation of the Site

Because EG lacked rights-of-entry onto the Site, EG based part of this ESA on a "long distance" view of the parcels. Thus, EG advises a thorough "walk-through" investigation of the Site by a qualified environmental assessor before finalizing acquisition plans.

7.2. Phase II Investigation

EG recommends a Phase II investigation of the Site. At least one sampling event should attempt to determine whether the chemicals apparently spilled at the railroad spur adjacent to the food processing plant at 633 Mission Road may have impacted the Site adversely. The predominance of current and former railroad and industrial uses in the vicinity and the associated risk of environmental impact—particularly from former hazardous materials handling and storage facilities at which no known environmental investigation occurred—further warrant sampling at the Site. Please contact Geotechnical Services at (213) 847-4008 to discuss scope and scheduling of any planned or anticipated Phase II investigation(s).



APPENDICES