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A Report Prepared for:

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**PHASE I HAZARDOUS WASTE ENVIRONMENTAL SITE ASSESSMENT  
MID-CITY/EXPOSITION BOULEVARD LIGHT RAIL TRANSIT PROJECT  
LOS ANGELES COUNTY, CALIFORNIA**

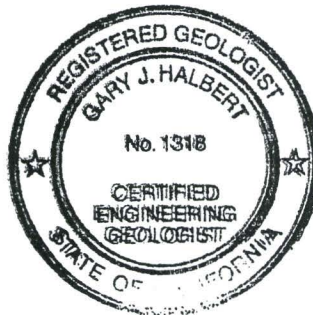
Project Number 2003-048.13

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## LIST OF ABBREVIATIONS

ADL - Aerially Deposited Lead  
AST - Above-Ground Storage Tank  
ASTM - American Society for Testing and Materials  
AWP - DTSC annual work plan  
CA FID - California Facility Index  
CE - Civil Engineer  
CEG - Certified Engineering Geologist  
CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System  
CHMIRS - California Hazardous Materials Incident Reporting System  
CORRACTS - Corrective Action Tracking System  
DOGGR - Division of Oil, Gas, and Geothermal Resources  
DYA - Diaz•Yourman & Associates  
DTSC - Department of Toxic Substances Control  
DWR - California Department of Water Resources  
EDR - Environmental Database Resources  
EPA - U.S. Environmental Protection Agency  
ERNS - Emergency Response and Notification Systems  
HIST UST - historic underground storage tanks  
I - Interstate freeway  
LACDPW - Los Angeles County Department of Public Works  
LAFD – City of Los Angeles Fire Department  
LAPD - Los Angeles Police Department  
ISA - Initial Site Assessment  
LRT - Light Rail Transit  
LUST - Leaking Underground Storage Tanks  
Metro - Los Angeles County Metropolitan Transit Authority  
MGP - Manufacture Gas Plant  
MSL - Mean Sea Level  
NFRAP - No Further Remedial Action Planned  
NPL - National Priority List  
PCE – Tetrachloroethylene (Perchloroethylene)  
PID - Photo Ionization Detector



PPB - Parts Per Billion  
RCRA - Resource Conservations and Recovery Act  
REC - Recognized Environmental Conditions  
ROW - Right-Of-Way  
RWQCB - California Regional Water Quality Control Board  
SLIC - Spills, Leaks, Investigation And Cleanup List  
SWLF - Solid Waste And Landfill  
TSD - Treat, Store, Or Dispose  
USC - University of Southern California  
USGS - U.S. Geological Survey  
UST - Underground Storage Tank  
VCP - Voluntary Cleanup Program  
VOC – Volatile Organic Compounds  
WRCB - California Water Resources Control Board



## EXECUTIVE SUMMARY

### PROJECT DESCRIPTION

The Los Angeles County Metropolitan Transportation Authority (Metro) Mid City/Exposition Light Rail Transit (LRT) project (Project) consists of an 8-mile long route from Downtown Los Angeles to the northern end of Culver City. The Project begins on Flower Street just south of Pico Boulevard and heads south on Flower Street 1.6 miles to Exposition Boulevard. The Project curves west along Exposition Boulevard and follows an inactive railroad adjacent to Exposition Boulevard to an area between La Brea Avenue and La Cienega Avenue crossings where the old railroad merges adjacent to Jefferson Boulevard. The Project continues west along the old rail line right-of-way (ROW) adjacent to Jefferson Boulevard and National Boulevard to Culver City. The final 1,500 feet from National Boulevard crosses Washington Boulevard toward the intersection of Robertson Boulevard and Venice Boulevard along the former railroad ROW, passing through parking lots, a nursery and a vacant lot.

### SUMMARY OF FINDINGS

Historically, the existing railroad ROW has been at the current location since before 1900, preceding most other development in the area. In the early 1900s, there was virtually only residential development adjacent to the Project along Flower Street and west from the intersection of Flower Street and Exposition Boulevard to about Western Avenue. By the 1930s, scattered residential development expanded to the western end, the University of Southern California (USC) campus, and County Museum complex replaced residential use in the area between Figueroa Street and Vermont Avenue. From the 1950s through the 1960s, light industrial, storage-distribution and commercial development occurred within the areas of current similar use. Also during that time, residential use along Flower Street was transformed into the institutional and commercial use similar to current land use. Since the 1970s, conditions adjacent to the Project have remained relatively unchanged to the present.

Environmental database research for the Project combined with site location observations and limited file review at regulatory agencies indicated there is likely PCE contamination in groundwater at a depth of 40 to 50 feet below the surface in the area of the Crenshaw Boulevard intersection. Assuming groundwater is not to be extracted, no further action appears necessary for this condition.



Some adjacent areas with clusters of database listings and a history of industrial use pose the possibility of undocumented spills or dumping during the past few decades. Where there is no direct evidence of contamination or dumping from these facilities, Phase II investigation is not warranted at this time, but special consideration during construction appears warranted.

In addition, the following features warranting Phase II investigation were observed during the site reconnaissance.

- Dry cleaner (Station 282+50)
- Soil and concrete sand slurry dumped, west of Arlington (Station 290+00)
- Oil stain industrial yards and dumped materials (Station 316+00 to 337+00),
- Soil dumped (Station 375+00 to 398+00)
- Former vacant auto shop, 5244 Jefferson Boulevard, (Station 417+00), possible undocumented UST.
- Construction yards, oil pipeline, power substation, soil piles (Station 426+00 – 454+00)
- Landscaped soil fill (Station 455+00 – 465+00)
- Vacant lot adjoining small industrial shops (Station 506+00 – 507+00)
- Los Angeles Department of Water and Power substation transformers (Station 455+00)

## **RECOMMENDATIONS**

The following activities are recommended:

- Phase II soil sampling and testing is recommended for the bulleted items above.
- A hazardous materials and petroleum hydrocarbon monitoring, investigation and cleanup program is recommended during construction, with special attention involved for the areas adjacent to industrial sites as described in Section 5.9.
- DYA identified the potential for aerielly deposited lead (ADL) contaminated soils. Areas adjacent to existing roads where soils may be disturbed during construction should be tested for ADL.



## 1.0 INTRODUCTION

### 1.1 PURPOSE

This report was prepared by Diaz•Yourman & Associates (DYA) for DMJM Harris to provide a Phase I Hazardous Waste Environmental Site Assessment (ESA) for the proposed Los Angeles County Metropolitan Transportation Authority (Metro) Mid City/Exposition Light Rail Transit (LRT) Project (Project). DMJM Harris is contracted to Metro to provide these services for this project. DYA's services were authorized by DMJM Harris under Job No. 046105843, Contract No. E0016 on June 27, 2003 and additional written authorization for this task on April 4, 2005.

### 1.2 PROJECT LOCATION

The Project follows a 1.6 - mile segment along existing Flower Street from Pico Avenue south to Exposition Boulevard. The Project follows a former railroad right-of-way (ROW) 6.3 miles from Exposition Boulevard and Flower Street on the east end to Robertson/Venice Boulevard on the west end. Most of the Project is within the City of Los Angeles and the final ¾ mile on the western end is within Culver City. The proposed improvements include nine stations and three grade separations, summarized in Table 1. The Project vicinity is shown on Figure 1.

**Table 1 - PROPOSED IMPROVEMENTS**

TYPE OF IMPROVEMENT		LOCATION
<b>LRT STATION</b>		Venice/Robertson Station
		La Cienega Station
		La Brea Station
		Crenshaw Station
		Western Station
		Vermont Station
		USC Exposition Park Station
		Jefferson Station
		23 <sup>rd</sup> Street Station
<b>GRADE SEPARATION</b>	<b>Above Grade</b>	La Cienega/Ballona Creek Overcrossing
		La Brea Overcrossing
	<b>Below Grade</b>	Exposition Boulevard and Flower Street Undercrossing





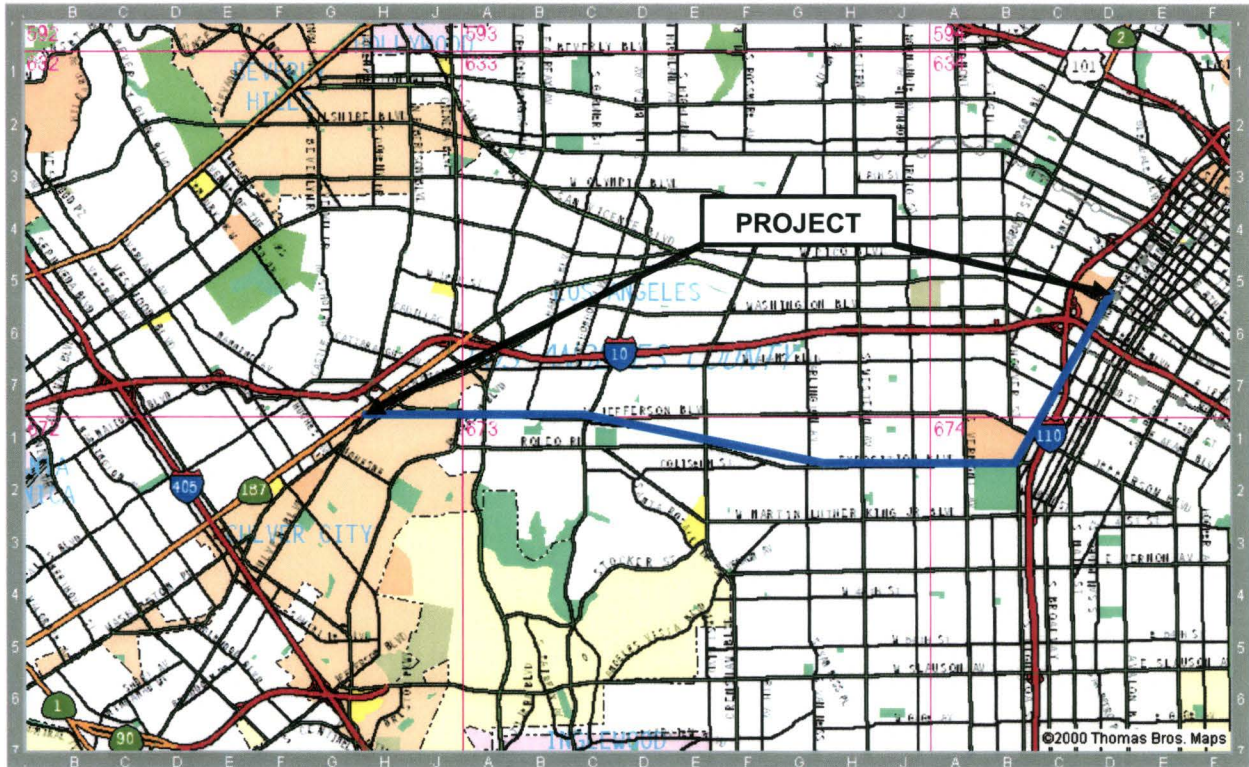


Figure 1 - VICINITY MAP

## 1.2 SCOPE

This ESA was generally performed using the guidelines of The American Society For Testing and Materials (ASTM) Designation E 1527, "Standard Practice for Environmental Project site Assessments: Phase I Environmental Property Assessment Process." The purpose of the phase I environmental property assessment, according to ASTM is to identify "*recognized environmental conditions.*" The scope of work to accomplish this generally consists of:

- Conducting a site reconnaissance;
- Conducting historical research related to use, storage, disposal or release of hazardous materials or petroleum hydrocarbons, from property records, public records, aerial photographs, and interviews;
- Reviewing environmental databases and regulatory agency information available to the public for the property and neighboring properties; and
- Preparing this report.



We understand that the Project right-of-way (ROW) within the old rail line is currently owned by Metro, and the Flower Street portion of the Project is within City of Los Angeles ROW. Therefore, the ESA recommendations in this report focus on potential hazardous substances that may be encountered by construction activities rather than acquisition of private property. We also understand at this time that site construction work for the proposed Project generally consists of near surface (upper 5 feet) grading and excavation activities for subsurface support for the proposed Project. Therefore, the objective of the ESA report recommendations presented herein pertain to identification of potential near-surface contamination from on-site or adjacent sources rather than potential deeper soil or groundwater contamination from more distant sources with the following exceptions:

- Excavation for the below grade station at Exposition and Flower.
- Foundation pile excavations for the two overcrossing structures at La Brea and La Cienega stations.

The undercrossing station will involve excavation of an open trench and construction of access facilities to an estimated depth of 26 feet below the ground surface (bgs). Construction of the overpasses may involve excavation of foundation support piles to depths on the order of 100 to 120 feet bgs.

Assessment for acquisitions of non-Metro ROW property or City street ROW for other purposes, such as parking lots and operations facilities, are not a part of this scope at this time and should be considered as separate ESA projects.



## 2.0 SITE DESCRIPTION

### 2.1 PROJECT ROW

The Project consists of an 8-mile long route from Downtown Los Angeles to Culver City. The Project begins on Flower Street just south of Pico Boulevard and heads south on Flower Street 1.6 miles to Exposition Boulevard. From Pico Boulevard to Washington Boulevard the LRT parallels an existing Metro LRT and the remainder of the Flower Street segment from Washington Boulevard south consists of Portland cement concrete (PCC) pavement. The Project curves west along Exposition Boulevard and follows an inactive railroad adjacent to Exposition Boulevard to an area between La Brea Avenue and La Cienega Avenue crossings where the old railroad merges with the adjacent Jefferson Boulevard. The Project continues west along the old rail line ROW adjacent to Jefferson Boulevard and National Boulevard to Culver City. The final 1,500 feet from National Boulevard crosses Washington Boulevard toward the intersection of Robertson Boulevard and Venice Boulevard along the former railroad ROW, passing through parking lots, a nursery and a vacant lot.

### 2.2 ADJACENT LAND USE

During DYA's site reconnaissance on May 31 and June 2, 2005, property use adjacent to the Project was observed as follows:

- **Flower Street (Station 85+00 – 170+00)** is within an urban area south of the Los Angeles Civic Center. The area is commercial, characterized by schools, hospitals, restaurants and small businesses. There are current and former auto sales and services west of the Flower Street Segment, mostly along Figueroa Street. There are schools (Los Angeles Trade Tech and Community College), a hospital, small shops and auto dealer service facilities adjacent to both sides of Flower Street north of Adams Boulevard. The Harbor Freeway (I-110) is adjacent to the eastern side of Flower Street south of Adams Boulevard. The freeway is elevated on a fill embankment adjacent to the southern end of the Flower Street segment and slopes downward to cross beneath Flower Street north of Adams Boulevard. Vacant lots, parking lots, used car lots, and restaurants are adjacent to the west side between Adams Boulevard and Exposition Boulevard. There is new construction underway on the southwest corner of Flower



Street and Jefferson Boulevard for the Galen Center Athletic Pavilion. There is a lot on the northwestern corner of Flower Street and Exposition Boulevard that was being demolished for construction of a new parking structure at the time of DYA's site visit.

- **Flower - Western (Station 170+00 - 274+00)** The Project ROW is within the median of Exposition Boulevard from Flower Street (Station 170+00) to Gramercy Place (Station 274+00). The areas immediately adjacent to either side consisted of two to three lanes. On most of this segment, the north and south sides of Exposition Boulevard lanes are bounded by residential tracts, except at the east end between Figueroa Street and Vermont Street where the University of Southern California campus is on the north side of the Project ROW and Los Angeles County Museum of Natural History is on the south side. There are existing service stations with USTs or database records of former service stations that had USTs on the corners of the intersections with Figueroa Street, Vermont Avenue, and Western Avenue as described in the database review section of this report.
- **Western - La Brea (Station 274+00 - 403+00)** The Project ROW shifts to the south side of Exposition Boulevard from Gramercy Place intersection (Station 274+00) to La Brea Avenue intersection (Station 403+00). Exposition Boulevard bounds the north side of the Project ROW throughout this segment. A mix of residential dwellings, small commercial businesses, and light industrial properties bound the south side of the Project ROW and the north side of Exposition Boulevard. Adjacent potential environmental concerns observed in this section consisted of an adjacent dry cleaner back door opening onto the unpaved ROW at Station 282+50 and former UST sites at Arlington Avenue, Station (288+50), adjacent to the south side of the Project ROW. There are also industrial facilities adjacent to the ROW from 9<sup>th</sup> Avenue to Crenshaw Boulevard (Station 316+00 to 340+00) and some areas of the ROW are used as fenced construction yards. Both sides of Crenshaw Boulevard are used for commercial and industrial purposes near the intersection with the ROW. The segment from Crenshaw Boulevard west to Farmdale Avenue (Station 344+00 to 375+00) is residential on both sides of the ROW. From Farmdale Avenue to La Brea Avenue, a school and self-storage facility are adjacent to the south side of the ROW and industrial buildings face the northern side of Exposition Boulevard.



- **La Brea - Jefferson Merge (Station 403+00 - 427+00)** West of La Brea Avenue to Station 427+00, Exposition Boulevard shifts to a residential area on the south side of the Project ROW. Industrial and commercial facilities bound the north side of the Project ROW from La Brea Avenue to Station 420+00 where Jefferson Boulevard merges adjacent to the north side of the Project ROW. The railroad ROW adjacent to the industrial facilities is secured by a fence with a locked gate and was not accessible. A vacant auto repair shop (5244 West Jefferson Boulevard) that appears as though it may have previously had USTs was noted adjacent to the north side of the ROW at Station 417+00. This address is not listed on any of the UST databases, therefore no further investigation is recommended.
- **Jefferson Merge - La Cienega/Ballona Creek (Station 427+00 - 467+00)** From Station 427+00 west to the Ballona Creek bridge crossing at Station 467+00, Jefferson Boulevard bounds the north side of the Project ROW and industrial yards and commercial facilities bound the south side. There are also residential areas bounding the ROW and Jefferson Boulevard within this segment. The La Cienega Boulevard intersection is at Station 454+00. The railroad tracks have been removed and some of the Project ROW was being used as fenced construction yards within this area. No obvious staining or significant container storage was observed in these yards. Most of this segment is currently planned for an overcrossing supported by piles to provide a grade separation at La Cienega Boulevard and Ballona Creek.
- **Ballona Creek - Washington (Station 467+00 - 496+00)** From the Ballona Creek bridge crossing (Station 467+00) to near the west end of the Project, 400 feet short of the intersection with Washington Boulevard (Station 500+00), the Project ROW is located on the north side of National Boulevard and residences are adjacent to the north side of the Project ROW. Light-industrial buildings are located on the south side of National Boulevard.
- **Washington - Robertson Venice (Station 496+00 - 510+00)** The western end of the Project between Washington Boulevard and Venice Boulevard intersections is currently being used for businesses including two parking lots, a nursery, and a vacant lot. The vacant lot portion (Station 506-507) is fenced and inaccessible. The vacant lot is behind several small industrial shops including a metal works shop. Further investigation is recommended for some of these areas.



## **3.0 PHYSICAL SETTING**

### **3.1 TOPOGRAPHY**

The general topographic features of the Project taken from the United States Geological Survey (USGS) Hollywood, California 7.5 Minute Topographic Quadrangle (1966, photo-revised 1981) and Beverly Hills, California 7.5 Minute Topographic Quadrangle (1995) are provided in Appendix A. The topography of the Project area is generally low relief with a gentle slope to the southwest from an elevation of approximately 240 feet above mean sea level (MSL) at the northeastern end (Flower Street near Pico Boulevard) downward to an elevation of approximately 90 feet MSL adjacent to Ballona Creek near the western end. From Ballona Creek to the far western end the ground slopes up from approximate elevation 90 to 110 feet MSL. I-110, adjacent to the east side of the southern portion of the Flower Street Segment, crosses beneath Flower Street approximately 20 feet below the adjacent ground surface. Ballona Creek crosses beneath the western portion of the Project near La Cienega Boulevard as a concrete lined flood control channel. The Baldwin Hills lie approximately one-half mile south of the western portion of the Project. There are no other significant topographic features in the Project area.

### **3.2 SURFACE WATER**

Ballona Creek, a concrete-line flood control channel, flows from northeast to southwest near the western end of the Project. There are no other significant surface water features in the Project area. Drainage in the Project area is generally controlled by storm drains in the streets.

### **3.3 GEOLOGY AND GROUNDWATER**

The Project is located within the Los Angeles Coastal Plain, a sedimentary basin filled with marine and non-marine Tertiary and Quaternary sediments. According to Department of Water Resources Bulletin (DWR, 1961) No. 104, the Project alignment lies within an area mapped as Quaternary alluvial sediments, characterized as unconsolidated silt, sand, clay and gravel. Underlying sediments consist of generalized layers of sandy alluvial groundwater aquifers and fine-grained aquicludes to a depth of several hundred feet. According to Groundwater Elevation



Contours, Fall 2001, published on the Internet by the Water Replenishment District of Southern California, regional groundwater in the area is approximately 150 to 200 feet below surface with a southerly gradient towards a large groundwater pumping depression south of the subject area. However, shallow, perched groundwater may be present locally. According to previous reports listed in the references, regional groundwater in the Project area is 130 to 150 feet bgs. Soil borings drilled for a sewer line (City of Los Angeles, 2000a and 2000b) reported encountering perched groundwater seepage in the boreholes at depths of approximately 15 to 50 feet bgs at various locations along the Project ROW, but no groundwater monitoring wells were installed to provide accurate groundwater elevations. Groundwater was not encountered withinin DYA's borings at La Cienega Boulevard to depths of 80 feet below the ground surface (bgs). However, groundwater was encountered within DYA's borings at La Brea Avenue to depths ranging from 33 to 37 feet bgs during drilling. The historical groundwater levels were, however, as shallow as 10 feet bgs within the project reach (CGS, 1998a and CGS, 1998b).

### **3.4 OIL AND GAS**

According to California Department of Oil Gas and Geothermal Resources (DOGGR) Regional Wildcat Map W1-5, the northern end of the Flower Street segment is located within the Los Angeles Downtown Oil Field and the central area of the Flower Street Segment is located within the Jefferson Area Oilfield. According to DOGGR Oil Field Map 119 of the Jefferson Oil Field, there are a few scattered, abandoned dry holes over 500 feet from Flower Street. There is a cluster of oil wells located on the south side of 23<sup>rd</sup> Street over 1,000 feet west of Flower Street and a cluster of oil wells over 1,500 feet east of Flower Street and south of Pico Boulevard between Hill Street and Broadway. None of these wells appear to be a concern to the Project.

The Inglewood Oil Field is mapped within the Baldwin Hills south of the western portion of the Project. According to DOGGR District Map No. 122 of the Inglewood Oil Field, there was one plugged and abandoned dry hole drilled in 1957 approximately 100 feet south of the west end of the Project rail line about half the distance between Robertson Boulevard and Washington Boulevard. The next nearest wells plotted on Map No. 122 are over 2,000 feet south of the rail line.



DOGGR District 1 Oil Field Map 118, covering the central area of the Project was also reviewed. According to this map, the remainder of the Project ROW is located outside of mapped oil fields and there are no other wildcat wells within 500 feet of the Project.





## 4.0 HISTORICAL

### 4.1 INTERVIEWS

No personal contacts were made for historical and environmental research for this report.

### 4.2 PREVIOUS REPORTS

Resources available to DYA for this report consisted of the following:

- Metro Mid City/Westside Transit Draft EIS-EIR, Section 3.16, Hazards (pages 3.16-1 through 3.16-9) dated April 6, 2001. This excerpt provides a brief summary of an earlier cursory evaluation of potential hazardous substances environmental concerns based on a review of the April 1998 State Cortese List of known sites with hazardous materials contamination and various individual reports for sites in Santa Monica. This document applied to a much larger area than the Project area on Figure 1, and did not appear to indicate any specific sites of environmental concern to the subject Project area.
- Plan and Profile Drawings, Mid City/Westside Transit Corridor Exposition LRT Project, prepared by Korve Engineering, dated February 7, 2003.
- The Project segment stationing provided by DMJM + Harris as Station 55+00 at the east end of the Project on Flower Street near Pico Boulevard to Station 505+00 at the west end at Venice Boulevard.
- DYA also obtained copies of the East Central Interceptor Sewer Geotechnical Data Report (City of Los Angeles, 2000a and 2000b), for a sewer tunnel located along portions of the Project alignment. These documents provided a summary of potential sources of contamination along the Project route based on results of an environmental database search and ESA performed for preliminary studies for sewer tunnel alternatives in 1992. These documents included the results of geotechnical soil borings that included environmental testing of soil and groundwater samples along the Project route. Possible soil contamination at approximately 20 feet below ground surface (bgs) was identified by field organic vapor meter screening at two locations: Boring B-142 near the intersection of Exposition and West Boulevards (Station 362+00) and Boring 156 near Exposition and Hauser Boulevards (Station 434+00). Groundwater contamination of chemicals commonly used in dry cleaning and metal-working, was identified by



laboratory analysis and research in the area from Crenshaw Boulevard to Virginia Road (Station 340+00 to 354+00) where groundwater was at a depth of approximately 40 to 50 feet bgs.

- DYA performed a preliminary geotechnical investigation near La Cienega Boulevard, Ballona Creek, and La Brea Avenue with borings drilled to depths ranging from 50 to 80 feet bgs. Groundwater was not encountered during the field investigation. A photo ionization detector (PID) was used to measure volatile organics during drilling and soil samples were collected from the investigation derived waste (IDW) to test for petroleum hydrocarbons. The presence of hydrocarbons was not encountered during drilling based on visual observations and PID readings. Based on the reported environmental laboratory test results, the IDW was classified as non-hazardous waste (DYA, 2003 and DYA, 2005).

DYA has previously performed preliminary hazardous waste feasibility surveys for the proposed Project as follows:

- Preliminary Environmental Initial Site Assessment, Mid City / Exposition Boulevard Light Rail Transit Project, November 11, 2003.
- Preliminary Environmental Initial Site Assessment, Mid City / Exposition Boulevard Light Rail Transit Project, Flower Street from Exposition to Washington, September 30, 2004.

DYA has obtained and considered regulatory agency file information as follows:

- Los Angeles City Fire Department, UST records for 441 Exposition Boulevard, 3370 South La Cienega Boulevard and 5244 West Jefferson Boulevard (no file found).
- California Regional Water Quality Control Board, Los Angeles Region, SLIC files for: (1) Cameo Cleaners, 3650 Crenshaw Boulevard, (2) 20<sup>th</sup> Century Plastics, 3628 Crenshaw Boulevard, (3) System Cleaners, 3631 Crenshaw Boulevard and (4) Film Processing Corp. 3602 Crenshaw Boulevard.
- California Regional Water Quality Control Board, Los Angeles Region, LUST files for TWS Production 8801 Washington Boulevard Culver City, and Federal Express, 3730 South Robertson Boulevard, Culver City.
- California Department of Toxic Substances Control, voluntary cleanup program (VCP) file for La Cienega Industrial Park, 3339-3361 La Cienega Place, Culver City.



- Los Angeles County Department of Public Works, Environmental Unit, LUST file for Mazda Dealer, 8810 Washington Boulevard, Culver City, California

#### **4.3 AERIAL PHOTOGRAPHS**

Historic aerial photographs were obtained from Rupp Aerial Photography, Corona, California and reviewed for Project site land use history. A summary of the review of the aerial photographs is presented in Table 2. Copies of representative aerial photographs are provided in Appendix B.



**Table 2 - AERIAL PHOTOGRPAH SUMMARY – FLOWER STREET**

YEAR	NUMBER	SCALE	COMMENTS
1938	AXJ-26-64	1 inch = 2000 feet	The Harbor and Santa Monica Freeways have not been constructed. Flower Street, Exposition Boulevard and the cross streets are in their present general locations. Flower Street appears to be lined on both sides with predominately residential property except near Washington Boulevard where there appears to be a school on the eastern side and commercial buildings on the western side. USC campus and the Coliseum are west of the intersection of Exposition Boulevard and Figueroa Street.
1952	AXJ-7K-122	1 inch = 2000 feet	The Harbor and Santa Monica Freeways have not been constructed. Flower Street, Exposition Boulevard and the cross streets are in their present general locations. Flower Street appears to be lined on both sides with predominately parking lots and residential or small commercial buildings. There are a few larger buildings near the northern end south of Washington Boulevard. USC campus and the Coliseum are west of the intersection of Exposition and Figueroa.
1964	GS-VAWW 1-214	1 inch = 3000 feet	The existing streets and Harbor Freeway are in their current locations. North of Adams Boulevard on Flower Street, there are large vacant lot areas on the east side and parking lots and commercial buildings similar to current buildings on the west side. There are numerous small (commercial and residential?) structures along the west side south of Adams Boulevard that are not present on later aerial photos.
1972	GS-VCYY 2-158	1 inch = 3000 feet	Conditions appear similar to existing conditions except there is a large paved parking lot (auto sales?) on the southwestern corner of Flower Street and Jefferson, which is currently a graded unpaved lot there is a large paved parking lot on the east side of Flower Street where there is currently a trade school. There appear to be service stations on the northeast corner of Flower Street and Washington Blvd. and on the northwest corner of Exposition Boulevard and Flower Street.
1985	No. 3638	1 inch = 3600 feet	Conditions appear similar to existing conditions except there is a large paved parking lot (auto sales?) on the southwestern corner of Flower Street and Jefferson Boulevard, which is currently a graded unpaved lot there is a large paved parking lot on the east side of Flower Street where there is currently a trade school.
1997	LA-44	1 inch = 3600 feet	Conditions appear similar to existing conditions except there is a large paved parking lot (auto sales?) on the southwestern corner of Flower Street and Jefferson Boulevard, which is currently a graded unpaved lot; there is a large paved parking lot on the east side of Flower Street where there is currently a trade school.



**Table 3 - AERIAL PHOTOGRPAH SUMMARY – EXPOSITION BOULEVARD**

YEAR	NUMBER.	SCALE	COMMENTS
1938	AXJ-26-106 (East) AXJ-26-104 (Central) AXJ-26-71 (West)	1 inch = 2000 feet	The Project ROW is present in the current location; Adjacent land on the eastern half appears similar to existing development; the western portion has mostly agricultural land adjacent from Crenshaw Boulevard to the west to the end.
1952	AXJ-7K-122 (East) AXJ-4K-164 (Central) AXJ-4K-144 (West)	1 inch = 2000 feet	Conditions appear similar to existing conditions except there is some vacant land on the north side of Jefferson Boulevard near Hauser Boulevard.
1954	AXJ-20K-4 (East- Central)	1 inch = 2000 feet	Conditions appear similar to existing conditions.
1964	GS-VAWW 1-214 (East) GS-VAWW 2-26 (Central) GS-VAWW 2-210 (West)	1 inch = 3000 feet	Conditions appear similar to existing conditions.
1972	GS-VCYY 2-160 (East) GS-VCYY 2-116 (West)	1 inch = 3000 feet	Conditions appear similar to existing conditions.
1989	NAPP 1840-144 (East) NAPP 1840-128 (West)	1 inch = 3600feet	Conditions appear similar to existing conditions.
1997	LA43 (East) LA42 West)	1 inch = 3600 feet	Conditions appear similar to existing conditions.

Generally, the aerial photographs depict the existing railroad and street ROW in the present location since at least 1938. The current adjacent residential and commercial development has existed similar to current development since 1938 on the eastern half and since the 1950s on the western half. There appeared to have been a few gasoline service stations at some of the major street intersections, as is currently the case or is historically reflected by the database research. The adjacent undeveloped areas on the western portion of the Project ROW appeared as agricultural land in the 1938 photographs. There has been light industrial development where light industrial land use currently exists since the 1950s. There was a large, cylindrical above-ground storage tank (gas storage tank per Sanborn maps) located north of the Project ROW between 11<sup>th</sup> and 12<sup>th</sup> Avenues (Station 325+00 to 333+00) on the 1938 and 1950s photographs. Otherwise, no significant environmental concerns were identified from the aerial photograph review.

#### **4.4 CITY DIRECTORIES**

Historic reverse directories were not researched.



#### 4.5 HISTORIC SANBORN MAPS

Historic Sanborn Fire Insurance Maps were provided to DYA by EDR/Sanborn to evaluate the overall historical land use along the Project corridor. Generally, maps were searched for the areas within approximately one block of either side of the Project corridor. Maps were selected for review from available maps found for the years 1900, 1907, 1922, 1929, 1950, 1954, 1960, 1966 and 1969. Findings are summarized as follows:

**1900** - The 1900 maps cover most of the eastern portion of the Project from Washington Boulevard south along Flower Street and Figueroa Street to Exposition Boulevard (then labeled "Santa Monica Avenue"), and west from Flower Street to approximately Vermont Street. The current railroad ROW is depicted on or adjacent to "Santa Monica Avenue" (now Exposition Boulevard) as "Southern Pacific Railroad, Santa Monica Branch" (SPRR). The entire adjacent areas on these maps is residential, including the current USC and Los Angeles County Museum areas north and south of Exposition Boulevard between Vermont Street and Flower Street. Portions of Flower Street are segmented with residences in between the segments.

**1907** - The 1907 maps are similar to the 1900 maps except they cover an area further to the west along the Project, as far as the intersection of Halldale Avenue and Santa Monica Avenue / SPRR (Exposition Boulevard). Adjacent land uses on both sides are almost entirely residential.

**1922** - The 1922 maps show Exposition Boulevard with its current name. These maps cover the entire area from Washington Boulevard and Flower Street, south along Flower Street, then west along Exposition Boulevard as far as 11<sup>th</sup> Avenue. The SPRR is depicted along Exposition Boulevard labeled as "Pacific Electric Railway ROW" in its current location. The USC campus has begun to replace residential development and the Los Angeles County Museum has been added southeast of Figueroa Street and Exposition Boulevard. Adjacent land use remains primarily residential on these maps. There is a large vacant land area south of the Project area between 7<sup>th</sup> Avenue and 11<sup>th</sup> Avenue labeled "Cienega Ranch".

**1929** - The 1929 maps cover only the western portion of the Project from 11<sup>th</sup> Avenue to the western end at Robertson Boulevard, with Pacific Electric Railway ROW in the current location of the Project railroad ROW. The adjacent areas shown are mostly residential lot subdivisions, with most lots vacant and undeveloped. Notable other features include: a 10,000,000-gallon above ground gas storage tank at a Los Angeles Gas and Electric Corporation. facility north of



the Project between 11<sup>th</sup> and 12<sup>th</sup> Avenues; a large laundry and dry cleaning facility and other industrial facilities north of Exposition Boulevard east of Crenshaw Boulevard; and Hal Roach Studios east of the Washington Boulevard intersection.

**1950** - The 1950 maps cover almost the entire Project corridor. The railroad is labeled Pacific Electric Co. ROW in its current location from Flower Street and Exposition Boulevard to the western end. Most of the adjacent land use shown is residential with some development of light industrial and lumber or storage facilities in the areas that are currently industrial, mixed with large vacant lots in those areas. There is also replacement of residential development with commercial, institutional, auto services and light industrial shops along the northern portion of Flower Street from Pico Boulevard south to Washington Boulevard.

**1954 to 1969** - The maps for the period 1954 to 1969 generally depict development of land use on either side along the entire route similar to current conditions, with no significant features of environmental concern beyond those discussed in other portions of this report. The current residential areas are depicted as residential during this period. The current light industrial, storage-distribution and commercial areas on the western portion from Western Avenue to Robertson Boulevard and have been developed from previously vacant land during this period. The current institutional and commercial development on Flower Street also replaced most former residential use during this period.

#### **4.6 HISTORICAL SUMMARY**

The existing railroad ROW along Exposition Boulevard, Jefferson Boulevard and National Boulevard has been located at the current location since before 1900, preceding most other development in the area. In the early 1900s, there was virtually only residential development adjacent to the Project along Flower Street and west from Flower Street and Exposition Boulevard to about Western Avenue. By the 1930s, scattered residential development expanded to the western end. The USC campus and County Museum complex replaced residential use in the area between Figueroa Street and Vermont Street. From the 1950s through the 1960s, light industrial, storage-distribution and commercial development occurred within the current areas of current similar use. Also during that time, residential use along Flower Street was transformed into the institutional and commercial use similar to current land use. Since the 1970s, conditions adjacent to the Project have remained relatively unchanged.



## **5.0 ENVIRONMENTAL DATA BASE REVIEW**

The purpose of the environmental database review was to obtain and review public records to identify activities at the Project site or surrounding properties that could indicate significant potential for recognized environmental conditions impacting the Project. The database information was obtained for this report by DYA through Environmental Data Resources, Inc (EDR). As a standard of practice for corridor surveys, the area of search was limited to 1/4 mile beyond the Project in all directions. (ASTM guidelines have varying search distances up to one mile, however sites greater than ¼ mile are generally not considered an environmental concern for this type of Project). The Site Distribution Summary Table, Site Inventory Table and Site Location maps from the Vista report are in Appendix E. Due to the large volume of supporting data, the detailed description of the database information for all the sites identified is reproduced from the EDR report on a compact disc (Adobe reader format) in Appendix E.

### **5.1 SUBJECT PROJECT SITE**

There were no database listings specific to the portions of the Project within the railroad ROW or the street ROW of Flower Street, Exposition Boulevard, Jefferson Boulevard and National Boulevard. Portions of the former railroad ROW at the western end between National Boulevard and Robertson Boulevard are currently being used as parking lots by a Mazda car dealership and Federal Express. The Mazda dealer and Federal Express facilities are listed on the database report as having leaking underground storage tanks (LUST) that were found by file reviews not to be on the project ROW, as presented below in the LUST section.

### **5.2 FEDERAL NPL, CERCLIS & NFRAP SITES**

The National Priority List (NPL) is the US Environmental Protection Agency (EPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) list contains sites that are either proposed to, or on, the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. No further remedial action planned (NFRAP) sites included under the CERCLIS listing may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require federal Superfund action or NPL consideration.





No NPL sites were listed on the database within the search radius.

One CERCLIS site is listed as Democratic National Convention at the Staples Center, one block west of the Flower Street Project area. The listing was for a removal involved in tracking counter-terrorism actions and funding for the Democratic National Convention in 2000 and is not a concern to the Project.

Eight CERCLIS/NFRAP sites were listed in the database. Based on field observations of the locations of these sites in relation to the Project and the "No further action" nature of these sites, no further investigation is necessary due to the distance and NFRAP categorization.

### **5.3 FEDERAL RCRA GENERATOR, CORRACTS & TSD FACILITIES**

Regulated hazardous waste activity is tracked under the Resource Conservation and Recovery Act (RCRA). Facilities that treat, store, or dispose (TSD) hazardous waste are listed in the RCRA TSD database. Facilities that generate at least 1,000 kg (2,200 pounds)/month of non-acutely hazardous waste, or 1 kg (2 pounds)/month of acutely hazardous waste, are tracked in the RCRA-LgGen database, while those that generate less than 1,000 kg (2,200 pounds)/month of non-acutely hazardous waste are tracked in the RCRA-SmGen database. RCRA facilities that have had a release of hazardous waste or constituents to the environment, for which the government is requiring corrective action, are tracked in the Corrective Action Tracking System (CORRACTS) database, while generators that are known to have violated RCRA regulations are tracked in the RCRA violations and enforcement (RCRA-Violator) database. These violations can be the result of paperwork problems and are not necessarily related to releases of hazardous material.

No RCRA TSD, or CORRACTS facilities were identified within the search radius.

Six RCRA LgGen sites and 87 RCRA SmGen facilities were identified within the search radius. Based on the site survey and database information, none of these sites appear to require further investigation in relation to the proposed Project due to the RCRA listing. However, clusters of RCRA generators generally indicate industrial areas where there is an increased possibility of illegal dumping of hazardous waste, particularly where the facilities are immediately adjacent to



unpaved portions of the old railroad ROW. Portions of the Project where such conditions were observed area as follows:

- Exposition Boulevard from 9<sup>th</sup> Avenue west to Crenshaw Boulevard (Station 315+00 to 340+00).
- Exposition Boulevard from Farmdale Avenue to La Brea Avenue (Station 375+00 to 400+00).
- Jefferson Boulevard from La Cienega Boulevard to Ballona Creek (Station 455+00 to 467+00).
- National Boulevard from Ballona Creek to Washington Boulevard (Station 469+00 to 495+00).
- Vacant lots and leased paved lots on the former ROW from Washington Boulevard to the western end of the Project at Robertson Avenue (Station 496+00 to 510+00).

Some of these areas were observed to have soil or other construction demolition materials dumped and are recommended for Phase II investigation in Section 7.0 below. In addition these areas are recommended for special attention by a hazardous waste monitoring program during construction.

#### **5.4 FEDERAL ERNS AND STATE CHMIRS INCIDENTS**

The Emergency Response and Notification System (ERNS) is a national database containing records of releases of oil and hazardous substances reported to the EPA, US Coast Guard, the National Response Center, and the Department of Transportation since 1986. The State Office of Environmental Protection, Office of Hazardous Materials produces the California Hazardous Materials Incident Reporting System (CHMIRS) database of reported hazardous material incidents from accidental spills or releases. Generally, reporting a spill incident results in cleanup by responsible parties and/or agencies.

Seventeen ERNS incidents (some with multiple listings) and 11 CHMIRS incidents (some with multiple listings or duplicates of the ERNS incidents) were reported within the search radius. Based on review of the nature of each of these reported incidents and the locations in relation to the Project, these incidents do not appear to have the potential to impact the Project therefore no further investigation is deemed necessary.



## **5.5 STATE AWP, BEP, CAL-SITES and CORTESE DATABASES**

The California Department of Toxic Substances Control (DTSC) produces the Annual Workplan (AWP) list of known hazardous substances sites targeted for cleanup, Bond Expenditure Plan (BEP) list of 1989 Hazardous Substances Cleanup Bond sites with funding appropriated, and the Cal-Sites list of sites with potential and confirmed hazardous substance releases. The DTSC also provides a list of VCP sites of low threat level properties with either confirmed or unconfirmed releases where the project proponents have requested that DTSC oversee investigation and/or cleanup activities. The ASTM database search guidelines also include the State CORTESE database of hazardous substances release sites compiled from various other state agencies prepared by the State Office of Environmental Protection, Office of Hazardous Materials. The CORTESE database search was not included in this database search because the CORTESE list is a voluminous list of sites commonly included on other databases searched.

No AWP, BEP or Cal-Sites sites were identified by the database search within 400 m (1/4 mile) of the Project.

## **5.6 STATE UST & LUST SITES**

The state UST database is an inventory of regulated Underground Storage Tanks provided by California Water Resources Control Board (WRCB). The leaking underground LUST database is a listing of confirmed or suspected releases from regulated USTs that have been reported to the WRCB. The WRCB California Facility Index Database (CA FID) contains active and inactive registered UST locations and the Historic UST (HIST UST) contains a list of former registered USTs that have been removed from active use.

The database search found records of 28 UST sites, 93 CA FID UST sites and 68 Historic UST sites within the ¼ mile search limit. Some of these listings are duplications of the same site and at least two sites are erroneous listings not located in the Project area. Current or former Registered UST sites that have not reported a release are generally not considered a significant environmental concern unless they are immediately adjacent to the ROW. Historic UST or CA FID UST sites may have formerly had USTs that were removed prior to current contamination investigation requirements implemented in California since 1984. Based on the site survey by DYA on May 31 and June 2, 2005 current or former registered USTs found to be approximately



adjacent to the Project are listed below on the UST & LUST Table below, along with the location relative to the Project.

Thirty-seven LUST, sites were listed within the overall search radius of 1/4 mile. LUST cases that are listed as “soil only” and/or “cased closed” that are not in the immediate proximity of the Project are not considered to have the potential to impact the Project. LUST cases that are either approximately adjacent to the Project or are listed as nearby open cases with groundwater impacted are described in Table 4.

**Table 4 – UST and LUST TABLE**

<b>SITE NAME &amp; ADDRESS</b>	<b>DATA BASE</b>	<b>LOCATION</b>	<b>DISCUSSION</b>
Former Mobile Service Station 419 W. Washington Blvd Los Angeles, CA 90015	LUST	NE corner Flower & Washington Sta 107+00	Spill from puncture during drilling, Cleanup by excavate & dispose, Case closed, now Metro Property, No further action recommended.
Former UST, service station 441 Exposition Blvd Los Angeles, CA 90007	FID UST Hist. UST (installed 1958)	NW corner of Exposition & Flower, Sta. 175+00	Site being demolished at time of DYA survey, no evidence of USTs. File reviewed at LAFD, USTs removed in 1988, no contamination found in soil tests <b>Phase II field screening during soils investigation recommended.</b>
Existing Chevron Service Sta. 3584 S. Figueroa Bl Los Angeles, CA 90007	UST FID UST Hist UST RCRA SQG	NE corner of Exposition & Figueroa Sta. 174+00	NOT on LUST database, However, adjacent to Below grade excavation for Exposition / Flower Station; <b>Phase II field screening during soils investigation recommended.</b>
Existing Arco Service Sta. 3775/3777 S. Vermont Ave. Los Angeles, CA 90007	UST FID UST Hist UST	SW corner of Exposition & Vermont Sta. 208+00	NOT on LUST database, Project ROW is within central median separated from this site by three traffic lanes on westbound Exposition Boulevard. Therefore, not considered a concern.
Former Union Oil Service Sta. 3771 S. Vermont Ave. Los Angeles, CA 90007	FID UST Hist UST	NW corner of Exposition & Vermont Sta. 208+00	NOT on LUST database, Project ROW is within central median separated from this site by three traffic lanes on east bound Exposition Boulevard. Therefore, not considered a concern.
Existing Union Oil Service Sta. 3774 S. Western Ave. Los Angeles, CA 90064	UST FID UST Hist UST	SE corner of Exposition & Western Sta. 260+00	NOT on LUST database, Project ROW is within central median separated from this site by three traffic lanes on eastbound Exposition Boulevard. Therefore, not considered a concern.
Former Arco Service Sta. 3770 S. Western Ave. Los Angeles, CA 90064	FID UST Hist UST	NE corner of Exposition & Western Sta. 260+00	NOT on LUST database, Project ROW is within central median separated from this site by three traffic lanes on east bound Exposition Boulevard. Therefore, not considered a concern.
Former Chevron Station 3804 Arlington Ave.	Hist UST	NE corner of Exposition &	No USTs observed. NOT on LUST database, Therefore, not considered a concern.



SITE NAME & ADDRESS	DATA BASE	LOCATION	DISCUSSION
Los Angeles, CA 90018		Arlington Sta. 260+00	
Dairy Market 3798 Arlington Ave. Los Angeles, CA 90018	FID UST Hist UST	SE corner of Exposition & Arlington Sta. 260+00	Currently a market., no USTs observed. NOT on LUST database, Therefore, not considered a concern.
Former Chevron Station(?) 3370 S. La Cienega Blvd Los Angeles, CA 90016 (?) Assumed on SE corner of intersection of La Cienega and Jefferson	FID UST	SE corner Exposition & La Cienega (Sta 454+00)	Vacant lot, possible vent pipes observed adjacent to ROW, File reviewed at LAFD, USTs removed in 1984, no soil testing, no location map. <b>Phase II soil sampling recommended.</b>
TWS Production 8801 Washington Blvd Culver City, CA 90232	LUST	SW corner of Washington and National, 100 ft N of ROW Sta. 500+00	Status: "Groundwater affected, pollution characterization" Not adjacent but appears to be actively monitored (wells and drums on site). May impact Project groundwater. File Review at RWQCB indicates groundwater at ROW not impacted.
Culver City Mazda (now Nissan) 8810 Washington Blvd Culver City, CA 90230	LUST	SW corner of Washington and National, Sta. 498+00	"Soil only, leak being confirmed". Project ROW is used as parking lot for this facility address, File Reviewed at LACDPW, Project ROW not impacted.
Federal Express Co. 3730 South Robertson Blvd Culver City, CA 90232	LUST UST	West of intersection Robertson & Venice	Status: "soil only, preliminary assessment work plan submitted". Project ROW is used as parking lot by the Fed Ex facility. File Reviewed at RWQCB; Project ROW not impacted.

## 5.7 STATE SWF/LF AND TOXIC PITS SITES

The Solid Waste and Landfill (SWF/LF) database is a collection of known regulated and unregulated landfill, transfer or incinerator facilities. The Toxic Pits database is a list of sites identified by the WRCB as pond cleanup sites.

No Toxic Pits or landfill sites were identified within the search radius.

One solid waste facility was identified as a tire recycling facility at a location over one block from the Project, therefore it is not an environmental concern.

## 5.8 SUPPLEMENTAL LISTS: SLIC, DRY CLEANERS, COAL GAS, BROWNFIELDS-VCP

The California Regional Water Quality Control Board, Region 9, (RWQCB) provides a database of sites recommended for site mitigation listed on the state Spills, Leaks, Investigation and



Cleanup List (SLIC). Eleven SLIC addresses were identified in the database within the ¼ mile search distance. Based on the information in the database and site observations of the locations of these sites, RWQCB SLIC files were reviewed for the following sites to evaluate the potential impact to the Project:

#### **Intersection of Exposition and Crenshaw**

- Cameo Cleaners, 3650 Crenshaw Boulevard
- 20<sup>TH</sup> Century Plastics, 3628 Crenshaw Boulevard
- System Cleaners, Won Kai Yap, 3631 Crenshaw Boulevard
- Film Processing Corp. 3602 Crenshaw Boulevard

The documents from 1995 indicate groundwater beneath the Project ROW was impacted in the area of these sites by volatile organic compounds (VOC)s, particularly tetrachloroethylene (PCE), in a co-mingled plume, with PCE concentrations as high 3,000 parts per billion (ppb). Groundwater at that time was measured 40 to 50 feet below the ground surface and flowed to the east. Based on a groundwater PCE plume map in one of the files, it is assumed likely that there is PCE in groundwater in the area of Crenshaw Boulevard from about Victor Avenue, downgradient (east) an undetermined distance. From the map, DYA estimates groundwater could be impacted by diminishing concentrations as far east as 12<sup>th</sup> Avenue and beyond.

A list of dry cleaners was compiled from EPA ID Numbers and Standard Industrial Codes. Three (3) dry cleaner addresses were found within the ¼ mile search. Two of the dry Cleaners are on the SLIC file review list above. The third Dry Cleaner listed is not near the Project. In addition another dry cleaning facility that is not is not on the Dry Cleaner or SLIC list was found to have a rear door opening immediately adjacent to an unpaved area of the Project ROW. This facility, Smith Quickclean Laundry, 1901 Rodeo Road, is included on the RCRA Small Generator list. Based on the location and documented use of hazardous materials, Phase II investigation is recommended for the ROW area outside this dry cleaning facility.

The existence and location of manufactured gas plants (MGP) or “Coal Gas“ is provided by the EDR database search. One former Coal Gas site was identified as Southern California Gas Company, 3200 36<sup>th</sup> Street. The site area is currently a Southern California Gas service facility located north of Exposition Boulevard across several paved traffic lanes (327+00 to 331+00). The Project ROW is on the south side of the street in this area and not immediately adjacent to the former Coal Gas facility. Historic records indicate a large above ground gas tank at the



facility. Areas adjacent to MGP facilities may have surficial soil impacts from poly-nuclear aromatic hydrocarbons (PNA). DYA requested additional information on this case from EDR, but no further information was available. Based on the current use of the site by Southern California Gas Company and the location across the street from the Project, no further investigation appears necessary.

A brownfields listing of low-level threat properties with either confirmed or unconfirmed releases subjected to VCP overseen by DTSC was included in the EDR ¼ mile search. One VCP site was identified as La Cienega Industrial Park, 3339-3361 La Cienega Place, located north of Jefferson Boulevard between L Cienega Boulevard and Ballona Creek. Information from the file for this case was obtained from DTSC by DYA. Contaminants in shallow soils at the site were cleaned up to the satisfaction of DTSC. Groundwater was reportedly over 70 feet deep and was reportedly not affected. The site does not appear to have impacted groundwater at the Project.

## 5.9 ENVIRONMENTAL DATABASE SUMMARY

For some sites, respective regulatory agency files will be reviewed by DYA to evaluate the possible impacts to the Project. Some adjacent areas that have clusters of database listings and a history of industrial use do not necessarily warrant Phase II investigation, but do warrant special consideration during construction due to the possibility of undocumented spills or dumping during the past few decades.

**Table 5 - DATABASE SUMMARY ACTION TABLE**

SITE NAME & ADDRESS	DATABASE	LOCATION	ACTION
Existing Chevron Service Sta. 3584 S. Figueroa Boulevard Los Angeles, CA 90007	UST FID UST Hist UST RCRA SQG	NE corner of Exposition & Figueroa Sta. 174+00	For below grade excavation for Exposition / Flower Station; Phase II field screening during soils investigation recommended.
Project ROW	Nearby RCRA GEN sites	9 <sup>TH</sup> Ave - Crenshaw (Station 315+00 to 340+00)	Recommended for special attention by a hazardous waste monitoring program during construction.
Cameo Cleaners 3650 Crenshaw Boulevard	SLIC	Crenshaw Blvd Intersection	SLIC File reviewed Groundwater 40- 50 feet below surface impacted by PCE in Crenshaw area
20 <sup>th</sup> Century Plastics 3628 Crenshaw Boulevard	SLIC	Crenshaw Blvd Intersection	SLIC File reviewed. Groundwater 40- 50 feet below surface impacted by PCE in Crenshaw area.



SITE NAME & ADDRESS	DATABASE	LOCATION	ACTION
System Cleaners, Won Kai Yap 3631 Crenshaw Boulevard	SLIC	Crenshaw Blvd Intersection	SLIC File reviewed. Groundwater 40-50 feet below surface impacted by PCE in Crenshaw area.
Film Processing Corp. 3602 Crenshaw Boulevard	SLIC	Crenshaw Blvd Intersection	SLIC File reviewed. Groundwater 40-50 feet below surface impacted by PCE in Crenshaw area.
Project ROW	Nearby RCRA GEN sites	Farmdale Avenue to La Brea Avenue (Station 375+00 to 400+00)	Recommended for special attention by a hazardous waste monitoring program during construction.
Former Chevron Station(?) 3370 S. La Cienega Blvd Los Angeles, CA 90016 (?) Assumed on SE corner of intersection of La Cienega and Jefferson	FID UST	SE corner Exposition & La Cienega (Sta 454+00)	Vacant lot, possible vent pipes observed adjacent to ROW, File reviewed at LAFD, USTs removed in 1984, no soil testing, no location map. Phase II soil sampling recommended on SE corner.
Project ROW	Nearby RCRA GEN sites	La Cienega to Ballona Creek (Sta 455+00 to 467+00)	Recommended for special attention by a hazardous waste monitoring program during construction.
Project ROW	Nearby RCRA GEN sites	Ballona Creek to Washington Sta 469+00 to 495+00)	Recommended for special attention by a hazardous waste monitoring program during construction.
Project ROW	Nearby RCRA GEN sites	Washington to Robertson (Sta 496+00 to 510+00)	Recommended for special attention by a hazardous waste monitoring program during construction.





## 6.0 PROJECT SITE RECONNAISSANCE

### 6.1 VISUAL OBSERVATIONS

Mr. Halbert performed a visual reconnaissance of the Project site on May 31 and June 2, 2005. The weather was overcast in the mornings and clear to hazy in the afternoons with temperatures in the 70s. Representative photographs taken during the visit are in Appendix B.

The EDR database report was used to evaluate the location of database facilities relative to the Project. Observations of potential recognized environmental conditions (REC) were photographed and noted. REC not related to the database sites are discussed in the following sections. Representative photographs are in Appendix B.

### 6.2 UNDERGROUND AND ABOVE-GROUND STORAGE TANKS

No USTs or ASTs were observed within the Project site ROW. Several active or former UST locations were identified at major intersections as previously described in the database section.

In addition, one site was observed that appears to have possibly been a former service station at a vacant auto shop immediately adjacent to the Project ROW, located at 5244 Jefferson Boulevard, Station 417+00, west of La Brea Avenue. DYA requested a UST file for this site from LAFD. No file was available, indicating there is no record of a former UST. Therefore, there are no apparent records indicating an UST. However, based on our experience, it is possible that the site had or has an UST and Phase II investigation for soil contamination in the adjacent Project Row is recommended.

### 6.3 HAZARDOUS MATERIALS, FILL AND DUMPING

The following features warranting further investigation were observed during the site reconnaissance.

**Dry Cleaner (Station 282+50)** An active dry cleaner store that appears to be an older business identified on the RCRA database as Smith Quickclean Laundry, 1901 Rodeo Road, was



observed at this location about one-half mile west of Western Boulevard. Because the dry cleaner is listed on the as a RCRA Small Generator, it is known to have used dry cleaning fluid. The rear door of a dry cleaner opens onto the unpaved soil of the Project ROW. There was no direct evidence of dumping. However, given the propensity for older dry cleaners to have soil contamination from dry cleaning fluid, further investigation of the soil in the ROW adjacent to the dry cleaner is recommended..

**Soil and Concrete Sand Slurry Dumped, West of Arlington (Station 290+00)** Waste soil and what appears to be concrete sand slurry were spread on the ROW in this area.

**Oil Stain Industrial Yards and Dumped Materials (Station 316+00 - 337+00)**, Both sides of the Project ROW are bounded by industrial facilities in this area between 9<sup>th</sup> Avenue and Crenshaw Boulevard. Some of the Project ROW is being used for construction yard space. Small soil stockpiles with concrete and asphalt debris were observed in the Project ROW this area. During a preliminary study by DYA for this Project in September 2003, an oily stain with a chemical odor was observed in the Project ROW on the southwest corner of the intersection of Exposition Boulevard and 11<sup>th</sup> Avenue (Station 325+00). During the current reconnaissance, this feature was observed to have been covered over by imported soil. Based on these observations, further investigation appears warranted in the general area between Station 315+00 to 337+00.

**Soil Dumped (Station 375+00 - 398+00)** This area between Farmdale Avenue and La Brea Boulevard was observed to have scattered areas of imported soil dumped on the Project ROW. There are numerous RCRA Generator database sites located in an older small industrial zone to the north across Exposition Boulevard. There is a school yard adjacent to most of the south side. Phase II investigation is recommended for the soil piles and the general area is recommended for special hazardous waste monitoring during construction.

**Undocumented Historic UST (Station 417+00)** A vacant auto maintenance shop at the address of 5244 West Jefferson Avenue that appears as though it may have been a former UST site (not listed on the database search) was observed adjacent to the north side of the Project alignment at.

**Construction Yards, Oil Pipeline, Power Substation, Soil Piles (Station 426+00 - 454+00)** This section of the Project east of LA Cienega Boulevard was observed to have been divided



into fenced contractor construction yards. There are soil and construction debris stockpiles. There is an electrical power substation adjacent with several large transformers located adjacent to the south side of the Project ROW at Station 435+ 00. There are also oil pipeline markers adjacent to the Project ROW in this segment. DYA requested information on the pipeline from the State Office of the Fire Marshall. No information was provided. Phase II investigation and special monitoring for petroleum hydrocarbons and hazardous waste is recommended during construction.

**Landscaped Soil Fill (Station 455+00 - 465+00)** This segment of the Project between La Cienega Boulevard and Ballona Creek is within an industrial area with several database SLIC and RCRA sites. The Project ROW was observed to have mounded soil fill with irrigated grass and palm trees that appear to have been landscaped. Assuming the origin of the soil fill cannot be documented, Phase II soil sampling and testing of the fill soil is recommended.

**Vacant Lot Adjoining Small Industrial Shops (Station 506+00 - 507+00)** The western end of the Project between Washington and Venice Boulevards is currently used for business uses including two parking lots a nursery and a vacant lot. The vacant lot portion is fenced and inaccessible. The vacant lot is behind several small industrial shops, including a metal works shop. This area is considered potential REC and Phase II investigation is recommended for the lot.

#### **6.4 PCB-CONTAINING EQUIPMENT**

One Los Angeles Department of Water and Power substation was observed adjacent to the south side of the old railroad ROW in the area of Station 455+00, between the intersections of Jefferson Boulevard and Hauser Boulevard and Carmona Avenue. The ROW area adjacent to the substation is used as a construction equipment storage yard. Phase II soil sampling for PCBs is recommended for this area.

Other than the DWP Power substation, no PCB-containing equipment, such as electrical transformers or hydraulic machines, other than overhead transformers on power poles, was observed within the Project ROW. The overhead transformers are owned and maintained by LADWP and are not considered an environmental concern for the Project.



## **6.5 PRELIMINARY ASBESTOS EVALUATION**

Asbestos evaluation was not a part of this assessment, however there were no permanent structures on the Project right of way. If unexpected building materials are encountered during construction for the Project, the materials should be evaluated for potential asbestos containing materials (ACM) before demolition and disposal. If structures area taken by acquisition for the Project, an ACM survey is recommended.

## **6.6 AERIALY DEPOSITED LEAD**

Soils adjacent to paved areas within the Project corridor may contain aerially deposited lead (ADL) from vehicle exhaust. Areas within the proposed Project corridor where soil may be disturbed during construction should be tested for ADL.

## **6.7 LEAD-BASED PAINT EVALUATION**

Lead-based paint evaluation was not performed because there are no structures.

## **6.8 WEED CONTROL**

Railroad operations have historically been known to use various substances for weed control within the railroad ROW. Surface soils within the railroad ROW may contain hazardous materials from the use of weed control, including herbicides, arsenic, and lead. Soil sampling for these substances is recommended in the event construction earthwork will involve soil removal from the ROW and for health and safety concerns during earthwork dust control. Sampling and analysis for lead may be combined with the ADL testing.



## 7.0 LIMITATIONS

This report is an instrument of service of DYA and includes limited research, a review of specified and reasonable ascertainable listings, and a site reconnaissance to identify REC in general accordance with the ASTM Standard E1527 procedures. However, this ESA may reflect additional or reduced services or service enhancements requested or authorized by the Client.

“Recognized environmental conditions” are defined under ASTM standard as “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 release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property.” These standards and this report do not address other environmental conditions such as geologic or geotechnical hazards. DYA’s ESA was performed in accordance with generally accepted practices of the profession undertaken in similar studies at the same time and in the same geographical area, and DYA observed that degree of care and skill generally exercised by the profession under similar circumstances and conditions.

This study and report has been prepared on behalf of and for the exclusive use of The Client solely for its use and reliance in the environmental assessment of this Project site. The Client is the only party to which DYA has explained the risks involved and which has been involved in the shaping of the scope of services needed to satisfactorily manage those risks, if any, from The Client’s point of view. Accordingly, reliance on this report by any other party may involve assumptions whose extent and nature lead to a distorted meaning and impact of the findings and opinions related herein. DYA’s findings and opinions related in this report may not be relied upon by any party except The Client. With the consent of The Client and DYA, DYA may be available to contract with other parties to develop findings and opinions related specifically to such other parties’ unique risk management concerns related to the Project site.



## 8.0 QUALIFICATIONS OF PREPARER

This assessment performed by Gary Gilbert, P.E. under the supervision of Gary J. Halbert, a California Certified Engineering Geologist with over twenty years of experience managing environmental assessments and mitigation. Mr. Gilbert's and Mr. Halbert's resumes are presented in Appendix F.



## 9.0 REFERENCES

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U.S. Geological Survey, 1981, Hollywood, California 7.5 Minute Topographic Quadrangle, 1966, photo-revised 1981

U.S. Geological Survey, 1995, Beverly Hills, California 7.5 Minute Topographic Quadrangle, 1995.

Water Replenishment District of Southern California, Groundwater Elevation Contour Map Fall 2001, viewed on the Internet at [wrd.org](http://wrd.org)





**APPENDIX A  
TOPOGRAPHIC MAPS**

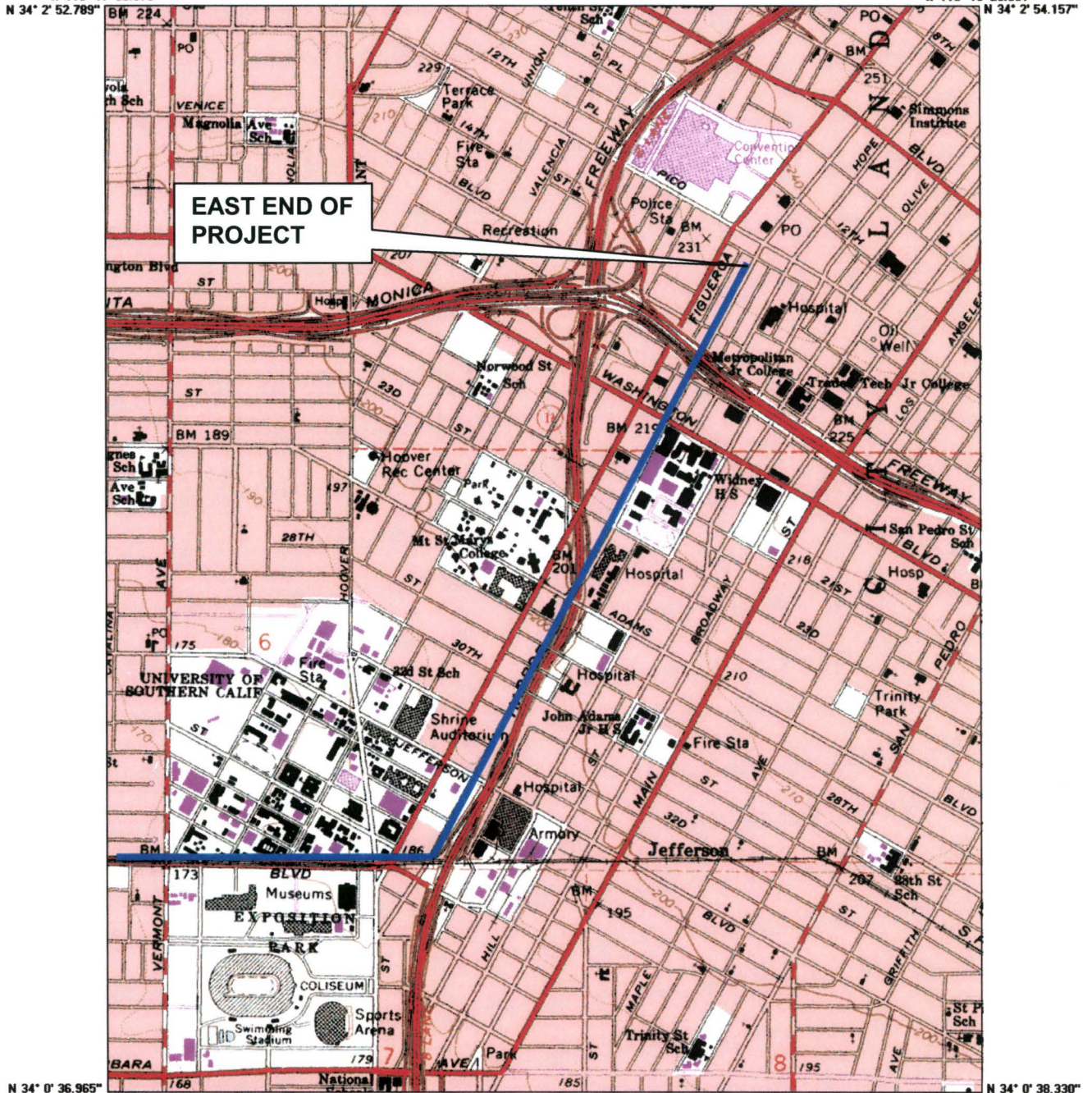


Exposition Flower

W 118° 17' 36.878"  
N 34° 2' 52.789"

W 118° 15' 25.091"  
N 34° 2' 54.157"

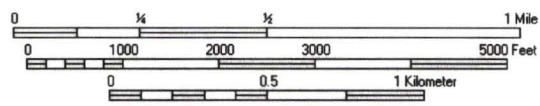
EAST END OF  
PROJECT



N 34° 0' 36.965"  
W 118° 17' 34.817"

N 34° 0' 38.330"  
W 118° 15' 23.088"

1927 North American Datum; 1,000-meter UTM grid zone 11  
Generated by BigTopo (www.igage.com)  
Map compiled from USGS Quads: Hollywood; CA



Hollywood, CA Quadrangle

**DIAZ YOURMAN & ASSOCIATES**  
1616 E. SEVENTEENTH ST.  
SANTA ANA, CA 92705  
PROJECT No. 220-05

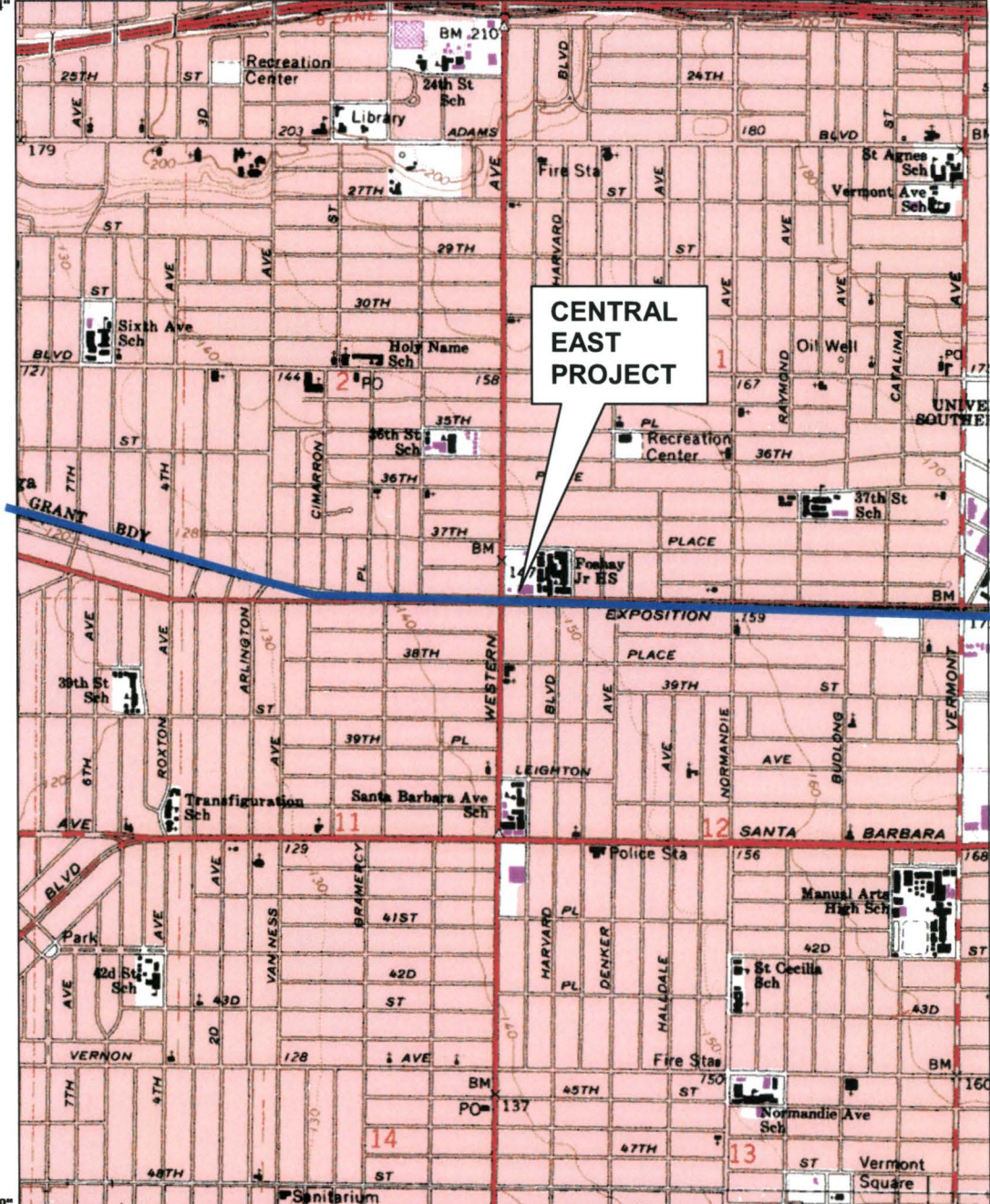
**TOPOGRAPHIC MAP- FLOWER ST. / USC**  
MTA Exposition LRT  
USGS Hollywood, CA 7.5 Quad., 1966, revised 1981



Exposition East

W 118° 19' 35.427"  
N 34° 2' 12.934"

W 118° 17' 23.659"  
N 34° 2' 14.336"

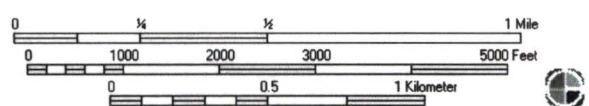


CENTRAL EAST PROJECT

N 33° 59' 57.110"  
W 118° 19' 33.315"

N 33° 59' 58.511"  
W 118° 17' 21.605"

1927 North American Datum; 1,000-meter UTM grid zone 11  
Generated by BigTopo (www.igage.com)  
Map compiled from USGS Quads: Hollywood; CA Inglewood; CA



Hollywood, CA Quadrangle

**DIAZ YOURMAN & ASSOCIATES**  
 1616 E. SEVENTEENTH ST.  
 SANTA ANA, CA 92705  
 PROJECT No. 220-05

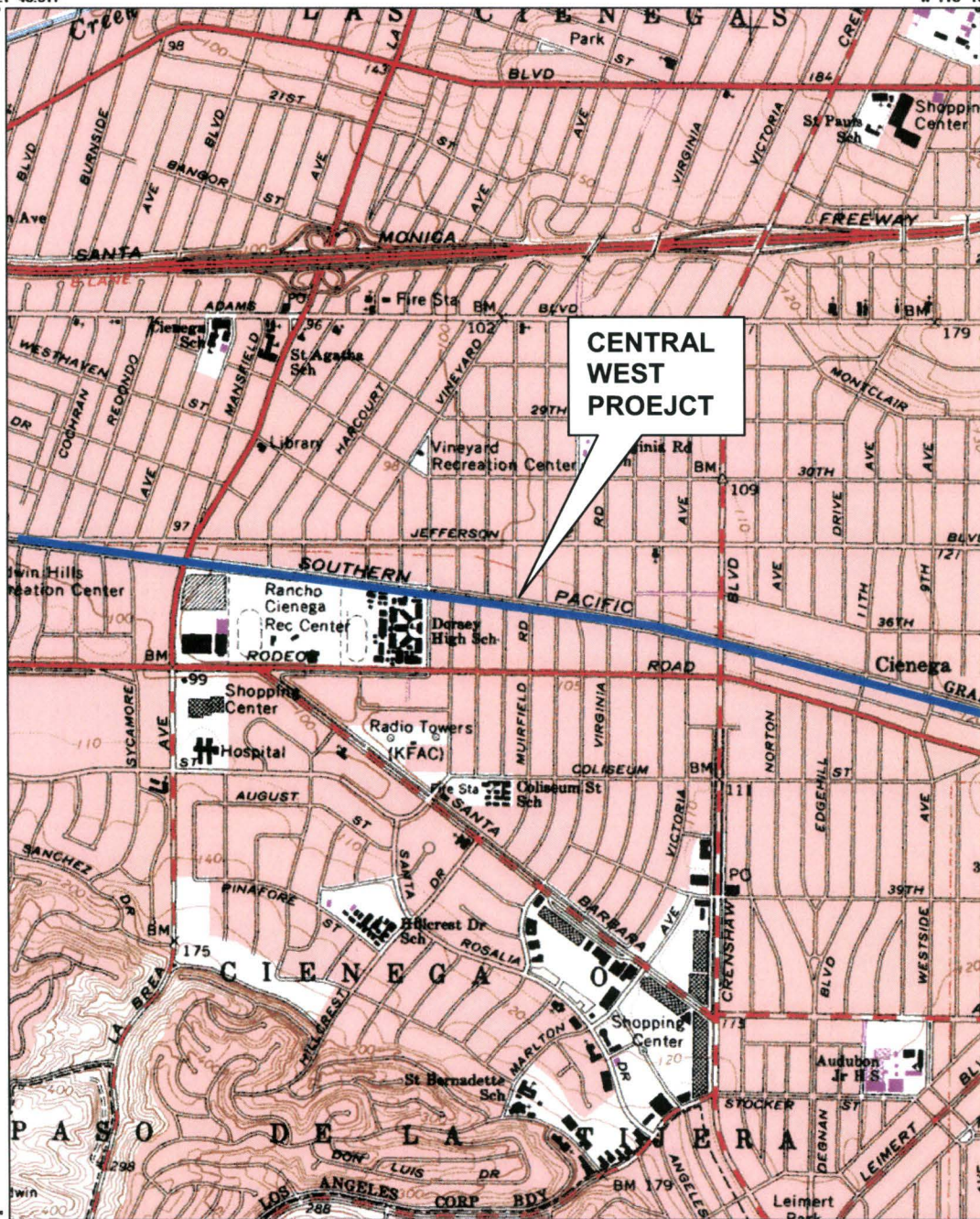
**TOPOGRAPHIC MAP- EXPOSITION EAST**  
 MTA Exposition LRT  
 USGS Hollywood, CA 7.5 Quad., 1966, revised 1981



Exposition Central

W 118° 21' 40.517"  
N 34° 2' 31.109"

W 118° 19' 28.743"  
N 34° 2' 32.549"

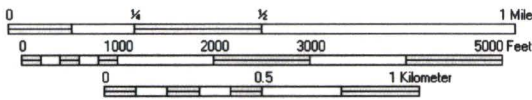


**CENTRAL  
WEST  
PROEJCT**

N 34° 0' 15.288"  
W 118° 21' 38.349"

N 34° 0' 16.726"  
W 118° 19' 26.633"

1927 North American Datum; 1,000-meter UTM grid zone 11  
Generated by BigTopo (www.igage.com)  
Map compiled from USGS Quads: Hollywood; CA



Hollywood, CA Quadrangle

**DIAZ YOURMAN & ASSOCIATES**  
1616 E. SEVENTEENTH ST.  
SANTA ANA, CA 92705  
PROJECT No. 220-05

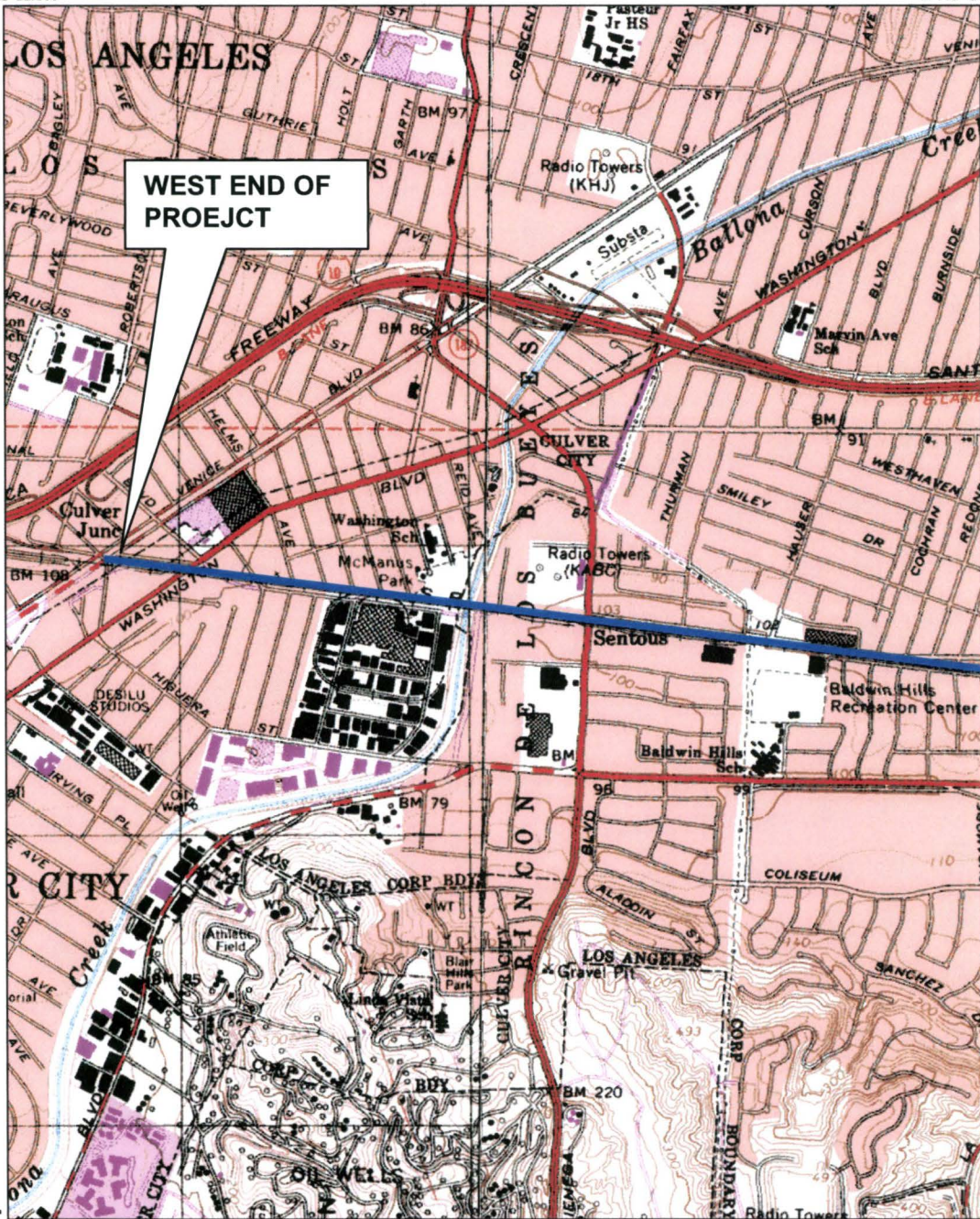
**TOPOGRAPHIC MAP- EXPOSITION CENTRAL**  
MTA Exposition LRT  
USGS Hollywood, CA 7.5 Quad., 1966, revised 1981



Exposition West

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N 34° 2' 43.174"

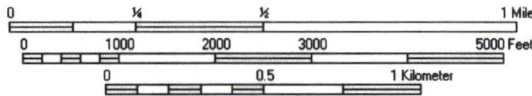
W 118° 21' 24.234"  
N 34° 2' 44.648"



N 34° 0' 27.355"  
W 118° 23' 33.792"

N 34° 0' 28.827"  
W 118° 21' 22.073"

1927 North American Datum; 1,000-meter UTM grid zone 11  
Generated by BigTopo (www.igage.com)  
Map compiled from USGS Quads: Beverly Hills; CA Hollywood; CA



Hollywood, CA Quadrangle

**DIAZ YOURMAN & ASSOCIATES**  
1616 E. SEVENTEENTH ST.  
SANTA ANA, CA 92705  
PROJECT No. 220-05

**TOPOGRAPHIC MAP- EXPOSITION WEST**  
MTA Exposition LRT  
USGS Hollywood CA 7.5 Quad., 1966, revised 1981  
and Beverly Hills, CA Quad 1995



**APPENDIX B**  
**RECONNAISSANCE PHOTOGRAPHS**





Photo 1:

View south on Flower Street from eastern end of Project, south of Pico Boulevard. Existing Metro LRT on the left.

Photo 2:

View south on Flower Street at Venice Boulevard. Existing LRT on the left. I-10 Freeway overcrossing in the distance.

Photo 3:

View northeast at Flower Street and Washington Boulevard., northeast corner, former service station LUST, now Metro property for LRT station. Existing LRT tracks curve east onto Washington Boulevard.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA

DYA Project No. 2003-048.13

Photos dated 5-31-05 & 6-2-05



Photo 4:  
View south on Flower Street at intersection of Washington Boulevard. Los Angeles Trade Tech Center on the left.

Photo 5:  
View south on Flower Street at intersection of 23<sup>rd</sup> Street. Hospital on the left.

Photo 6:  
View south on Flower Street (left) at I-110 freeway overcrossing.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05





Photo 7:  
View south on Flower Street (right) at I-110 freeway overcrossing. Adams Boulevard intersection in the distance.

Photo 8:  
View south on Flower Street at 28<sup>th</sup> Street intersection. I-110 freeway is elevated above retaining wall with southbound on-ramp on the left of photo.

Photo 9:  
View south on Flower Street at Jefferson Boulevard intersection. I-110 freeway overpass and retaining wall left of photo. New construction of CRLA Galen Center Athletic Pavilion on former auto sales lot on the right.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 10:  
View north on Flower Street from Exposition Boulevard, proposed LRT under-crossing below grade.

Photo 11:  
View northwest at northwest corner of Flower Street and Exposition Boulevard, former Historic UST site under construction for above-ground parking structure.

Photo 12:  
View west on Exposition Boulevard from Flower Street showing old railroad on Project ROW (left of photo). Planned under-crossing excavation area. Chevron station at Figueroa on right.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 13:  
View west on Exposition Boulevard at Figueroa Street intersection. Railroad ROW is in center median.

Photo 14:  
View east from Vermont Street intersection of railroad ROW in median of Exposition Boulevard

Photo 15:  
View west from Vermont Street intersection of railroad ROW in median of Exposition Boulevard.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 16:  
View east of railroad ROW in Exposition Boulevard median at intersection of Normandie Avenue.

Photo 17:  
View west of railroad ROW in Exposition Boulevard median west of intersection of Normandie Avenue.

Photo 18:  
View east of railroad ROW in median of Exposition Boulevard at intersection of Western Avenue. Unocal service station on southeast corner.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 19:  
View west of railroad ROW in median of Exposition Boulevard west of intersection of Western Ave.

Photo 20:  
Station 283+00, railroad ROW has shifted to south side of Exposition Boulevard (left of photo). Rear of Dry Cleaner store and parking lot adjacent to railroad. (right of photo).

Photo 21:  
View east on Exposition Boulevard at Arlington Avenue.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
  
DYA Project No. 2003-048.13  
  
Photos dated 5-31-05 & 6-2-05



Photo 22:  
View east from 2<sup>nd</sup> Avenue one block west of Arlington Avenue. Dumped soil and concrete sand slurry(?) in Project ROW. Vacant lot on the right.

Photo 23:  
Dumping and access to residence, Station 308+00, 50 feet east of 7<sup>th</sup> Avenue.

Photo 24:  
Soil and construction debris dumped across from 9<sup>th</sup> Avenue Station 316+00

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 25:  
View west at 9<sup>th</sup> Avenue. Railroad ROW is being used by a construction yard for storage. Exposition Boulevard is on the right of photo.

Photo 26:  
View west at 10<sup>th</sup> Avenue. Railroad ROW is being used for truck yard. Soil pile dumped. Exposition Boulevard is on the right of photo.

Photo 27:  
View west at 11<sup>th</sup> Avenue. Railroad ROW is being used for access to rear of industrial buildings (left). Stained soil observed in ROW in September 2004 covered by dumped soil. Exposition Boulevard is on the right of photo.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 28:  
View east along railroad ROW Station 335+00 between Crenshaw Boulevard and 11<sup>th</sup> Avenue at rear of industrial buildings. Piles of shredded mulch. Possible other dumping beneath.

Photo 29:  
View east on railroad ROW at Crenshaw Boulevard crossing. Exposition Boulevard on the left. Exposition Place on right.

Photo 30:  
View west on railroad ROW at Crenshaw Boulevard crossing. Exposition Boulevard on the right. Exposition Place street on left.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05





Photo 31:  
View east of railroad ROW at Farmdale Avenue crossing. Exposition Boulevard on the left. Exposition Place on right.

Photo 32:  
View west on railroad ROW at Farmdale Avenue crossing. Exposition Boulevard on the right. School yard on left. Soil dumped and spread along ROW on the right. Industrial buildings across Exposition Boulevard on the right.

Photo 33:  
View east on Exposition Boulevard Station 398+00, railroad ROW on the right. School yard on left. Soil dumped and spread along ROW between Farmdale Avenue and La Brea Avenue. Industrial buildings across Exposition Boulevard on the left. School on the right

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 34:  
View west on railroad ROW at La Brea Avenue intersection. Industrial buildings on the right facing Jefferson Boulevard to the north. Fence with locked gate blocking access to the railroad in the distance. Exposition Boulevard and residential to the south on the left of photo.

Photo 35:  
View west of railroad ROW behind industrial buildings within fenced secured area. Exposition Boulevard and residential to the south on the left of photo.

Photo 36:  
View west at Station 417+00 west of La Brea Avenue where Jefferson Boulevard merges adjacent to North side of railroad ROW. Showing old vacant auto shop (544 W. Jefferson Boulevard) suspected former USTs adjacent to railroad ROW (left of photo behind fence).

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 37:  
View east of railroad ROW at Hauser Boulevard. intersection with Jefferson Boulevard. (Station 432+00) Dumped soil spread on ROW. Jefferson Boulevard on the left, industrial buildings on both sides.

Photo 38:  
View west at Hauser Boulevard-Carmona Avenue intersections with Jefferson Boulevard. (Station 432+00) railroad ROW is used as a construction storage yard.

Photo 39:  
View south across railroad ROW at Carmona Avenue intersection with Jefferson Boulevard. (Station 435+00). Railroad ROW is used as a construction storage yard. Electrical power substation with transformers adjacent to ROW.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 40:  
View west of railroad ROW at Station 445+00, about 1000 feet east of La Cienega Boulevard., ROW used as construction yard.

Photo 41:  
View east of same yard in Photo 40, about 500-1000 feet east of La Cienega Boulevard., ROW used as construction yard.

Photo 42:  
View east on Jefferson Boulevard of same yard in Photos 40 and 41, about 500-1000 feet east of La Cienega Boulevard., ROW used as construction yard.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 43:  
Ground venting system (?) in vacant lot on southeast corner of Jefferson Boulevard and La Cienega Boulevard, adjacent to south side of ROW at Station 454+00.

Photo 44:  
Oil pipeline marker in railroad ROW in area east of La Cienega Boulevard.

Photo 45:  
View east of railroad ROW from La Cienega Boulevard. Fenced construction yard in the distance.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 46:  
Possible UST vent pipes adjacent to railroad ROW in vacant lot on southeast corner of La Cienega Boulevard and Jefferson Boulevard (see Photo 45).

Photo 47:  
View west of railroad ROW (left side) from intersection of La Cienega Boulevard and Jefferson Boulevard (right side)

Photo 48:  
View east of railroad ROW on south side of Jefferson Boulevard between La Cienega Boulevard and Ballona Creek bridge. Soil fill imported and irrigated landscaping.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 49:  
View west of Ballona Creek bridge crossing, Jefferson Boulevard veers south along creek, National Boulevard on both sides of ROW.

Photo 50:  
Old railroad Bridge crossing Ballona Creek.

Photo 51:  
View west of railroad ROW from west side of Ballona Creek. National Boulevard on the left, vacant road on the right.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05



Photo 52:  
View east of railroad ROW from Wesley Street intersection just east of Washington Boulevard. National Boulevard on the right. Industrial shops adjacent to ROW on the left, some soil spread

Photo 53:  
View west from same location as previous photo No. 52, ROW crossing National Boulevard.

Photo 54:  
View east from intersection of Washington Boulevard of former railroad used as paved parking lot for auto dealer (8810 Washington Boulevard)

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05





Photo 55:  
View west across Washington Boulevard of former railroad ROW used as a nursery.

Photo 56:  
Former railroad ROW as a vacant lot behind small industrial shops near western end, east of Robertson Boulevard. (Station 506+00 – 507+00)

Photo 57:  
View east of western end next to Robertson Boulevard. of former railroad ROW used as Fed Ex parking lot.

Metro Mid City/Exposition Boulevard Light Rail Transit Project  
Los Angeles, CA  
DYA Project No. 2003-048.13  
Photos dated 5-31-05 & 6-2-05

**APPENDIX C  
HISTORIC AERIAL PHOTOGRAPHS**



AXJ-26-71



See C2

**Explanation**

— Approximate Project Alignment

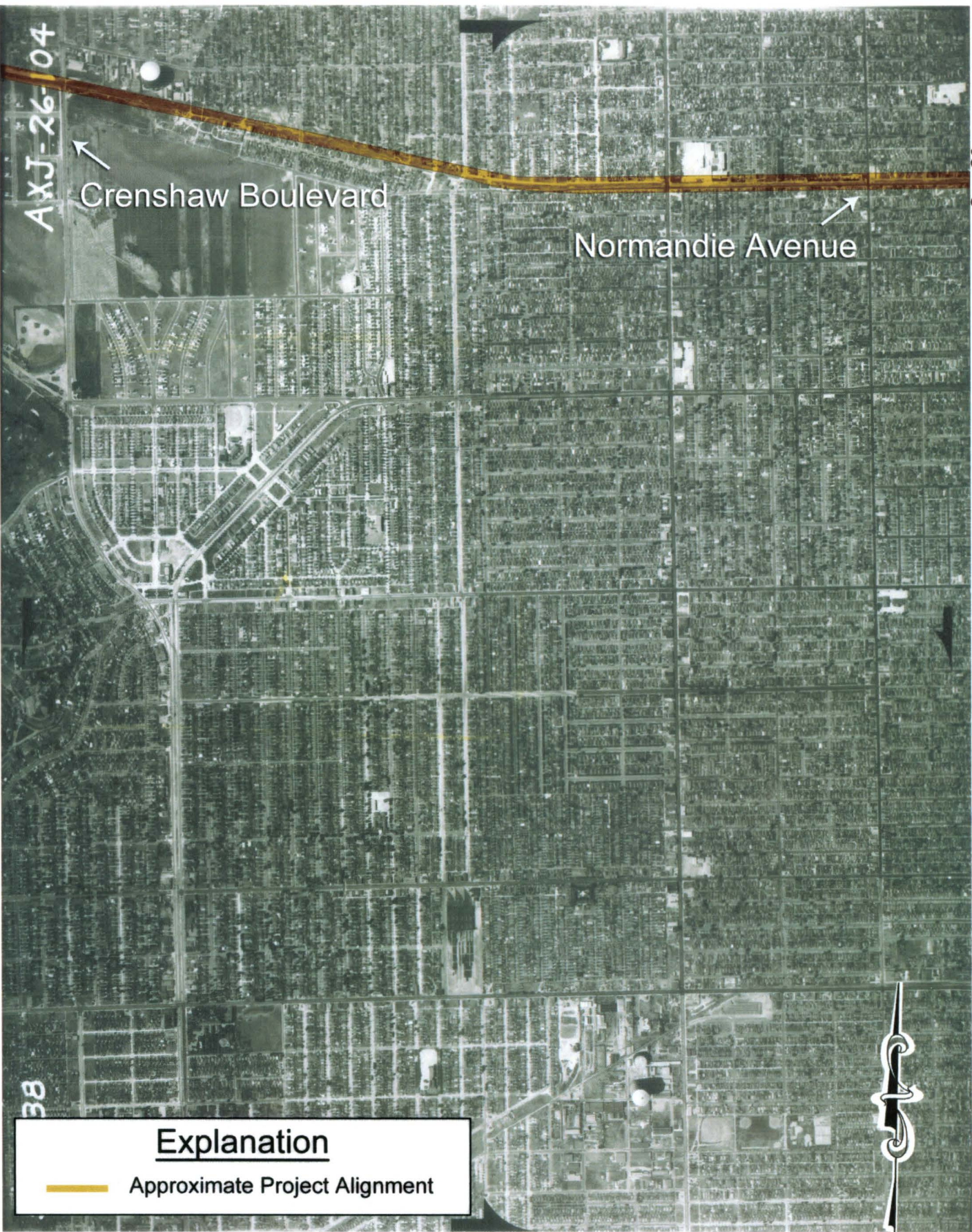
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1938 (a) Aerial Photograph

See C1

See C3

1938 B.CDR



**Explanation**  
 — Approximate Project Alignment

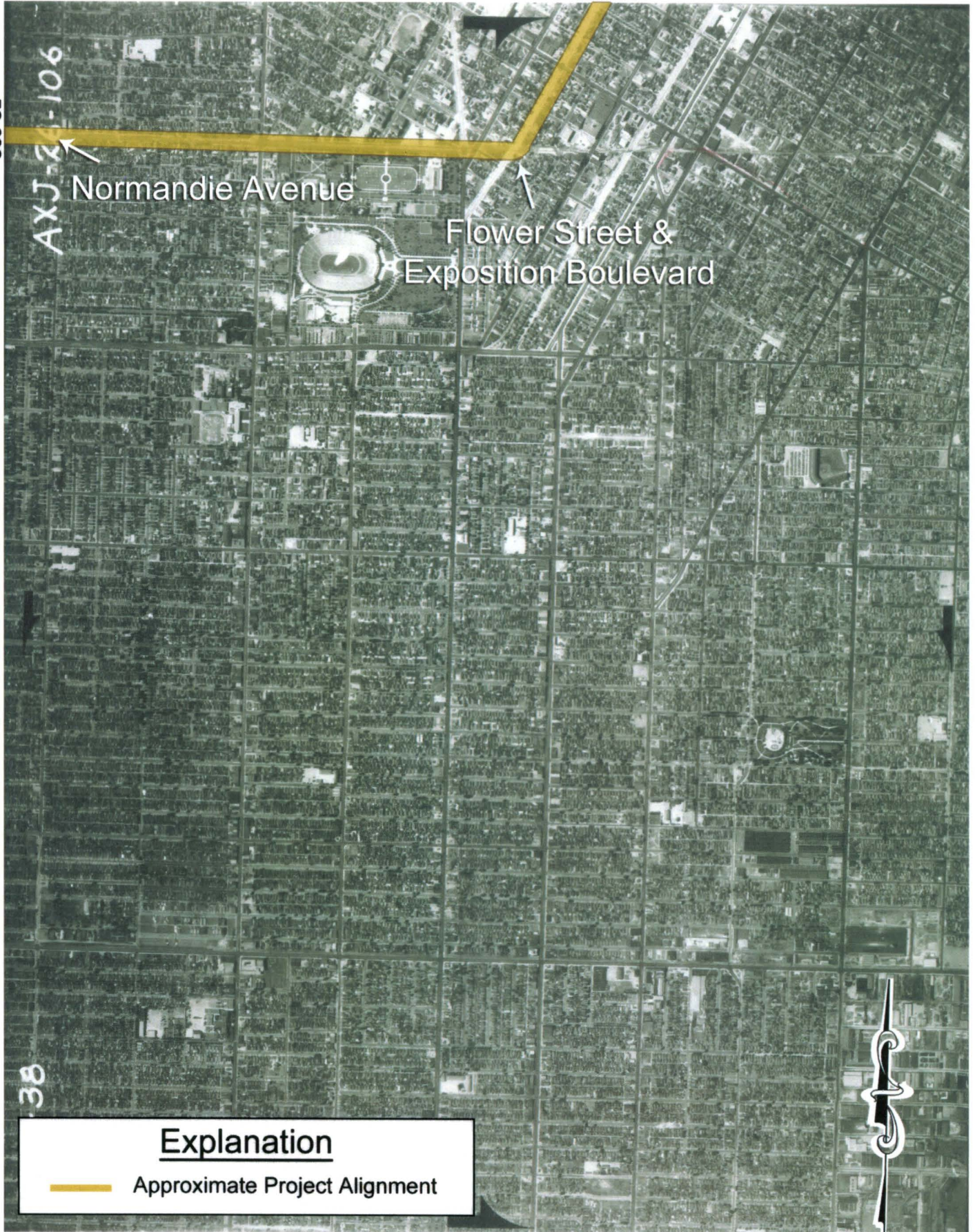


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1938 (b) Aerial Photograph

See C4

See C2



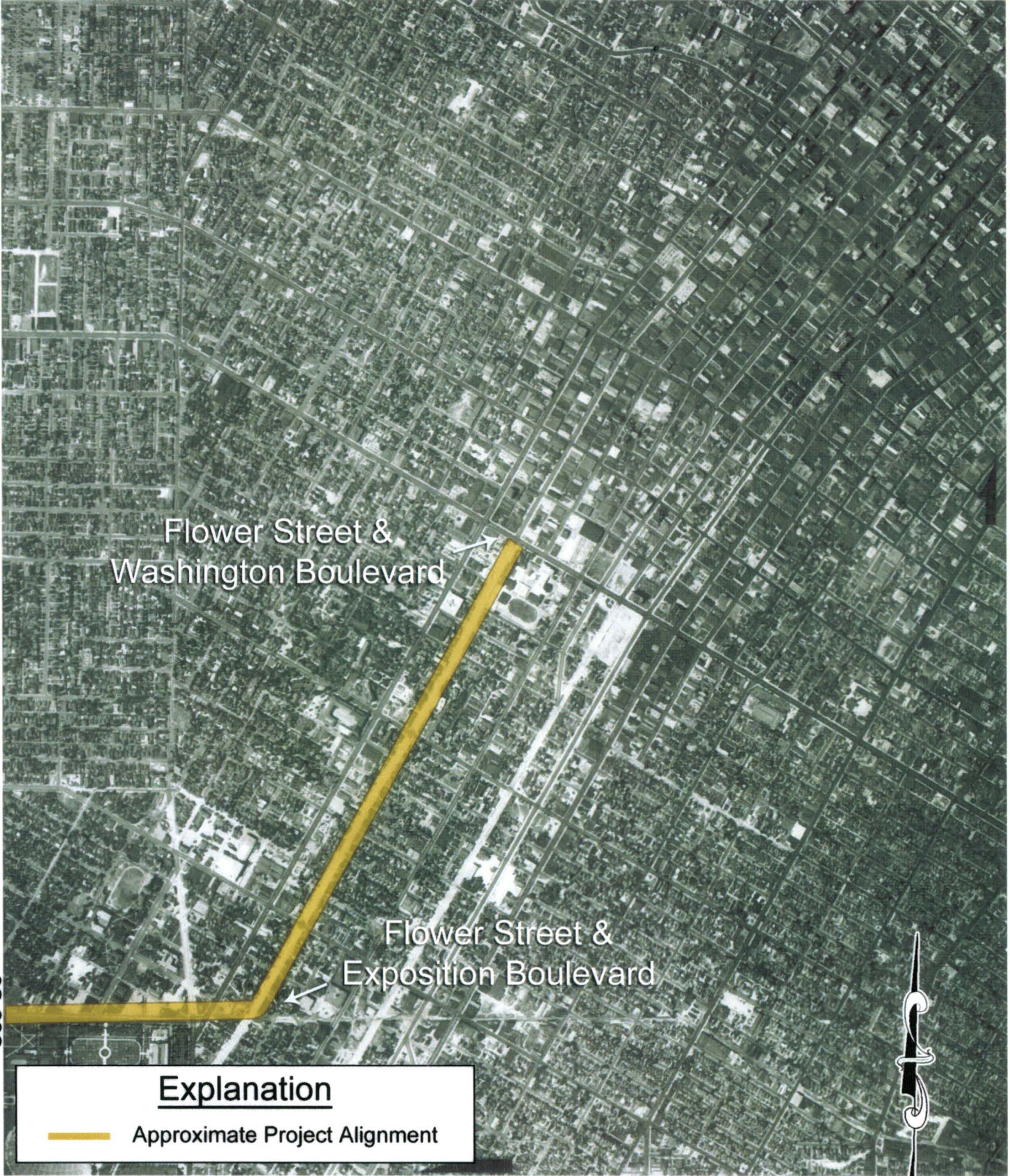
**Explanation**

 Approximate Project Alignment



Approximate Scale 1" = 2000'

1938 (c) Aerial Photograph



Flower Street &  
Washington Boulevard

Flower Street &  
Exposition Boulevard

**Explanation**  
— Approximate Project Alignment



Approximate Scale 1" = 2000'

See C3

AXJ-4K-144



Venice Boulevard

La Brea Avenue

Explanation

— Approximate Project Alignment

See C6

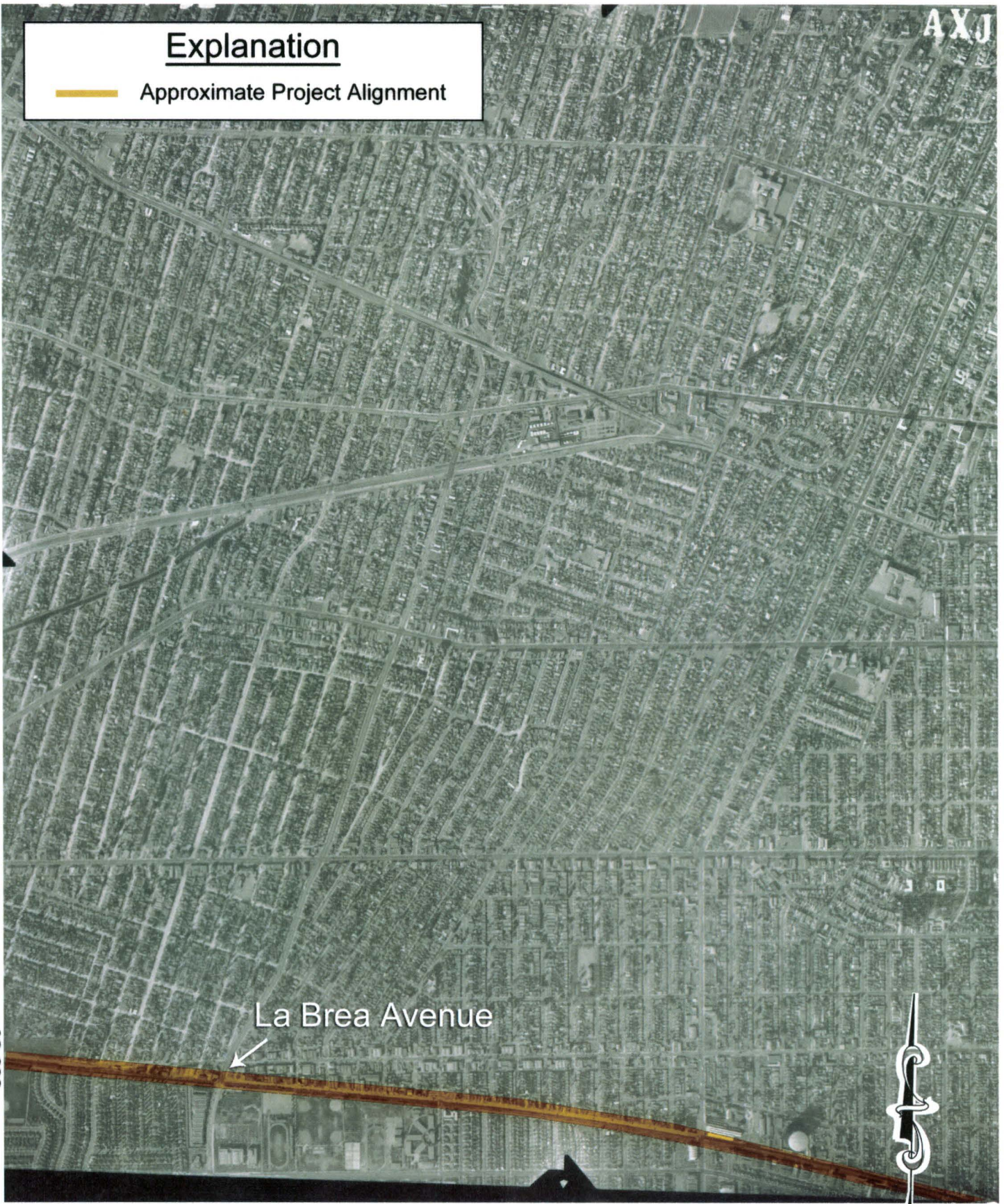
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1952 (a) Aerial Photograph

# Explanation

— Approximate Project Alignment

AXJ



La Brea Avenue



See C5



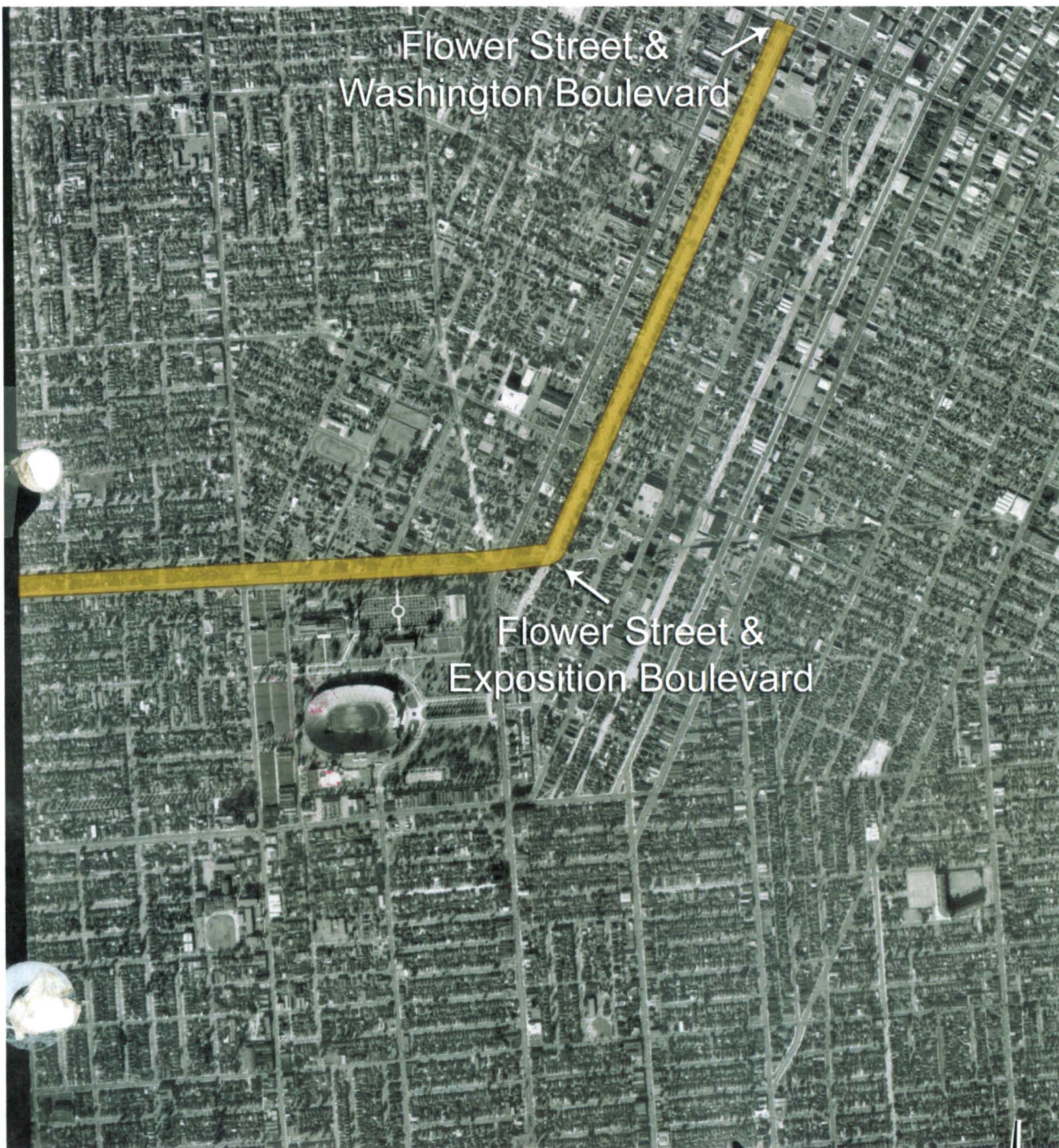
See C7


Approximate Scale 1" = 2000'

1952 (b) Aerial Photograph



See C6



<u>Explanation</u>	
	Approximate Project Alignment




Approximate Scale 1" = 2000'

1952 (c) Aerial Photograph

PLATE  
C7



See C9

<u>Explanation</u>	
	Approximate Project Alignment



Approximate Scale 1" = 3000'

1964 (a) Aerial Photograph

See C10

Normandie Avenue

Crenshaw Boulevard

La Brea Avenue

See C8

**Explanation**

 Approximate Project Alignment



Approximate Scale 1" = 3000'



Flower Street & Washington Boulevard

Flower Street & Exposition Boulevard



Approximate Scale 1" = 3000'

**Explanation**

 Approximate Project Alignment

See C9

1-214

28-64




Interstate 10

Venice Boulevard

See C12

**Explanation**

 Approximate Project Alignment



Approximate Scale 1" = 3000'

1972 (a) Aerial Photograph



Flower Street

Crenshaw Boulevard

**Explanation**

— Approximate Project Alignment

See C11

  
 Approximate Scale 1" = 3000'



**Explanation**

 Approximate Project Alignment

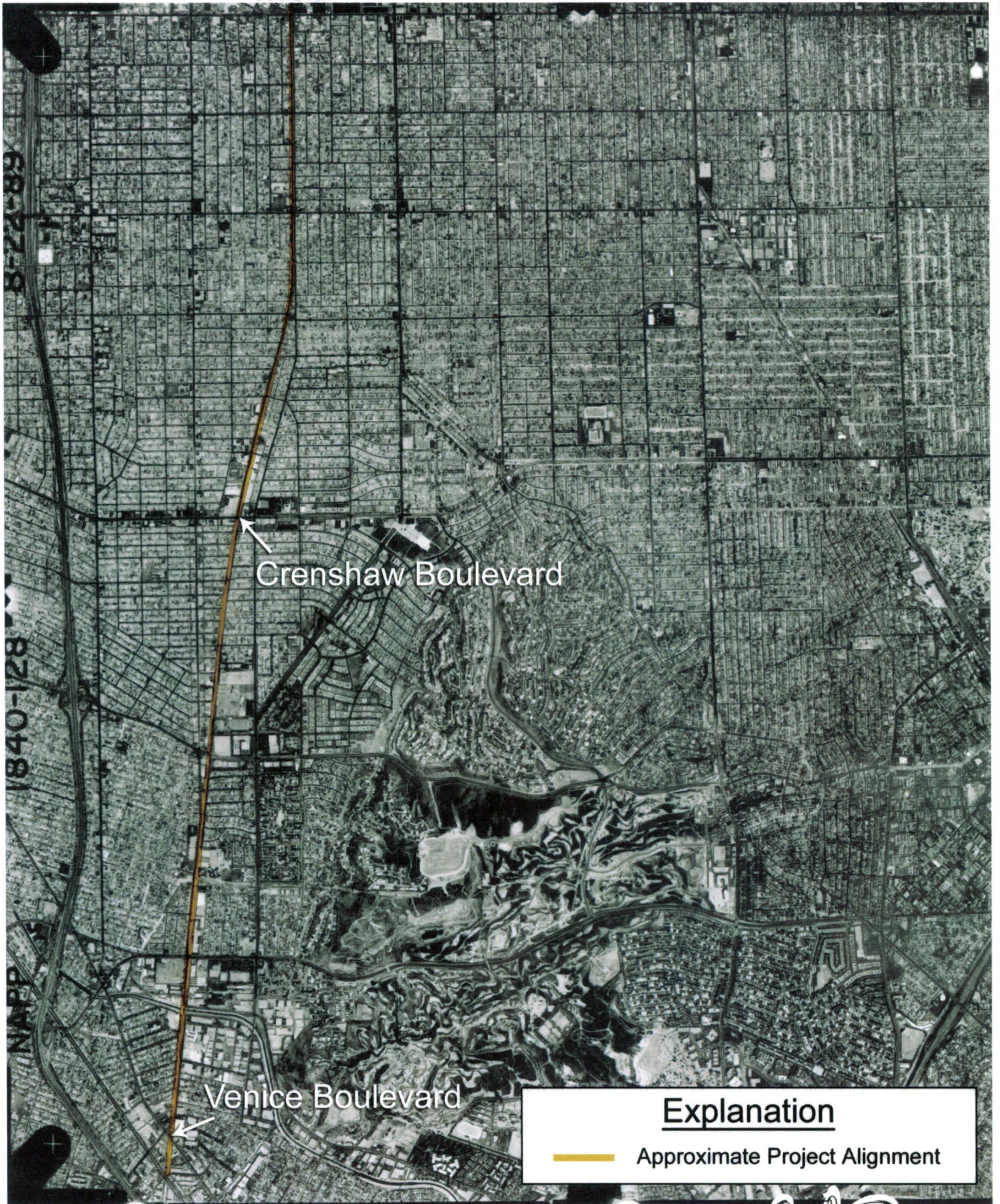


Approximate Scale 1" = 2000'

PLATE  
C13

See C15

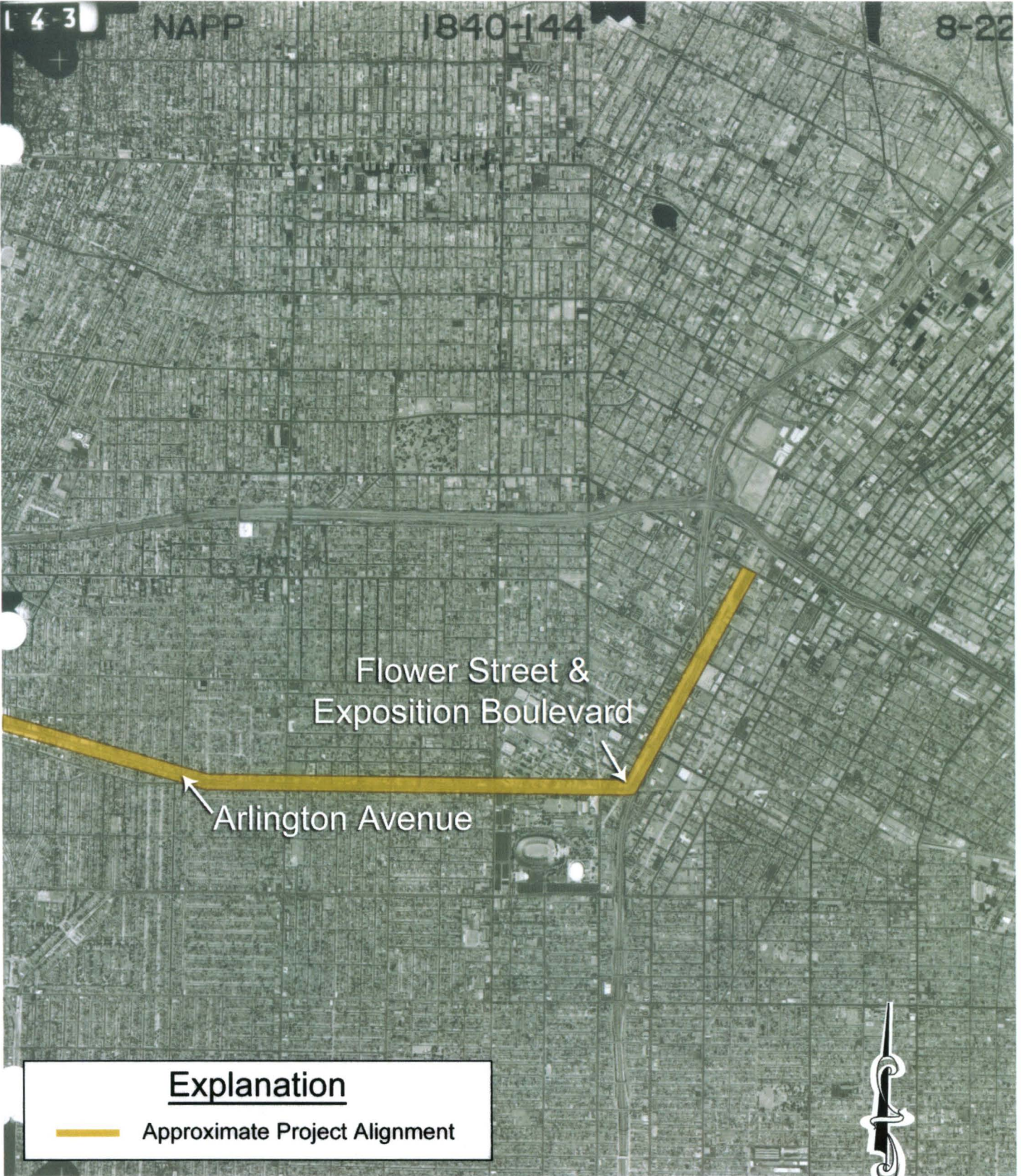
1989 a.CDR



Approximate Scale 1" = 3600'

1989 (a) Aerial Photograph





Approximate Scale 1" = 3600'



See C17

Approximate Scale 1" = 3600'

1997 (a) Aerial Photograph



See C16




Approximate Scale 1" = 3600'



See C17

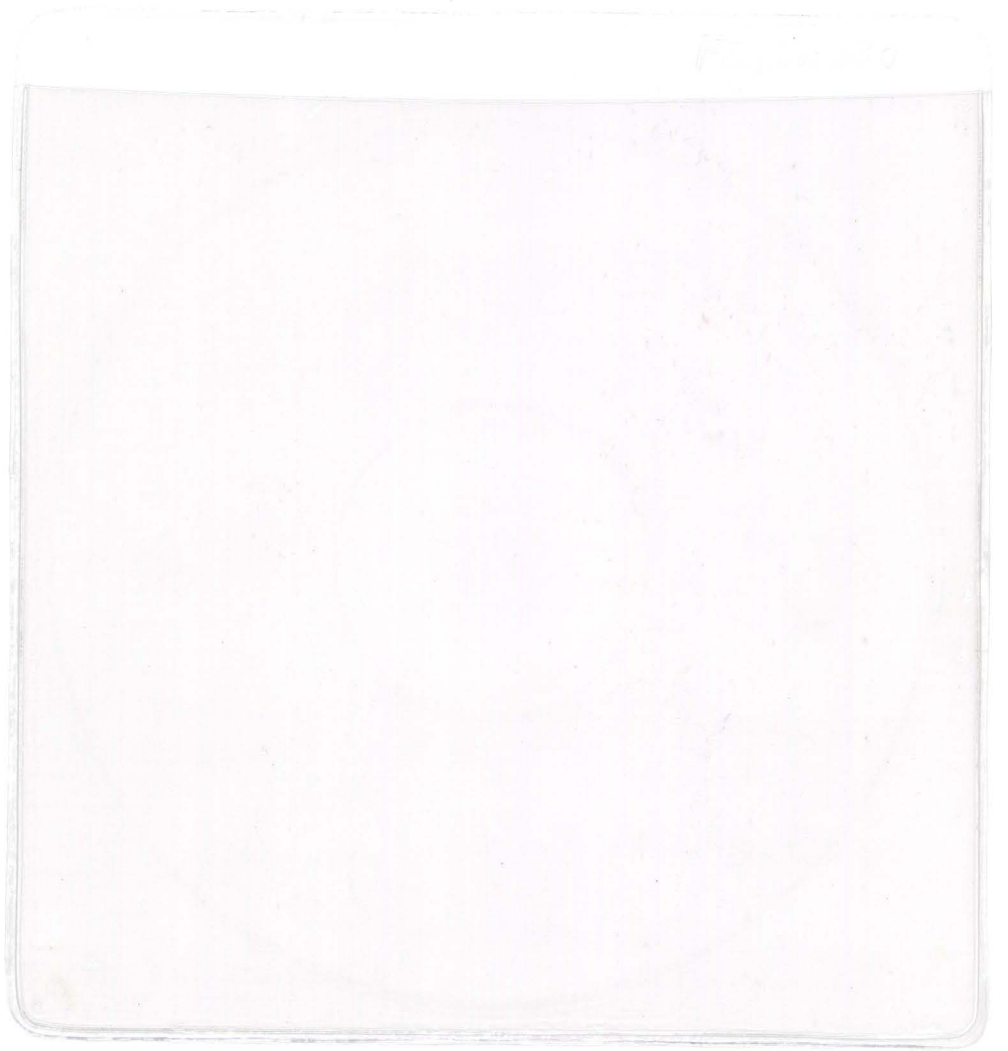
**Explanation**

 Approximate Project Alignment

Approximate Scale 1" = 3000'

**APPENDIX D  
SANBORN MAPS**







**EDR™** Environmental  
Data Resources Inc

**EDR DataMap™  
Corridor Study**

**Exposition LRT  
Los Angeles, CA 90002**

**May 13, 2005**

**Inquiry number 01418635.1r**

**The Standard in  
Environmental Risk  
Management Information**

440 Wheelers Farms Road  
Milford, Connecticut 06460

**Nationwide Customer Service**

Telephone: 1-800-352-0050  
Fax: 1-800-231-6802  
Internet: [www.edrnet.com](http://www.edrnet.com)

## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR).

### TARGET PROPERTY INFORMATION

#### ADDRESS

LOS ANGELES, CA 90002  
LOS ANGELES, CA 90002

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ( "reasonably ascertainable ") government records within the requested search area for the following databases:

#### FEDERAL ASTM STANDARD

**NPL**..... National Priority List  
**Proposed NPL**..... Proposed National Priority List Sites  
**CORRACTS**..... Corrective Action Report  
**RCRA-TSDF**..... Resource Conservation and Recovery Act Information

#### STATE ASTM STANDARD

**AWP**..... Annual Workplan Sites  
**Cal-Sites**..... Calsites Database  
**Toxic Pits**..... Toxic Pits Cleanup Act Sites  
**CA BOND EXP. PLAN**..... Bond Expenditure Plan  
**INDIAN UST**..... Underground Storage Tanks on Indian Land  
**INDIAN LUST**..... Leaking Underground Storage Tanks on Indian Land

#### STATE OR LOCAL ASTM SUPPLEMENTAL

**AST**..... Aboveground Petroleum Storage Tank Facilities  
**DEED**..... Deed Restriction Listing

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.



## EXECUTIVE SUMMARY

### FEDERAL ASTM STANDARD

**CERCLIS:** The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/15/2005 has revealed that there is 1 CERCLIS site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
DEMOCRATIC NATIONAL CONVENTION	1111 SOUTH FIGUEROA STR	1	2

**CERCLIS-NFRAP:** As of February 1995. CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

A review of the CERCLIS-NFRAP list, as provided by EDR, and dated 03/22/2005 has revealed that there are 8 CERCLIS-NFRAP sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
ORIGINAL CYLINDER CO	1812 GEORGIA	4	43
JOHNSON BRONZE CO	1818 S GRAND AVE	5	43
GATECO	3107 LA CIENEGA BLVD	6	43
TEMPO	3113 S LA CIENEGA BLVD	6	44
STATES BATTERIES INC	5735 W JEFFERSON BLVD	11	87
HAYDEN PROP #2	3593 HAYDEN AVE.	13	104
<b>MICA CORP THE</b>	<b>3530 HAYDEN AVE</b>	<b>13</b>	<b>119</b>
APOLLO PLATING CO	5008 W JEFFERSON RD	14	155

**RCRAInfo:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act ( RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that

## EXECUTIVE SUMMARY

move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 03/13/2005 has revealed that there are 7 RCRA-LQG sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
SPRAYLAT CORPORATION	3465 S LA CIENEGA BLVD	11	83
BANK OF AMERICA FIGUEROA ADAMS	2703 S FIGUEROA ST	12	97
CYTEC/ CULVER CITY COMPOSITES	8590 NATIONAL BLVD	13	126
STUTZMAN PLATING INCORPORATED	5045 EXPOSITION BOULEVA	14	140
STUTZMAN PLATING INC	5045 EXPOSITION BLVD	14	141
TOSCO 30438	3774 S WESTERN AVE	39	254
ARMORY BLDG	700 STATE DR	41	255

**RCRAInfo:** RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act ( RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store , treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 03/13/2005 has revealed that there are 87 RCRA-SQG sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
TOYOTA CENTRAL LTD	1600 S FIGUEROA ST	2	2
L A IMPRINTS	1516 S FLOWER ST	2	3
<b>KAISER BROTHERS OLDSMOBILE</b>	<b>1540 S FIGUEROA ST</b>	<b>2</b>	<b>3</b>
FRANCIS HANKEY FORD	1525 S FIGUEROA	2	10
Y S PRINTING	1348 S FLOWER ST STE B	2	10
3 D SILKSCREENING AND PRINTING	1366 S FLOWER ST	2	11
GLOBE AUTO	1358 S FLOWER	2	11
FREELANCE INC	1336 FLOWER	2	12
L A ARENA COLLISION CENTER	1360 S FIGUEROA ST	2	12
J AND J FORD DBA FAMILY FORD	1248 S FIGUEROA ST	2	22
LOS ANGELES CONVENTION CTR	1201 S FIGUEROA ST	2	23
FUJI PHOTO FILM USA INC	1201 S FIGUEROA ST BOOT	2	26
MITSUI MANUFACTURERS BANK	2100 S FIGUEROA STREET	4	30
FRANCIS HANKEY BODYSHOP	2001 SOUTH FIGUEROA STR	4	31
PANDICK CALIFORNIA INC	1900 S FIGUEROA ST	4	34
CHEVRON STATION NO 96606	525 W WASHINGTON BLVD	4	35
<b>DUNN-EDWARDS CORPORATION</b>	<b>1838 SOUTH FLOWER ST</b>	<b>4</b>	<b>37</b>
SOUTHEASTERN MISC	1828 S FLOWER	4	37
DOWNTOWN PORSCHEE AUDI	631 WEST WASHINGTON BLV	4	38
CARRERA CENTER THE	1826 S FIGUEROA ST	4	39
FREELANCE INC	1717 S FIGUEROA	4	40
KIM HANKEY HYUNDAI	1800 S FIGUEROA ST	4	40
<b>DOWNTOWN L.A. MOTORS</b>	<b>1801 S FIGUEROA STREET</b>	<b>4</b>	<b>40</b>
PACIFIC COAST TISSUE BANK	2500 S FLOWER ST	7	44

## EXECUTIVE SUMMARY

Site	Address	Map ID	Page
MELVIN R STOLTZ MD	2300 S FLOWER ST NO 2	7	45
RICE ENTERPRISES	3975 LANDMARK ST	8	45
UNITED DETECTOR TECHNOLOGY	3939 LANDMARK ST	8	46
<b>CULVER CITY SUBARU</b>	<b>8850 WASHINGTON BLVD</b>	<b>8</b>	<b>49</b>
CULVER CITY MAZDA	8810 W WASHINGTON BLVD	8	53
BUERGE VOLKSWAGON	8855 W WASHINGTON BLVD	8	54
<b>ALVIN METALS CO</b>	<b>8794 NATIONAL BLVD</b>	<b>8</b>	<b>54</b>
<b>MIKE MILLER TOYOTA</b>	<b>8777 WASHINGTON BLVD</b>	<b>8</b>	<b>60</b>
CULVER CITY REDEVELOP AGCY	3825 3833 HOKE AVE	9	70
PEACE PRESS INC	3828 WILLAT AVVE	9	70
PACE INTERNATIONAL CORP	3727 S ROBERTSON BLVD	9	74
CULVER CITY REDEV AGENCY	9070 VENICE BLVD	9	74
MECHANO ENGINEERING	9021 EXPOSITION BLVD	9	77
<b>TECTRON INC</b>	<b>3361 LA CIENEGA PL.</b>	<b>10</b>	<b>78</b>
BIG BUG PICTURES INC	3334 LA CIENEGA PL	10	81
DON ALDERSON & ASSOCIATES	3327 LA CIENEGA PL	10	81
SHELL SERVICE STATION	3300 S LA CIENEGA BLVD	11	88
<b>AUTOMOTIVE CLUB OF SO CALIF</b>	<b>2601 S FIGUEROA ST</b>	<b>12</b>	<b>103</b>
LENYO CORPORATION	3550 HAYDEN	13	113
BIG BUG PICTURES INC	3538 HAYDEN AVE	13	117
<b>MICA CORP THE</b>	<b>3530 HAYDEN AVE</b>	<b>13</b>	<b>119</b>
CRYSTAL CLEAN ENT INC	8640 NATIONAL BLVD	13	131
RITE AID 5458	3550 S LA BREA	14	134
RODEO TIRE & AUTO SERVICES INC	3535 S LA BREA AVE	14	134
DEVIN COMPANY	4801 EXPOSITION BLVD	14	135
CANDELLA LIGHTING CO INC	4863 EXPOSITION BLVD	14	135
ALLENWOOD TECHNOLOGIES INC	4865 EXPOSITION BLVD	14	136
<b>ANGELUS-HUDSON INC</b>	<b>4833 EXPOSITION BLVD</b>	<b>14</b>	<b>136</b>
CAMPBELL CUSTOM GLASS LLC	4845 EXPOSITION BLVD	14	137
J W MANUFACTURING DBA VAN PETT	5033 EXPOSITION BLVD	14	140
LA PUMPING PLANT 49	5250 W JEFFERSON BLVD	14	146
ABBOTT TRANSISTOR LABS INC	5200 W JEFFERSON BLVD	14	152
PYRAMID PRESS	5037 W JEFFERSON BLVD	14	155
<b>APOLLO PLATING CO</b>	<b>4928 W JEFFERSON BLVD</b>	<b>14</b>	<b>155</b>
BY TAYLOR INC	5017 W JEFFERSON	14	161
C&H AUTO CENTER	4522 JEFFERSON BLVD	14	161
<b>RUART BEARING CO</b>	<b>4525 W JEFFERSON BLVD</b>	<b>14</b>	<b>165</b>
TWELVE SIGNS INC	4301 W JEFFERSON BLVD	14	168
<b>PACIFIC BELL</b>	<b>5333 W JEFFERSON BLVD</b>	<b>14</b>	<b>168</b>
MEMOIRS OF A GEISHA COSTUMES	3525 EASTHAM DR	15	177
DONAHUE PRINTING CO, INC	5716 W JEFFERSON BLVD	16	180
<b>GOODHEW AMBULANCE SERVICE</b>	<b>5420 W JEFFERSON BLVD</b>	<b>17</b>	<b>181</b>
MANOLO GONZALEZ SMOG STATION	3000 S FIGUEROA ST	21	189
<b>20TH CENTURY PLASTICS</b>	<b>3628 CRENSHAW BLVD</b>	<b>22</b>	<b>193</b>
SYSTEM 3 CLEANERS	3631 CRENSHAW BLVD #101	22	196
SMITH MAINTENANCE COMMUNICATIO	3611 EXPOSITION BLVD	22	197
M LATTER MFG INC	3669 7TH AVE	24	206
LA WESTERN DISTRICT STORAGE YA	2801 EXPOSITION BLVD	24	207
LA FIRE STATION 34	3661 7TH AVE	24	209
LA VENTILATOR STATION 9	3301 EXPOSITION BLVD	24	212
MONTIQUE CORP	3411 EXPOSITION BLVD	24	214
LA 11TH AVE ANIMAL SHELTER	3612 11TH AVE	24	215
S CALIFORNIA GAS CO	3124 W 36TH ST	24	217
SO DIST BLDG SVC 36TH ST YARD	3330 W 36TH ST	24	218
APT MEDICAL TRANSPORTATION	3411 W 36TH ST	24	220
SHRINE AUDITORIUM COMPANY	649 W JEFFERSON BLVD	25	221

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
FELIX CHEVROLET BODYSHOP	3225 SO FIGUEROA	25	225
LA USD DORSEY HIGH SCHOOL	3537 FARMDALE AVE	26	226
<b>CHEVRON STATION 96642</b>	<b>3584 S FIGUEROA ST</b>	<b>29</b>	<b>233</b>
NATURAL HISTORY MUSEUM LA CO	900 EXPOSITION BLVD	30	234
LAUSD FOSHAY JUNIOR HIGH SCHOO	3751 S HARVARD BLVD	35	244
TSUDAS BODY SHOP	3794 2ND AVE	36	249
SMITH QUICKCLEAN LAUNDRY	1901 RODEO RD	38	251

**ERNS:** The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2004 has revealed that there are 24 ERNS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
1540 S FIGEROA ST	1540 S FIGEROA ST	2	7
1540 S FIGUEROA ST	1540 S FIGUEROA ST	2	7
3975 LANDMARK ST.	3975 LANDMARK ST.	8	45
8651 WASHINGTON BLVD	8651 WASHINGTON BLVD	8	65
3416 S. LA CIENEGA	3416 S. LA CIENEGA	11	86
8500 STELLAR DR	8500 STELLAR DR	13	109
8500 STELLER	8500 STELLER	13	109
8500 STELLER DRIVE	8500 STELLER DRIVE	13	112
8500 STELLER DR	8500 STELLER DR	13	113
8500 STELLAR DRIVE	8500 STELLAR DRIVE	13	113
3540 HAYDEN AVENUE	3540 HAYDEN AVENUE	13	117
3540 HAYDEN AVE	3540 HAYDEN AVE	13	117
3505 HAYDEN AVE	3505 HAYDEN AVE	13	120
4301 W. JEFFERSON BLVD	4301 W. JEFFERSON BLVD	14	164
3515 EASTHAM DR AND NATIONAL R	3515 EASTHAM DR AND NAT	15	177
NATIONAL AND EASTHAM ROAD	NATIONAL AND EASTHAM RO	15	179
NATIONAL AND EASTHAM RD	NATIONAL AND EASTHAM RD	15	180
2707 SOUTH GRAND	2707 SOUTH GRAND	20	188
649 W. 34ST	649 W. 34ST	25	221
35TH + FIGUEROA	35TH + FIGUEROA	29	233
3715 S. MCCLINTOCK AVE	3715 S. MCCLINTOCK AVE	30	239
930 WEST 37TH ST	930 WEST 37TH ST	33	241
3834 S WESTERN AVE	3834 S WESTERN AVE	39	251
3801 S. 6TH AVE	3801 S. 6TH AVE	40	255

### STATE ASTM STANDARD

**CHMIRS:** The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2003 has revealed that there are 12

## EXECUTIVE SUMMARY

CHMIRS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3834 WILLAT AVE, CULVER	9	70
Not reported	3710 ROBERTSON CC	9	75
Not reported	2620 S. FIGUEROA ST.	12	98
<b>Not reported</b>	<b>8500 STELLER DR</b>	<b>13</b>	<b>109</b>
<b>HERCULES PLANT #3</b>	<b>3540 HAYDEN AVE</b>	<b>13</b>	<b>113</b>
Not reported	3535 HAYDEN	13	117
Not reported	3512 HELMS AVENUE	13	122
Not reported	NATIONAL BLVD. AT HAYDE	13	126
Not reported	3420 S. WEST BL.	14	145
Not reported	2615 W EXPOSITION PL	24	201
Not reported	3775 SOUTH VERMONT #108	30	236
Not reported	1200 W. 37TH PLACE	32	240

**NOTIFY 65:** Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there is 1 Notify 65 site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
Not reported	3975 LANDMARK ST	8	45

**SWF/LF:** The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, has revealed that there is 1 SWF/LF site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
NELSON'S RUBBISH TRANSFER	3914 WEST JEFFERSON BLV	18	183

**LUST:** The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 01/10/2005 has revealed that there are 40 LUST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
CONVENTION CENTER	1201 FIGUEROA ST S	2	26
PILLACK PROPERTY	1410 GRAND AVE	3	28
MOBIL #11-HOQ	419 WASHINGTON BLVD W	4	31
<b>CULVER CITY NISSAN</b>	<b>8840 WASHINGTON BLVD W</b>	<b>8</b>	<b>46</b>
<b>CULVER CITY SUBARU</b>	<b>8850 WASHINGTON BLVD</b>	<b>8</b>	<b>49</b>

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
CULVER CITY MAZDA	8810 WASHINGTON BLVD W	8	51
BILL MURPHY BUICK, INCORPO	3444 WESLEY	8	55
T W S PRODUCTS	8801 WASHINGTON BLVD	8	57
GLASSERS AUTO BODY	8750 WASHINGTON BLVD W	8	61
BEACON LAUNDRY	8695 WASHINGTON BLVD W	8	63
CHEVRON #9-0449 (FORMER)	9094 WASHINGTON BLVD	9	65
RISING SUN AUTOMOTIVE	9005 WASHINGTON BLVD	9	67
FEDERAL EXPRESS CO	3730 ROBERTSON BLVD S	9	72
MCKESSON WATER PRODUCTS	3475 LA CIENEGA BLVD S	11	81
SHELL	3300 LA CIENEGA BLVD S	11	89
<b>SHELL #204-4540-5705</b>	<b>3300 LA CIENEGA BLVD S</b>	<b>11</b>	<b>92</b>
MOBIL #18-BV7	2620 FIGUEROA ST.	12	99
THE MICA CORPORATION/HERCULES	3583 HAYDEN AVE	13	104
GEORGE SCHLATTER PROD.	8476 STELLER DR	13	106
<b>Not reported</b>	<b>8500 STELLER DR</b>	<b>13</b>	<b>109</b>
<b>HERCULES PLANT #3</b>	<b>3540 HAYDEN AVE</b>	<b>13</b>	<b>113</b>
<b>CULVER CITY COMPOSITES CORP</b>	<b>3512 HELMS AVE</b>	<b>13</b>	<b>123</b>
<b>ANGELUS SHOE POLISH CO</b>	<b>8640 NATIONAL BLVD</b>	<b>13</b>	<b>128</b>
SHELL OIL COMPANY	3553 LA BREA	14	132
<b>THRIFTY DRUG</b>	<b>3430 LA BREA AVE S</b>	<b>14</b>	<b>142</b>
<b>UNOCAL #2015</b>	<b>5100 JEFFERSON BLVD W</b>	<b>14</b>	<b>146</b>
TOSCO - 76 STATION #2015	5100 JEFFERSON BLVD W.	14	150
<b>D HAUPTMAN CO</b>	<b>4856 JEFFERSON BLVD</b>	<b>14</b>	<b>157</b>
<b>SEBRING ENTERPRISES, INC.</b>	<b>5101 JEFFERSON BLVD W</b>	<b>14</b>	<b>162</b>
<b>RUART BEARING CO</b>	<b>4525 W JEFFERSON BLVD</b>	<b>14</b>	<b>165</b>
HARDING MARKET COMPANY	3022 COCHRAN AVE S	14	170
SPAULDING MORTUARY	3045 LA BREA AVE S	14	172
PROFESSIONAL PACKERS AND FORWA	5930 JEFFERSON BLVD. W.	15	175
FREDRICK SMITH	8520 NATIONAL BLVD W	15	177
ARCO #0027	3412 CRENSHAW BLVD S	19	184
WESTSIDE ARCO NO. 1	3412 CRENSHAW BLVD	19	186
<b>20TH CENTURY PLASTICS</b>	<b>3628 CRENSHAW BLVD</b>	<b>22</b>	<b>193</b>
LA CITY FIRE STATION #34	3661 7TH AVE	24	209
<b>MERCURY O'CONNOR</b>	<b>3737 CRENSHAW BLVD</b>	<b>34</b>	<b>242</b>
ARCO #1860	3817 003RD ST W	36	245

**UST:** The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 04/12/2005 has revealed that there are 28 UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
<b>KAISER BROTHERS OLDSMOBILE</b>	<b>1540 S FIGUEROA ST</b>	<b>2</b>	<b>3</b>
L A COUNTY BOARD OF EDUCATION	604 W 15TH ST	2	8
LA CONVENTION CENTER	1501 S FIGUEROA ST	2	11
PINE UNITED	439 33RD AV	2	13
JEWS FOR JESUS	79 LILY ST	2	19
ROBERT P. ANNE	56 SHERIDAN ST	2	23
CHEVRON STATION #9-6606	525 W WASHINGTON BLVD	4	35
ORTHOPAEDIC HOSPITAL A CORP	2400 S FLOWER ST	7	44
WESTWOOD ONE INC./PIRATE RADIO	8944 LINDBLADE ST	8	45

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
FEDERAL EXPRESS	3730 ROBERTSON BLVD	9	74
PORT/REAL ESTATE	49 TOWNSEND ST	11	94
AUTOMOBILE CLUB OF SO. CALIF	2601 S FIGUEROA ST	12	98
MOBIL OIL CORP. BV7	2620 S FIGUEROA ST	12	98
<b>CULVER CITY COMPOSITES CORP</b>	<b>3512 HELMS AVE</b>	<b>13</b>	<b>123</b>
<b>ANGELUS SHOE POLISH CO</b>	<b>8640 NATIONAL BLVD</b>	<b>13</b>	<b>128</b>
<b>ANGELUS-HUDSON INC</b>	<b>4833 EXPOSITION BLVD</b>	<b>14</b>	<b>136</b>
MEYER'S ROOFING COMPANY INC	5048 W JEFFERSON BLVD	14	154
WEST JEFFERSON BUILD MATERIALS	5001 W JEFFERSON BLVD	14	155
WONDER BREAD	4505 W JEFFERSON BLVD	14	164
RODEO SHELL	3645 CRENSHAW BLVD	22	195
GOLDEN GATE	5700 03RD ST	22	198
RESIDENCE	3835 SCOTT ST	24	203
WESTERN YARD/PUB WKS DEPT.	2801 EXPOSITION BLVD	24	207
SOUTHERN CALIFORNIA GAS CO.	3124 W 36TH ST	24	218
DOWNTOWN LA MOTORS	3330 S FIGUEROA ST	25	225
<b>CHEVRON STATION 96642</b>	<b>3584 S FIGUEROA ST</b>	<b>29</b>	<b>233</b>
LOKER HYDROCARBON RESEARCHINS	837 W 37TH ST	33	241
TOSCO CORPORATION #30438	3774 S WESTERN AVE	39	254

**VCP:** Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/07/2005 has revealed that there is 1 VCP site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
LA CIENEGA INDUSTRIAL PARK	3339-3361 LA CIENEGA PL	10	79

**CA FID:** The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there are 93 CA FID UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
TOYOTA CENTRAL LTD	1600 S FIGUEROA ST	2	2
<b>KAISER BROTHERS OLDSMOBILE</b>	<b>1540 S FIGUEROA ST</b>	<b>2</b>	<b>3</b>
COMMUNITY REDEVELOPMENT AGENCY	1525 S FIGUEROA ST	2	6
SERVICE CORP INTERN	1500 S FIGUEROA ST	2	7
OSE PEREZ	642 W 15TH ST	2	10
RED ROWE	1417 S FIGUEROA ST	2	11
BEKINS RECORDS MANAGEMENT	1335 S FIGUEROA ST	2	13
LUIS MARTIN HERNANDEZ	634 W PICO BLVD	2	17
CITY OF LOS ANGELES	1301 S FIGUEROA ST	2	18
HARRY ROSENBLATT & SONS	1248 S FLOWER ST	2	18
NATIONAL CAR RENTAL SYSTEM, IN	820 W PICO BLVD	2	22
ATLAS AUTO LEASING	1944 S FIGUEROA ST	4	33

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
VOLKSWAGEN OF DOWNTOWN L A	1905 S FIGUEROA ST	4	34
GARZA CHEVRON STATION	525 W WASHINGTON BLVD	4	37
<b>DUNN-EDWARDS CORPORATION</b>	<b>1838 SOUTH FLOWER ST</b>	<b>4</b>	<b>37</b>
PORSCHE/AUDI OF DOWNTOWN L A	631 W WASHINGTON BLVD	4	39
L A COUNTY TRANSPORTATION	1812 S FLOWER ST	4	39
<b>DOWNTOWN L.A. MOTORS</b>	<b>1801 S FIGUEROA STREET</b>	<b>4</b>	<b>40</b>
ORTHOPAEDIC HOSPITAL A CORP	2400 S FLOWER ST	7	44
<b>CULVER CITY NISSAN</b>	<b>8840 WASHINGTON BLVD W</b>	<b>8</b>	<b>46</b>
PACIFIC BASIN SERVICES	8928 ELLIS AVE	9	77
<b>TECTRON INC</b>	<b>3361 LA CIENEGA PL.</b>	<b>10</b>	<b>78</b>
SEES CANDY SHOPS INCORPORATED	3431 S LA CIENEGA BLVD	11	84
SEES CANDY SHOPS INC	3423 S LA CIENEGA BLVD	11	84
DRIVER-EDDY CONSTRUCTION CO	5801 W JEFFERSON BLVD	11	87
CHEVRON OIL CO	3370 S LA CIENEGA BLVD	11	88
REX NEWCOMBE	3321 S LA CIENEGA BLVD	11	88
<b>SHELL #204-4540-5705</b>	<b>3300 LA CIENEGA BLVD S</b>	<b>11</b>	<b>92</b>
MOBIL OIL CORP	2620 S FIGUEROA ST	12	102
USA PETROLEUM COMPANY #133	538 W ADAMS BLVD	12	102
<b>FERRO CORP/WESTERN BACKIN</b>	<b>3512 HELMS AVE</b>	<b>13</b>	<b>121</b>
SHELL OIL STATION	3553 S LA BREA AVE	14	131
KIM ELECTRIC SERVICE, INC	4711 EXPOSITION BLVD	14	135
<b>ANGELUS-HUDSON INC</b>	<b>4833 EXPOSITION BLVD</b>	<b>14</b>	<b>136</b>
GLEN P KNUPP	4929 EXPOSITION BLVD	14	138
<b>STUTZMAN PLATING INC</b>	<b>5017 EXPOSITION BLVD</b>	<b>14</b>	<b>139</b>
<b>THRIFTY DRUG</b>	<b>3430 LA BREA AVE S</b>	<b>14</b>	<b>142</b>
<b>UNOCAL #2015</b>	<b>5100 JEFFERSON BLVD W</b>	<b>14</b>	<b>146</b>
CURRENT OCCUPANT	5162 W JEFFERSON BLVD	14	153
MEYER'S ROOFING COMPANY INC	5048 W JEFFERSON BLVD	14	154
WEST EFFERSON BUILD MATERIALS	5001 W JEFFERSON BLVD	14	154
<b>APOLLO PLATING CO</b>	<b>4928 W JEFFERSON BLVD</b>	<b>14</b>	<b>155</b>
ALLEN ALARM SYSTEMS INC	4853 W JEFFERSON BLVD	14	156
A POWERS	4855 W JEFFERSON BLVD	14	157
<b>D HAUPTMAN CO</b>	<b>4856 JEFFERSON BLVD</b>	<b>14</b>	<b>157</b>
CURRENT OCCUPANT	4719 W JEFFERSON BLVD	14	160
BEAM CUSTOM CONSTRUCTION	4625 W JEFFERSON BLVD	14	161
<b>SEBRING ENTERPRISES, INC.</b>	<b>5101 JEFFERSON BLVD W</b>	<b>14</b>	<b>162</b>
N FREIX INC	5231 W JEFFERSON BLVD	14	165
<b>RUART BEARING CO</b>	<b>4525 W JEFFERSON BLVD</b>	<b>14</b>	<b>165</b>
MARVIN STEVENS ASSOCIATION	4500 W JEFFERSON BLVD	14	168
<b>PACIFIC BELL</b>	<b>5333 W JEFFERSON BLVD</b>	<b>14</b>	<b>168</b>
OHN P HARDING MARKET COMPANY	3022 S COCHRAN AVE	14	169
<b>GOODHEW AMBULANCE SERVICE</b>	<b>5420 W JEFFERSON BLVD</b>	<b>17</b>	<b>181</b>
CONTEMPO CASUALS	5433 W JEFFERSON BLVD	17	182
HONG'S SHELL	3645 CRENSHAW BLVD	22	191
SHELL OIL CO	4245 EXPOSITION BLVD	23	201
PENNY ROOFING COMPANY	2501 EXPOSITION BLVD	24	202
ARCHITECTUAL FLOOR COVERINGS	2611 EXPOSITION BLVD	24	206
WESTERN YARD/PUB WKS DEPT.	2801 EXPOSITION BLVD	24	207
SISKIN INVESTMENT CO INC	3217 EXPOSITION PL	24	208
LOS ANGELES FIRE STATION 34	3661 7TH AVE	24	208
SAROYAN LUMBER COMPANY, INC	3000 EXPOSITION BLVD	24	211
KAS TEX CORPORATION	3411 EXPOSITION BLVD	24	214
ELEVENTH AVENUE ANIMAL SHELTER	3612 11TH AVE	24	214
CERTIFIED GROCERS OF CALIFORNI	3609 10TH AVE	24	215
SO CAL GAS COMPANY	3124 W 36TH ST	24	217
36TH ST YARD-SOUTH DISTRICT	3330 W 36TH ST	24	219



## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
UNIVERSITY OF SO CALIFORNIA	669 W 34TH ST	25	221
SHRINE/ALMALAIKAH AUD.	649 W JEFFERSON BLVD	25	222
<b>FELIX CHEVROLET</b>	<b>3330 S FIGUEROA ST</b>	<b>25</b>	<b>222</b>
MOHAMMAD S MOUSAVI	3245 S FIGUEROA ST	25	226
CHEVRON STATION 91821	3704 ARLINGTON AVE	27	226
FELIX CHEVROLET CO /C	3425 S FLOWER ST	28	227
STELLE AND KENNEDY UNION OIL	3701 S FLOWER ST	29	228
EXPO ASSOCIATES	441 EXPOSITION BLVD	29	229
UNIVERSITY OF SO CALIFORNIA	615 CHILDS WAY	29	231
CHEVRON STATION 96642	3584 S FIGUEROA ST	29	232
CITY OF LA DEPT OF GENERAL SER	630 W 36TH ST	29	232
ARCO	3777 S VERMONT AVE	30	233
MUSEUM OF NATURAL HISTORY	900 EXPOSITION BLVD	30	234
ARCO FACILITY #108	3775 S VERMONT AVE	30	237
<b>SERVICE STATION 2059</b>	<b>3771 S VERMONT AVE</b>	<b>30</b>	<b>237</b>
UNIVERSITY OF SO CALIFORNIA	3730 MC CLINTOCK AVE	30	239
BEST OLYMPIC TRANSMISSION	3720 S WESTERN AVE	31	239
UNIVERSITY OF SO CALIFORNIA	3737 WATT WAY	33	242
MILK PALACE DAIRY	3798 ARLINGTON AVE	36	248
H MCDONOUGH	3795 2ND AVE	36	249
OLD MASTER PRODUCTS	3791 2ND AVE	36	250
UNIVERSITY OF SO CALIFORNIA	701 EXPOSITION BLVD	37	251
HAN'S UNOCAL	3774 S WESTERN AVE	39	251
PETERS SERVICE STATION	3770 S WESTERN AVE	39	254
CALIFORNIA MUSEUM OF SCIENCE	700 STATE DR	41	255

### HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 68 HIST UST sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
BUSINESS DIVISION GARAGE	604 W 15TH ST	2	8
BEKINS RECORDS MANAGEMENT	1335 S FIGUEROA ST	2	12
94982	634 W PICO BLVD	2	16
NATIONAL CAR RENTAL SYSTEM,INC	820 W PICO BLVD	2	22
VOLKSWAGEN OF DOWNTOWN L.A.	1905 S FIGUEROA ST	4	35
96606	525 W WASHINGTON BLVD	4	36
PORSCHE/AUDI OF DOWNTOWN L.A.	631 W WASHINGTON BLVD	4	38
<b>DOWNTOWN L.A. MOTORS</b>	<b>1801 S FIGUEROA STREET</b>	<b>4</b>	<b>40</b>
XEROX CORPORATION INVENTORY SU	3960 LANDMARK ST	8	46
RUSNAK VOLKSWAGEN, INC.	8855 WASHINGTON BLVD	8	54
<b>ALVIN METALS CO</b>	<b>8794 NATIONAL BLVD</b>	<b>8</b>	<b>54</b>
TWS PROD.	8801 WASHINGTON BLVD	8	59
<b>MIKE MILLER TOYOTA</b>	<b>8777 WASHINGTON BLVD</b>	<b>8</b>	<b>60</b>
TECTRON, INC.	3361 LA CIENEGA PL	10	78
SEE'S CANDIES INC.	3423 S LA CIENEGA BLVD	11	85
DRIVER-EDDY CONSTRUCTION COMPA	5801 W JEFFERSON BLVD	11	87
SAVINGS OIL	3300 S LA CIENEGA BLVD	11	91
USA PETROLEUM COMPANY #133	538 W ADAMS BLVD	12	102
<b>AUTOMOTIVE CLUB OF SO CALIF</b>	<b>2601 S FIGUEROA ST</b>	<b>12</b>	<b>103</b>
FERRO CORPORATION/COMPOSITES D	3512 HELMS AVE # 20	13	121
<b>ANGELUS SHOE POLISH CO</b>	<b>8640 NATIONAL BLVD</b>	<b>13</b>	<b>128</b>

## EXECUTIVE SUMMARY

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
C & K SELF-SERVES, INC. #3	3553 S LA BREA AVE	14	131
<b>ANGELUS-HUDSON INC</b>	<b>4833 EXPOSITION BLVD</b>	<b>14</b>	<b>136</b>
GLEN P KNUPP	4929 EXPOSITION BLVD	14	138
<b>STUTZMAN PLATING INC</b>	<b>5017 EXPOSITION BLVD</b>	<b>14</b>	<b>139</b>
BORUN BROTHERS LA BREA DISTRIB	3430 S LA BREA AVE	14	141
THRIFTY WHAREHOUSE-RYDER	3430 S LA BREA AVE	14	144
SERVICE STATION 2015	5100 W JEFFERSON BLVD	14	149
UNION OIL SERVICE STATION 2015	5100 W JEFFERSON BLVD	14	150
COHEN, SADI	5162 W JEFFERSON BLVD	14	152
MEYER'S ROOFING CO. INC.	5048 W JEFFERSON BLVD	14	153
<b>APOLLO PLATING CO</b>	<b>4928 W JEFFERSON BLVD</b>	<b>14</b>	<b>155</b>
.A. POWERS, INC.	4855 W JEFFERSON BLVD	14	157
THERIOT TRUCKING	4719 W JEFFERSON BLVD	14	160
<b>RUART BEARING CO</b>	<b>4525 W JEFFERSON BLVD</b>	<b>14</b>	<b>165</b>
<b>PACIFIC BELL</b>	<b>5333 W JEFFERSON BLVD</b>	<b>14</b>	<b>168</b>
OHN P. HARDING MARKET CO.	3022 S COCHRAN AVE	14	169
GOODHEW AMBULANCE SERVICE, INC	5420 W JEFFERSON BLVD	17	180
CONTEMPO CASUALS	5433 W JEFFERSON BLVD	17	182
HONG'S SHELL	3645 CRENSHAW BLVD	22	191
OON PARK HONG	3645 CRENSHAW BLVD	22	192
DEPT. OF TRANSPORTATION	2801 EXPOSITION BLVD	24	206
FIRE STATION 34	3661 7TH AVE	24	211
SAROYAN LUMBER CO. INC.	3000 EXPOSITION BLVD	24	212
CERTIFIED GROCERS DAIRY	3626 11TH AVE	24	212
KAS TEX CORP.	3411 EXPOSITION BLVD	24	213
ELEVENTH AVENUE ANIMAL SHELTER	3612 11TH AVE	24	215
CERTIFIED GROCERS OF CALIFORNIA	3609 10TH AVE	24	216
36TH ST	3124 W 36TH ST	24	216
36TH ST.	3124 W 36TH ST	24	216
36TH ST. YARD-SOUTH DISTRICT	3330 W 36TH ST	24	219
<b>FELIX CHEVROLET</b>	<b>3330 S FIGUEROA ST</b>	<b>25</b>	<b>222</b>
STOELET KENNEDY UNION OIL DEAL	3701 S FLOWER ST	29	227
UNION OIL SERVICE STATION #400	3701 S FLOWER ST	29	228
SERVICE STATION 4004	3701 S FLOWER ST	29	229
CAMPUS SERVICE	441 EXPOSITION BLVD	29	230
96642	3584 S FIGUEROA ST	29	231
MUSEUM OF NATURAL HISTORY	900 EXPOSITION BLVD	30	234
C N GRADY	3775 S VERMONT AVE	30	235
<b>SERVICE STATION 2059</b>	<b>3771 S VERMONT AVE</b>	<b>30</b>	<b>237</b>
UNIN OIL SERVICE STATION 2059	3771 S VERMONT AVE	30	239
91821	3804 ARLINGTON AVE	36	247
MILK PALACE DAIRY	3798 ARLINGTON AVE	36	248
OLD MASTER PRODUCTS	3791 2ND AVE	36	250
UNION OIL SERVICE STATION 2439	3774 S WESTERN AVE	39	252
SERVICE STATION 2439	3774 S WESTERN AVE	39	252
HONG'S ARCO	3770 S WESTERN AVE	39	253
CALIFORNIA MUSEUM OF SCIENCE &	700 STATE DR	41	255

STATE OR LOCAL ASTM SUPPLEMENTAL

## EXECUTIVE SUMMARY

**DRYCLEANERS:** A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the CLEANERS list, as provided by EDR, has revealed that there are 5 CLEANERS sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
QUALITY CLEANERS	9016 VENICE BLVD	9	76
CAMEO CLEANERS INC	3650 CRENSHAW BLVD	22	189
<b>CAMEO CLEANERS</b>	<b>3650 CRENSHAW BLVD</b>	<b>22</b>	<b>189</b>
CALIFORNIA FINE CLEANERS	3631 CRENSHAW BLVD	22	192
<b>WON KAP YI</b>	<b>3631 CRENSHAW BLVD</b>	<b>22</b>	<b>195</b>

**CA SLIC:** SLIC Region comes from the California Regional Water Quality Control Board.

A review of the CA SLIC list, as provided by EDR, has revealed that there are 21 CA SLIC sites within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
VENICE PARTNERS DRY CLEANERS	9016 VENICE	9	76
DRY CLEANING FACILITY	9016 VENICE BLVD	9	76
OLYMPIC PLASTICS (FORMER)	5800 JEFFERSON	11	86
OLYMPIC PLASTICS	5800 WEST JEFFERSON BLV	11	86
HERCULES PLANT 3	3520 HAYDEN AVE	13	119
CAROL PRICE PROPERTY	3521 SCHAEFER	13	119
CAROL PRICE PROPERTY	3521 SCHAEFER ST	13	120
CAROL PRICE PROPERTY	3521 HELMS AVENUE	13	120
CAROL PRICE PROPERTY	3521 HELMS	13	120
<b>FERRO CORP/WESTERN BACKIN</b>	<b>3512 HELMS AVE</b>	<b>13</b>	<b>121</b>
CULVER CITY COMPOSITES	3512 HELMS	13	122
DEAN-ALCO INDUSTRIES	5930 JEFFERSON	15	174
BALZER TRUST/SYBIL BALZER TRUS	5930 WEST JEFFERSON BLV	15	174
<b>CAMEO CLEANERS</b>	<b>3650 CRENSHAW BLVD</b>	<b>22</b>	<b>189</b>
<b>20TH CENTURY PLASTICS</b>	<b>3628 CRENSHAW BLVD</b>	<b>22</b>	<b>193</b>
<b>WON KAP YI</b>	<b>3631 CRENSHAW BLVD</b>	<b>22</b>	<b>195</b>
20TH CENTURY PLASTICS	3628 CRENSHAW	22	196
SYSTEM CLEANERS	3631 CRENSHAW	22	196
FILM PROCESSING CORP	3602 CRENSHAW BL	22	197
FILM PROCESSING CO.	3602 CRENSHAW	22	197
<b>MERCURY O'CONNOR</b>	<b>3737 CRENSHAW BLVD</b>	<b>34</b>	<b>242</b>

### PROPRIETARY DATABASES

#### **Former Manufactured Gas (Coal Gas) Sites:**

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there is 1 Coal Gas site within

## EXECUTIVE SUMMARY

the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
SOUTHERN CALIFORNIA GAS CO. 36	3200 36TH STREET	24	218

### BROWNFIELDS DATABASES

**VCP:** Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

A review of the VCP list, as provided by EDR, and dated 02/07/2005 has revealed that there is 1 VCP site within the searched area.

<u>Site</u>	<u>Address</u>	<u>Map ID</u>	<u>Page</u>
LA CIENEGA INDUSTRIAL PARK	3339-3361 LA CIENEGA PL	10	79

# Exposition LRT

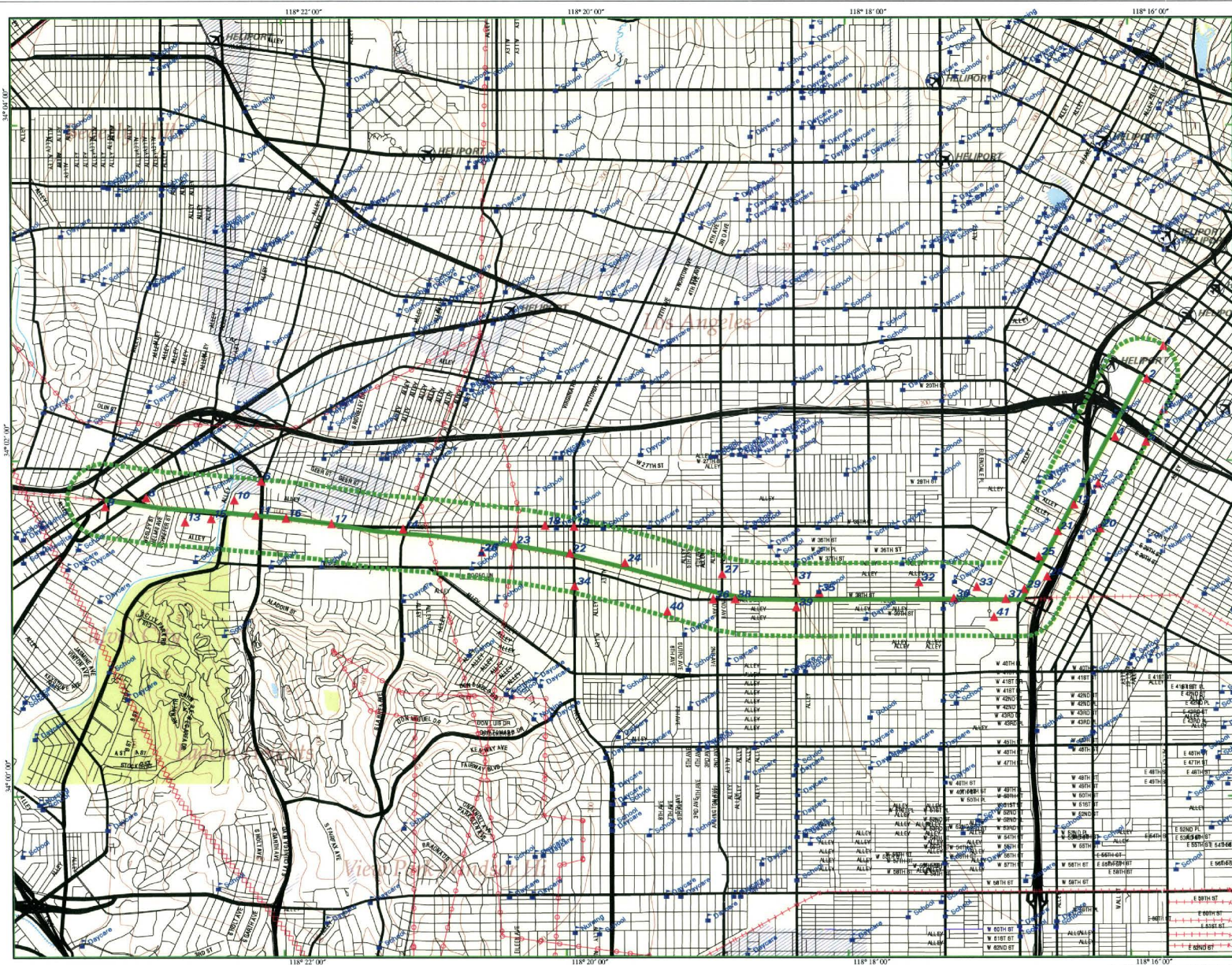
-  Listed Sites
-  Earthquake Epicenters (Richter 5 or greater)
-  Search Boundary
-  Roads
-  Major Roads
-  Waterways
-  Railroads
-  Contour Lines
-  Pipelines
-  Powerlines
-  Fault Lines
-  Water
-  Superfund Sites
-  100-Yr Flood Zones
-  Wetlands



Los Angeles, CA



Scale in Miles



**APPENDIX F  
RESUME OF PROJECT MANAGER**



**GARY J. HALBERT**  
***Certified Engineering Geologist***

Mr. Halbert has over 20 years of experience performing environmental, hydrogeologic, and geotechnical investigations in California, Nevada and Arizona. He has managed soil and groundwater environmental assessments and remediation for landfills, underground tanks, industrial facilities, refineries, power plants, and property transfers involving petroleum products, solvents, metals, and pesticides. He has performed engineering geology investigations and field inspection for construction of major civil works, including landfills, high-rise buildings, waste-water treatment facilities, dams, tunnels, airports, hospitals, roads, fault studies and landslide repairs.

**EDUCATION**

1979/B.S., Geology, Southeast Missouri State University, Cape Girardeau, Missouri  
1984/Graduate Course Work for M.S. (36 Units) for Engineering Geology and Hydrogeology,  
California State University at Los Angeles  
1975/Associate, Civil Engineering Technology, Mineral Area College, Park Hill, Mo.

**REGISTRATION/CERTIFICATION**

1995/Certified Hydrogeologist, California, No. 239  
1986/Certified Engineering Geologist, California, No. 1318  
1986 /Registered Geologist, California, No. 4189  
1988/Registered Environmental Assessor, California, No.871

**REPRESENTATIVE PROJECTS**

***UNOCAL Center, Downtown Los Angeles*** - Project manager and primary environmental consultant to UNOCAL Land and Development Group from 1988-1992 during high profile negotiations for sale of five-block parcel to a major developer. Services included supervision of historical research; underground storage tank assessment/remediation; negotiation meetings with legal and technical representatives of the purchasers and neighboring contaminated sites; and general consultation and recommendations for environmental, engineering geology and groundwater issues. The property sale was concluded under terms very satisfying to UNOCAL, including contractual resolution of environmental considerations that could have delayed sale of the property.

***City of Santa Monica, Bergamot Industrial Block Redevelopment*** - Project manager for soil and groundwater assessment for the City of Santa Monica at an active industrial facility leased from Southern Pacific Railroad that was being considered for community redevelopment by the City. Site investigation work had to be performed in limited access conditions while avoiding interference with ongoing tenant operations. Although low concentrations of contaminants were identified, the site was successfully developed into a cultural center without significant environmental mitigation based on an interpretation of minimal risk.

***City of Indio, Monroe Street Overpass*** - Provided technical consultation to legal counsel to the City of Indio for litigation involving leaky underground storage tanks at a former service station and a petroleum pipeline on a railroad right of way. Ownership of the service station properties was assumed by the city through eminent domain for construction of a street overpass. The city obtained a decision requiring former occupants and their suppliers to assume financial responsibility for UST soil-and-groundwater remediation/monitoring as required by the local regulatory agency.



**Fremont Indemnity Block, Los Angeles, California** - Performed site investigation and remediation for the former property owner of a two block area on the 1200 block of Eighth Street in Los Angeles. The property was sold to the Community Redevelopment Agency for low income housing. Services consisted of historical research, a geophysical survey for unidentified USTs, soil and groundwater assessments for petroleum hydrocarbons, and removal of a UST. The UST was found to be nearly twenty feet deep, originally installed at the sub-basement foundation of the existing twelve story building. Shoring was required to remove the UST and most of the associated soil contamination. Closure of the UST case was obtained from the water board after one year of groundwater monitoring; the property transfer agreement was completed to the satisfaction of both parties.

**Resolution Trust Corporation, Los Angeles, California** - Project manager for a Phase II site assessment at a closed Savings and Loan branch located at the intersection of Beverly and La Brea Avenues in Los Angeles, California. The property had been a street-corner service station prior to conversion to a Savings and Loan. Services included historical research, a soil vapor survey, soil sampling, and groundwater analysis on the site and in the surrounding streets and alley. Conclusions and recommendations resulted in saving an estimated \$500,000 to RTC by convincing the regulatory agency the on-site contamination was negligible and remediation was impractical due to known soil and groundwater contamination from existing or former service stations on the other three upgradient corners of the street intersection.

**Eastern Transportation Corridor, Orange County, California** - Senior hazardous waste management consultant for construction management team providing oversight of Design/Build contractor during construction of a 15-mile toll road. Oversight activities included implementation of EIR/EIS mitigation measures and Best Management Practices; asbestos abatement during demolition of structures and pipelines, remediation of petroleum contaminated soil, operation of temporary fueling/maintenance facilities and assessment of lead-impacted soils adjacent to existing pavements.

**Alameda Corridor Transportation Authority, Los Angeles, California** - Senior hazardous waste consultant for hazardous waste assessment and remediation at various industrial sites in South Central Los Angeles assumed by ACTA for construction of a major international rail and trucking transportation facility. Prepared site investigation reports with remediation recommendations for sites with solvents, metals and petroleum hydrocarbon contamination.

**El Segundo Team Track** - A property adjacent to the subject site served as a manufacturing facility for metal products since the 1940's. The site contained a slag pile in a natural pond. The site was designated as a State Superfund Site due to heavy metals in the soil. Based on a risk assessment, the slag pond was closed in place with an impermeable cap. An environmental assessment was performed for SPTCo on their property to evaluate the impact for a legal settlement.

**MGP Risk Assessment, Santa Barbara, California** - As part of a real estate transaction, managed an environmental assessment on railroad property that was found to be adjacent to a turn-of-the-century Manufactured Gas Plant (MGP) with polynuclear aromatic hydrocarbons (PAH) in the soil. The assessment included historical research and review of public agency files for the MGP site and other site in the area. A risk assessment prepared for the MGP site was evaluated and used as a baseline criteria for the subject property. A soil investigation was performed on the subject property to evaluate health and environmental risk criteria for the site.





**Long Beach California Bulk Terminal, Long Beach, California** - Managed assessment for impacts to soil and groundwater to address complaints from nearby residents and consider litigation for damages at this railroad parcel that had been leased as a bulk transfer station for petroleum distillate products. The environmental history of the site and surrounding area was researched and data from previous investigations was compiled and presented with recommendations for further action to legal counsel.

**City of Industry Intermodal Facility** - Senior consultant for groundwater assessment at this former Southern Pacific site located in a VOC-contaminated aquifer Superfund area north of Downtown LA. Soils were contaminated by underground storage tanks and maintenance activities.

**Taylor Yard, Los Angeles, California** - Hydrogeologic consultant for environmental assessment and remediation for petroleum hydrocarbons and solvents by regulatory agencies at this large SPTCo rail site used for a variety of purposes since the turn of the century. Soils were contaminated by petroleum hydrocarbons, solvents and metals. Groundwater beneath this site is immediately downgradient from VOC-contaminated aquifer Superfund site.



**GARY GILBERT**  
**Professional Engineer**

Mr. Gilbert has over 5 years of experience performing environmental and geotechnical investigations in California. He has managed soil and groundwater environmental site assessments for public works projects involving petroleum products and heavy metals. His experience includes site reconnaissance, data searches, field subsurface investigations to obtain samples for testing and analysis of laboratory test results.

**EDUCATION**

1996/B.S., Civil Engineering, California State University Long Beach, Long Beach, California.  
2002/M.S., Civil Engineering, California State University Long Beach, Long Beach, California.

**REGISTRATION/CERTIFICATION**

2002/Registered Civil Engineer, California, No. 62781

**REPRESENTATIVE PROJECTS**

**State Route 210, Pasadena, Arcadia, And Glendora** – Project manager for aerially deposited lead (ADL) soil assessment for Caltrans along State Route (SR) 210. The project consisted of evaluating the site for ADL for the proposed noise barriers (sound walls) located within the California Department of Transportation (Caltrans) right-of-way along approximately 4 miles of freeway. The test results were evaluated using U.S. Environmental Protection Agency (EPA) and California Department of Toxic Substances (DTSC) guidelines.

**State Route 14, Los Angeles County** – Project manager for a hazardous waste initial site assessment (ISA) of a 30-mile long portion of SR-14 from Sand Canyon Road to Avenue P. The project consisted of conducting a site reconnaissance, a review of historical data related to hazardous materials, review of aerial photographs, a review of environmental databases, and recommendations for additional environmental investigations.

**Interstate 5, Los Angeles County** – Project manager for a hazardous waste initial site assessment (ISA) of a 10-mile long portion of Interstate 5 (I-5) from SR-14 to SR-126. The project consisted of conducting a site reconnaissance, a review of historical data related to hazardous materials, review of aerial photographs, a review of environmental databases, and recommendations for additional environmental investigations.

**State Route 111/Best Road, Brawley** – Project manager for soil and groundwater initial site assessment for the City of Brawley for the improvement of a water transmission line on SR 111/Best Road. Prepared a hazardous waste initial site assessment report with recommendations for a Phase II environmental investigation.

**Mid City/Exposition Boulevard Light Rail Transit Project, Los Angeles County** – Project manager for a preliminary site assessment for over 6 miles of light rail tracks, including elevated structures. Performed a site reconnaissance, reviewed existing environmental documents for the right-of-way, and provided recommendations for environmental site investigation.

**State Route 55/Newport Boulevard, Costa Mesa** – Performed file review of leaking underground storage tanks (LUST) for a hazardous waste initial site assessment for a road widening project. Provided recommendations handling of petroleum hydrocarbon contaminated soils during construction of the project.



***Pier T, Port of Long Beach*** – Performed site investigation for a former naval facility that was converted to a container terminal. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.

***Gerald Desmond Bridge, Long Beach*** – Performed file review of environmental documents for the hazardous waste initial site assessment for a bridge replacement. Provided a summary of findings in a report.

***Cabrillo Marina Development, Port of Los Angeles*** – Performed site investigation for a commercial development on land previously occupied by a naval fuel storage facility. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.

***Hollyhills Storm Drain, Los Angeles County*** – Performed site investigation for over one mile of storm drain. Soil and groundwater samples were collected to test for petroleum hydrocarbons and the air was tested at the site for volatile organics using a photo ionization detector.

***Balboa Village Improvement Plans, Newport Beach*** – Prepared report and performed site investigation for pavement rehabilitation and storm drain improvements. The project included the collection of groundwater samples from borings to estimate levels of NPDES chemical constituents that would be encountered during construction dewatering.

***Alameda Corridor Trench, Compton*** – Performed site investigation for an approximate 1.5 mile below grade railroad corridor. The investigation consisted of collecting soil samples for the assessment of petroleum hydrocarbons.



## DISTRIBUTION

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