

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
LAS ALTURAS
3525 WHITTIER BOULEVARD
LOS ANGELES, CALIFORNIA 90023
(APNs 5188-005-019, -020, and -021)**

Prepared for:

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1 SUMMARY

SCS Engineers (SCS) was retained by Retirement Housing Foundation to prepare a Phase I Environmental Site Assessment (ESA) of the proposed Las Alturas Apartments located at 3525 Whittier Boulevard, Los Angeles, California (the “Property”). This assessment was performed in conformance with the scope and limitations of ASTM Standard E 1527-05, ASTM E 2600-10, and 40 CFR 312.

Based on the scope of work performed, SCS finds the following:

- The Property is located at 3525 Whittier Boulevard on the northeastern side of the street between Spence Street and Esperanza Street. The Property is approximately 0.82 acres. There are presently no permanent structures on the Property.
- The Property was at least partially developed (the central portion) as early as 1910 for commercial use. The northwesterly parcel was developed as early as 1916 for residential use and by 1921 was developed with two dwellings and a garage at 3527 and 3529 Whittier Boulevard. This parcel remained residential through at least 1971. The southeasterly parcel was developed for commercial use in 1924. Commercial use of the central and southeastern portion of the Property has included a greenhouse; auto parts shed; poultry market; other markets and grocer; auto wrecking; motor cooler shelter; poultry slaughter; salvage; and welding/iron works. A parking lot was constructed in 2002 which occupied most of the central and northwesterly portion of the Property. Several violations were issued between 2003 and 2007 for unauthorized use or occupancy of the Property.
- Development of the area in the vicinity of the Property started by at least 1921. The area along Whittier Boulevard has been mostly commercial with gas stations to the northeast and south of the Property at 3501 (1929 through at least 1986) and 3572 (1949 through at least 1970) Whittier Boulevard. In addition a “cleaners” was identified in 1951 at 3506 Whittier Boulevard (across the street). The area north and east of the Property has always been residential. Releases of VOCs from these sites have not been reported and SCS is not aware of any investigations. Based on investigations on the Property, it does not appear that releases from the gas station sites, if any, have migrated to the Property. However, based on the location of the “cleaners” site, there is a potential for VOCs, if present, to migrate to the Property. VOCs have been identified on the Property that appear to originate off-site, the source of which has not been identified. An evaluation of VOCs on the Property is discussed below.
- The Property is not currently developed and has recently undergone remedial activities to remove lead and refuse-impacted shallow soils. Prior to the remedial excavation, the Property was vacated and existing structures on the southeast portion demolished.
- Las Alturas (3527 – 3545 Whittier Boulevard) appears on the database report as a Los Angeles County Site Mitigation site for recent site mitigation oversight. Remediation was conducted under oversight of the Site Mitigation Unit (SMU). As a part of remediation activities, a total of approximately 1,771 tons of soil (1,513 tons of non-

RCRA California hazardous and 258 tons of non-hazardous) with lead concentrations above the cleanup goal of 80 mg/kg were excavated, loaded into trucks, and transported under manifest to a facility for disposal.

- A soil vapor survey had been conducted on the Property, which identified PCE at low concentrations in the subsurface from an apparent off-site source. A risk evaluation letter discussing the potential for vapor intrusion was prepared by SCS dated May 25, 2010, and submitted to SMU. Assuming that the proposed design of the development (which includes a partially subterranean garage that will have free exchange with the atmosphere) does not change, no mitigation measures associated with the PCE in soil vapor were determined to be necessary.
- The SMU issued a “no further action” letter dated December 29, 2010 with respect to the proposed construction of the Las Alturas Apartments. The letter address both soil impacted by metals and volatile organic compounds (VOCs). A Soil Management Plan has been prepared and submitted to the SMU, which will be implemented during redevelopment if any impacted soil is encountered.
- Known historical addresses associated with the Property include 3527, 3529, 3533, 3535, 3537, 3539, 3541, 3545, and 3545½ Whittier Boulevard and 3527, 3529, and 3535 Stephenson Avenue. Stephenson Avenue became Whittier Boulevard between 1921 and 1924.

Conclusions

We have performed a Phase I Environmental Site Assessment of the Las Alturas Property located at 3525 Whittier Boulevard, Los Angeles, California in conformance with the scope and limitations of ASTM E 1527-05, ASTM E 2600-10, and 40 CFR 312. Any exception to, or deletions from, this practice are described in Section 11 of this report. The Findings, Opinions, and Conclusion sections of this report are based on sections 12.5, 12.6, and 12.8 of ASTM E 1527-05, respectively. This assessment has revealed no evidence of recognized environmental conditions in connection with the Property.

Data Gaps

No data gaps were identified during this assessment.

2 INTRODUCTION

SCS Engineers (SCS) was retained by Retirement Housing Foundation (the “User”), to prepare a Phase I ESA of the proposed Las Alturas Apartments located at 3525 Whittier Boulevard, Los Angeles, California (the “Property”). A location map for the Property is presented as **Figure 1** in **Appendix 16.1**. This assessment was performed in conformance with ASTM E1527-05, ASTM E 2600-10, and 40 CFR 312, Standards for Conducting All Appropriate Inquiries.

2.1 PURPOSE

The purpose of this investigation was to identify conditions indicative of releases or threatened releases of hazardous substances as defined in CERCLA section 101, and petroleum products,

on, at, in, or to the Property. The report is intended to be submitted to the Department of Housing and Urban Development (HUD) as part of an evaluation of the environmental condition of the property. In addition, HUD must determine if a proposed site contains contamination such as hazardous waste or petroleum products, and if so, HUD must be satisfied that it is eliminated or can be mitigated to the extent necessary to meet federal, state, or local risk based corrective action standards.

This assessment is intended to constitute appropriate inquiry into the previous ownership and uses of the property, as required to support the assertion of the innocent landowner, contiguous property owner, and/or bona fide prospective purchaser defenses to liability (collectively the landowner liability protections, or LLPs) under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA a.k.a. Superfund), as amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA) and the Small Business Liability Relief and Brownfields Revitalization Act of 2002.

If known or suspected contamination is identified, Users seeking to maintain LLPs have responsibilities in addition to completion of an AAI-compliant Phase I ESA. These “continuing obligations” include taking “appropriate care” and “reasonable steps” with respect to known or suspected releases of hazardous substances during the term of property ownership. In addition to these requirements under Federal law, there are different requirements under state law with respect to liability protections. On request, SCS Engineers can provide support for clients with continuing obligations, as appropriate.

2.2 DETAILED SCOPE-OF-SERVICES

This Phase I ESA is based on:

- Interviews with the representative of the current owner of the Property.
- Reviews of federal, tribal, state, and local government records.
- Visual inspections of the Property and adjoining properties performed on March 30, 2011.
- Review of historical Property use information (topographic maps, aerial photographs, fire insurance maps, existing reports, etc.).
- Commonly known or reasonably ascertainable information about the Property (e.g., interviews with appropriate regulatory agency personnel and review of agency files review of available documents, interviews with other knowledgeable persons).
- Degree of obviousness of the presence or likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation.
- Information provided as a result of the additional inquiries conducted by the User.

2.3 SIGNIFICANT ASSUMPTIONS

The investigation focused on releases and threatened releases of hazardous substances or petroleum products that could be considered a recognized environmental condition and/or a liability due to their possible presence in significant concentrations (e.g., above acceptable limits set by the Federal or state government) or due to the potential for contaminant migration through exposure pathways (e.g., groundwater). Materials that may contain substances which are not

currently deemed hazardous by the federal or state of California EPA were not considered as part of this study.

Hazardous substances naturally occurring in plants, soils, and rocks, (e.g., heavy metals, naturally occurring asbestos, or radon) are not typically considered in these investigations. Similarly, construction debris (e.g., discarded concrete, asphalt) is not considered to be of concern unless observations suggest that hazardous substances are likely to be present in significant concentrations.

Unless otherwise noted, sampling and laboratory analyses of soil, water, air, building materials, or other media, were not performed as part of this investigation. Positive identification of hazardous substances can only be accomplished through sampling and appropriate laboratory analysis.

2.4 LIMITATIONS AND EXCEPTIONS

Unless specifically included in our scope of services, formal surveys for asbestos-containing materials, lead-based paints, fire safety, vapor intrusion, indoor air quality, mold, and similar matters were not part of this assessment. The Property was not evaluated for compliance with land use, zoning, wetlands, or similar laws. This report is not intended to be an environmental compliance audit.

SCS Engineers assumes no responsibility for the accuracy of information obtained from, compiled by, or provided by third-party sources, such as regulatory agency listings. Unless obviously inaccurate or if information exists to the contrary, SCS Engineers assumes that information collected during this environmental site assessment is accurate and correct. Unless warranted, information collected has not been independently validated as part of this assessment.

The following information is the responsibility of the User (40 CFR 312.22) and is addressed in a questionnaire provided to the User and attached to this report in **Appendix 16.6**:

- Specialized knowledge or experience of the User.
- The relationship of the purchase price to the fair market value of the Property. The purchaser of a Property is required to consider whether any differential between the purchase price and the fair market value of the Property is due to the presence of releases or potential releases of hazardous substances at the Property.

2.5 SPECIAL TERMS AND CONDITIONS

This Phase I ESA for The Las Alturas Apartments, 3525 Whittier Boulevard, Los Angeles, California has been prepared specifically for Retirement Housing Foundation and HUD. The report has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, in this or similar localities. No other warranty, express or implied, is made as to the professional opinions presented herein.

2.6 USER RELIANCE

No other party, known or unknown to SCS, is intended as a beneficiary of this work product, its content or information embedded therein. Third parties use this report at their own risk. Third

party reliance letters may be issued on request to SCS subject to approval of Retirement Housing Foundation and payment to SCS of a fee for such letters.

3 SITE DESCRIPTION

3.1 LOCATION AND LEGAL DESCRIPTION

The Property is located at 3525 Whittier Boulevard on the city block to the north of Whittier Boulevard between Spence Street and Esperanza Street. The Property has been assigned Assessor's Parcel Numbers (APNs) 5188-005-019, -020, and -021. Known historical addresses at the Property have also included 3527, 3529, 3533, 3535, 3537, 3539, 3541, 3545, and 3545½ Whittier Boulevard and 3527, 3529, and 3535 Stephenson Avenue. Prior to 1924, Whittier Boulevard was known as Stephenson Avenue.

3.2 SITE AND VICINITY GENERAL CHARACTERISTICS

Inspections of the Property and surrounding area were conducted on March 30, 2011, by Ashley Hutchens of SCS. A sketch map and photographs of the Property are provided in **Appendix 16.2** and **16.3**, respectively.

The Property is approximately 0.82 acres. A portion of the Property was asphalt-paved until recent remedial excavation activities were conducted. The remaining portion of the Property and the adjacent site to the southeast are dirt. Several stockpiles are located on the adjacent site to the southeast from recent excavation activities.

3.3 CURRENT USE OF THE PROPERTY

The Property is not currently developed and has recently undergone remedial activities to remove lead-impacted shallow soils and refuse-impacted soils. Prior to the remedial excavation, the Property was vacated and existing structures demolished. Remediation was conducted with the oversight of the SMU. The SMU issued a "no further action" letter dated December 29, 2010 with respect to the proposed construction of the Las Alturas Apartments.

3.4 DESCRIPTIONS OF STRUCTURES, ROADS, OTHER IMPROVEMENTS ON THE SITE

The Property is surrounded by a locked fence. No permanent structures, roads, or other improvements are currently located on the Property.

3.4.1 Wastewater

No industrial or sanitary wastewater is currently generated at the Property.

3.4.2 Drinking Water

In the vicinity of the Property, drinking water is supplied by the City of Los Angeles Department of Water and Power. All large public water suppliers in California have been required to test their water and comply with federal and state drinking water standards since the mid-1980s.

Consequently, lead and other contaminants of concern are not expected to be present above applicable primary and secondary drinking water standards.

Drinking water is not supplied to the Property at this time.

3.5 CURRENT USES OF THE ADJOINING PROPERTIES

- Northwest – a structure housing an income tax office and a cocktail lounge/bar.
- Northeast – an alley and residential units.
- Southeast – vacant lot with soil stockpiles; remedial excavation has been conducted and is currently on hold.
- Southwest – Whittier Boulevard; across Whittier Boulevard is Quality Waste Services, Inc and U-haul Rentals.

No obvious evidence of recognized environmental conditions was observed at the remaining adjoining sites.

4 USER PROVIDED INFORMATION

A User Questionnaire was completed by Mrs. Florence Webb of Retirement Housing Foundation and is included in **Appendix 16.6**.

4.1 TITLE RECORDS

A title report was provided to SCS for review. The title report is attached in **Appendix 16.6**.

4.2 ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS

Retirement Housing Foundation is not aware of any environmental liens, clean ups or land use limitations associated with the Property. The database report (Section 5.1.4) does not identify any liens or land use limitations.

4.3 SPECIALIZED KNOWLEDGE

No information was provided to SCS regarding any chemicals used currently or in the past at the Property, or of any chemical spills/releases except as described above.

4.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION

No additional information was provided to SCS regarding the Property.

4.5 VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES

According to information provided by Retirement Housing Foundation, the purchase price of the Property reflects the fair market value.

4.6 OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION

The owner and property manager is Retirement Housing Foundation. There are currently no occupants on the Property.

4.7 REASON FOR PERFORMING PHASE I

The Phase I ESA is being conducted in preparation for the redevelopment of the Property.

4.8 OTHER

Retirement Housing Foundation provided the redevelopment plans for the Property. A 5-story retirement apartment community is proposed.

5 RECORDS REVIEW

5.1 STANDARD ENVIRONMENTAL RECORD SOURCES

In order to identify commonly known or reasonably ascertainable information about the Property, SCS reviewed previous environmental reports and various regulatory agency files and interviewed regulatory agency personnel. The following information was identified.

5.1.1 Previous Environmental Reports

The following reports were reviewed in preparation of this report:

- Smith-Emery GeoServices, May 11, 2007. Phase I Environmental Site Assessment, 3527 & 3561 Whittier Boulevard, Los Angeles, California.
- Leymaster Environmental Consulting, June 28, 2007(a). *Phase II Subsurface Investigation Report, 3527-3541 and 3547-3565 Whittier Boulevard, Los Angeles, California.*
- Leymaster Environmental Consulting, June 28, 2007(b). *Phase II Subsurface Investigation Report, 3545 Whittier Boulevard, Los Angeles, California.*
- SCS Engineers, October 25, 2007(a). *Phase II Investigation Report – Property at 3527-3541 & 3547-3565 Whittier Boulevard, Los Angeles, California 90023 (APN 5188-005-016 through -018, -20 and -021).*
- SCS Engineers, October 25, 2007(b). *Phase II Investigation Report – Property at 3545 Whittier Blvd., Los Angeles, California 90023 (APN 5188-005-019).*

- SCS Engineers, May 2010. *Additional Site Investigation Report for the Las Alturas Apartments at 3525 Whittier Boulevard in Los Angeles, California.*
- SCS Engineers, May 25, 2010. *Potential Vapor Intrusion at Proposed Las Alturas Apartments, 3525 Whittier Boulevard, Los Angeles, California (SMU# 09-784/RO0001294).*
- SCS Engineers, December 8, 2010. *Site Remediation and Closure Report, Las Alturas Apartments, 3525 Whittier Boulevard, Los Angeles, California (SMU# 09-784/RO0001294).*

Numerous phases of investigation and remediation, discussed below, have been conducted on the Property. A Phase I Environmental Assessment report prepared by Smith-Emery GeoServices of Los Angeles, California (Smith-Emery, 2007) that included the Property, identified the following current and/or past operations on the Property that are of potential environmental concern (Note that this and subsequent reports also included parcels to the northeast that are not part of the Property):

- Historical auto wrecking yard at 3535 Whittier Boulevard.
- Clarifier, automotive body repair shop, and spray paint areas at 3545 Whittier Boulevard.

Two Phase II investigations of the Property were conducted by Leymaster Environmental Consulting, LLC of Long Beach, California (Leymaster, 2007a, 2007b) to investigate the concerns identified in the Phase I. The Leymaster investigations consisted of:

- Installing and collecting samples from 6 soil vapor probes to a depth of 5 feet below ground surface (bgs),
- Collecting soil samples from 5 of 6 of the soil vapor probe locations at 5 feet bgs
- Collecting soil samples at 5, 10, and 15 feet bgs at one additional location on the portion of the site that includes the Property.

Results are summarized in Leymaster's report dated June 28, 2007.

Based on SCS' review of information in the Leymaster Phase I and Phase II reports referenced above, the Phase II investigation conducted by Leymaster did not include sampling in some areas where auto-related repair was conducted, therefore, additional investigation was recommended to assess the potential for soil impacts on the Property. SCS conducted a Phase II investigation that included the Property in October 2007 (SCS, 2007a). A second Phase II investigation was completed in October 2007 for the parcel at 3545 Whittier Boulevard (SCS, 2007b). The SCS investigations included collection of soil vapor and soil samples for analysis. The results of the investigations identified the following:

- Tetrachloroethylene (PCE) was detected at two locations (SV1 and SV4) on the west side of the Property at concentrations that exceeded California Human Health Screening Levels (CHHSLs) for residential use. SCS recommended further evaluation of PCE in soil vapor.
- Lead was detected at a concentration above screening levels for residential and commercial uses. Copper and zinc were identified at concentrations above typical

background levels in one boring (SB3) at the 1-foot depth . Although, the concentrations at the 5-foot depth in this same boring were within background ranges, SCS recommended that the lateral extent of metals detected in this boring at the 1-foot depth be further defined.

- Lead was detected at a concentration above the screening level for residential uses at the 5-foot depth of boring SB16 (3545 Whittier Boulevard). Although not above screening levels, zinc was detected above typical background concentrations in this sample and heavy range total petroleum hydrocarbons (TPH) were also detected. Further lateral and vertical definition in this area was recommended.

SCS conducted an additional soil and soil vapor investigation of the Property on August 20, 2009 and February 23 and 24, 2010 (SCS, May 2010), with the oversight of the Los Angeles County Fire Department, Health Hazardous Materials Division, Site Mitigation Unit (SMU), to address the issues described above. The results of the additional investigations can be summarized as follows:

- **Soil Vapor Investigation** – The results of the additional soil vapor investigation conducted in August 2009 and February 2010 indicated PCE above residential CHHSLs in some of the 5-foot samples.
 - PCE was detected in 5 of 10 samples collected at 5 feet bgs (including duplicates) during the August 2009 and February 2010 investigations at concentrations (up to 1.5 µg/L) exceeding the residential CHHSL of 0.18 µg/L. PCE was detected in all 10 samples collected from the 15-foot depth at concentrations up to 6.1 µg/L.
 - Vertical profiling of PCE at SV1/SV1a/SV1b indicated PCE was detected in the vapor phase to a depth of 44 feet bgs with the highest concentrations of 10 µg/L detected at 35 feet bgs. Concentrations of PCE in soil vapor are relatively low.
 - Concentrations in most samples were above the CHHSLs for residential use. However, the CHHSLs assess risk associated with VOC vapors migrating into structures and are based on an evaluation for data at the 5-foot depth. They are not applicable to soil vapor data collected at other depths. As described below for soil data, PCE was only detected in one soil sample at a low concentration. With the exception of benzene, toluene, and xylenes detected at low concentrations (less than 2.0 µg/L) in one or two samples, no other VOCs were detected in soil vapor.
- **Soil Investigation** – The results of the additional soil investigation conducted in August 2009 and February 2010 indicated that lead-impacted soil (above the residential CHHSLs) in two areas on the Property. Only low concentrations of PCE were detected indicating that this substance was limited primarily to the vapor phase and did not represent a threat to groundwater.
 - Lead was detected above the residential CHHSL in all six samples collected from borings SB3a, SB3b, and SB3c placed to further investigate the lead detected in SB3 during the October 2007 investigation (**Figure 3**). Copper was detected in four of these samples at concentrations above the typical range for Southern California soils but well below the residential CHHSL for this substance.

- Lead was detected in location SB25, one of ten 1-foot depth samples collected at locations not formerly investigated, at a concentration exceeding the residential CHHSL. In addition, copper was detected in one sample (SB21) at a concentration above the typical range for Southern California soils but below the residential CHHSL. All other detections of lead, copper, and zinc from shallow samples at borings SB19 through SB28 were within typical background ranges for Southern California soils and below the CHHSLs for residential use.
- TPH was not detected in any of borings SB1a and SB2a drilled adjacent to previous borings for the purposes of confirming TPH detected during the October 2007 investigation. It is likely that TPH detections in shallow soil samples collected in October 2007 were due to asphalt paving.
- PCE was detected in 1 of 5 bulk soil samples (SV1b-44') at a low concentration of 2 micrograms per kilogram ($\mu\text{g}/\text{kg}$), well below the US EPA Region IX residential Regional Screening Level. In addition, the concentration in this sample was well below the calculated RWQCB SSL of $18.7 \mu\text{g}/\text{kg}$, indicating that the detection of PCE does not represent a threat to groundwater. Considering the wide distribution of PCE in soil vapor samples and limited amount in bulk soil, the PCE appears to be in the vapor phase.

The proposed residential development for the Property includes excavation of soil across much of the Property ranging from a depth of approximately 2.5 to 10 feet bgs for a partially subterranean parking garage. Residential units will be located above the parking garage. The upper portion of the garage will not be below ground or sealed (e.g. with walls or windows) but will be constructed so as to have free exchange with the atmosphere. This exchange of ambient air beneath the residential portion of the building will effectively mitigate the potential for vapor intrusion from PCE in subsurface soil into residential air space. A risk evaluation letter discussing the potential for vapor intrusion was prepared under separate cover, dated May 25, 2010 and submitted to SMU. Assuming that the proposed design of the development does not change, no mitigation measures associated with the PCE in soil vapor were determined to be necessary.

As a result of these investigation activities, it was determined that soil in the vicinity of borings SB3 and SB16 contained concentrations of lead exceeding residential CHHSLs and that that these areas would be mitigated prior to redevelopment of the Property. Since the proposed development plan required excavation of soil to accommodate a partially subsurface parking area, excavation was selected as the proposed remedial action.

SCS conducted remedial excavation activities at the Las Alturas Property to remove soils impacted with lead. During initial excavation activities in the areas of previous borings SB3 and SB16, a layer of soil and debris ranging in thickness from a few inches to approximately two feet was encountered which extended laterally across a majority of the Property. The debris-containing soil within this layer were found to contain elevated concentrations of lead and was therefore removed. The debris layer ranged in thickness from a few inches to approximately two feet. An X-Ray Fluorescence (XRF) analyzer was used onsite during the excavations to screen soils and guide the excavation. When field screening indicated acceptable concentrations, a confirmation sample was collected for laboratory analysis. With few exceptions, the excavation was extended until confirmation soil samples were collected with lead concentrations below the cleanup goal of $80 \text{ mg}/\text{kg}$ or until excavation could no longer be contained without undermining

adjacent rights-of-way. **Figure 3** shows the limits of excavation and final confirmation sample locations.

Another debris layer was observed at a depth ranging from approximately 5 to 10 feet in the north and east sidewall of Ex16 located near the northeast corner of the Property. Due to the depth of the occurrence of this debris layer, shoring would be required to remove debris at Ex16. A subsurface soil investigation was conducted to further define concentrations of lead that remains in place. During boring activities, thin layers of debris were observed in 3 of the 6 borings, however all lead concentrations in the 28 soil samples analyzed from the 6 borings contained lead below the limit of 400 mg/kg that was established as an acceptable level for deep soil by the SMU.

As a part of remediation activities, a total of approximately 1,771 tons (1,513 tons of non-RCRA California hazardous and 258 tons of non-hazardous) of soil with lead concentrations above the cleanup goal of 80 mg/kg were excavated, loaded into trucks, and transported under manifest to a facility for disposal.

A “no further action” letter dated December 29, 2010 was issued by the SMU. A Soil Management Plan has been prepared and submitted to the SMU, which will be implemented during redevelopment if any impacted soil is encountered.

5.1.2 Regulatory Agency Records

Local regulatory agencies and other sources were contacted in an effort to identify any known or suspected contamination sites or incidents of hazardous waste storage or disposal which might have resulted in soil or groundwater contamination within a one-mile radius of the Property. Within the City of Los Angeles, the Los Angeles Fire Department (LAFD) generally acts as the lead enforcement agency for underground storage tank compliance. If a tank has leaked and groundwater contamination is suspected, the Los Angeles Regional Water Quality Control Board (LARWQCB) generally becomes the lead agency in supervising contaminant characterization and cleanup.

5.1.3 Los Angeles Fire Department Records

No records were on file for the Property at the LAFD. Please see **Appendix 16.5** for the LAFD Hazardous Materials response to the requests for information. Response from the underground tank division was provided by telephone on April 13, 2011.

5.1.4 Review of Federal, State, Tribal, and Local Government Databases

A database search for sites listed on various federal, state, tribal, and local databases in the area around the Property was obtained from EDR (March 24, 2011). A description of each of the databases searched is included in the report, which is attached as **Appendix 16.5**. Among the databases included in the EDR report are NPL (federal, tribal, and state-equivalent), proposed and delisted NPL, CORRACTS (RCRA facilities subject to corrective actions), hazardous waste sites identified for investigation or remediation (CERCLIS, State CERCLIS, VCP, Brownfields Calsites, etc.), LUST, sites with engineering controls, former CERCLIS (NFRAP), RCRA and state hazardous waste generators, ERNS, SWLF, USTs, and Toxic Pits.

The review of the records satisfies all requirements as set forth in 40 CFR Section 312.26 (b) and (c) with regard to the review of federal, tribal, and state government records of databases of such government records and local government records and databases of such records pertaining to both the subject property and the nearby or adjoining properties. Further, the search distances for each particular database are as specified in 40 CFR 312.26.

Any known or suspected contaminated sites included on these lists within 0.25 miles of the Property are discussed in the following text. As a general rule, sites beyond 0.25 miles are not anticipated to impact a site significantly. Any sites beyond 0.25 miles with a high potential to impact the Property are also discussed. (Please note: the distances and directions listed in this report have been field verified and might not always match those in the EDR report.)

Sites such as TSD facilities, hazardous waste generators, HAZNET, FINDS, SQGs, LQGs, USTs, HIST UST, RCRA violations, and TRIS facilities with toxic chemical releases (generally in accordance with permitting requirements - into the air, water, or land as reported under SARA Title III) use or store hazardous materials and thus may pose a potential problem in the event of a spill or leak. However, unless these sites also appear in an agency list of contaminated sites, there is no evidence of any problems at this time. Therefore, sites on these lists will not be discussed unless on or in close proximity to the Property.

Please refer to **Appendix 16.5** for further information on these sites.

5.1.5 Property Listings

Las Alturas (3527 – 3545 Whittier Boulevard) appears on the database report as a Los Angeles County Site Mitigation site, for recent site mitigation oversight by the SMU. As reported previously, a no further action letter dated December 29, 2010 was issued by the SMU.

5.1.6 Other Database Sites

The EDR database lists the following sites within a one-mile radius of the Property. Some sites may be listed on more than one database.

Database	Number of Sites (NR = Not Reported)		
	0 – 1/4 miles	1/4 – 1/2 miles	1/2 - 1 mile
US EPA National Priority List (NPL)	0	0	0
US EPA CERCLIS (sites under review for inclusion of the NPL)	0	1	NR
US EPA RCRA Corrective Actions (CORRACTS)	0	0	1
US EPA Hazardous Waste Generators	2	NR	NR
California Superfund (SPL)	0	1	0

Database	Number of Sites (NR = Not Reported)		
	0 – 1/4 miles	1/4 – 1/2 miles	1/2 - 1 mile
California equivalent CERCLIS (EnviRostor)	0	2	14
California Leaking Underground Storage Tanks (LUST)	1	1	NR
California Solid Waste & Landfill Facilities (SWLF)	0	0	NR
California Registered Underground Storage Tanks (UST)	1	NR	NR
California State Spills List (SLIC)	0	0	NR

A site of potential concern within 0.25 miles includes the following:

ARCO #0191, 3401 Whittier Boulevard, 0.25 mile west-northwest (LUST, Hist Cortese) – A gasoline leak at the ARCO station was reported in 1988, which impacted only the soil. The spill was characterized as minor and no remedial action was required by the LARWQCB. The case was closed in October 1997. Based on the status of the case and the limited impact (soil only) no environmental impact to the Property is expected from this site. No migration of vapors to the Property from this site is expected.

Other sites within 0.25 miles of the Property include those listed on the FINDSs, SWEEPs, RCRIS small quantity generator, historical auto station, historical drycleaners, LA County HMS and Site Mitigation, and UST databases. None are known to have any contamination at this time; therefore, none are anticipated to have impacted the Property.

Several additional sites of potential concern within one mile include the following:

Capri Pumping Service, 3128 Whittier Blvd., Los Angeles, CA, 0.45 miles west-northwest (Hist Cal-Sites, Response, Envirostor, CERCLIS, RCRA-Nongen, FINDS, RAATs) – In 1984, emergency response removal of 120 drums of cyanide, acids, and metals was conducted. Contaminated soils and wastes were reportedly characterized and removed, however there was no closure report or evidence that the removal was adequate. In 1984, groundwater at the site was reported to have been impacted by chromium and cyanide above the maximum contaminant levels, but there has been no further investigation or monitoring. Groundwater in the area is expected to flow to the south or southwest. Based on the type of contaminant (metals) and distance from the Property, it is not likely that this facility has impacted groundwater beneath the Property. Considering the contaminants of concern, vapor migration to the Property is not anticipated to be a concern.

Armoloy of So CA, Inc. 3325 Union Pacific Avenue, Los Angeles CA, 0.90 miles southwest (CORRACTS, CERC-NFRAP, Envirostor, RCRA-SQG, FINDS) – This facility reportedly conducted activities including electroplating, plating, polishing,

anodizing, and coloring. This facility is not listed on the NPL and based on existing information reportedly does not qualify for the NPL and was assigned a low corrective action priority. Based on available information (low priority) and distance from the Property, no environmental impact to the Property is expected from this site and no migration of vapors to the Property from this site is expected

None of the other sites situated within one mile identified in the database report are anticipated to have impacted the Property.

5.1.7 Unmappable or Orphan Sites

Twenty sites were identified in the EDR Report according to their zip code. Unmappable sites cannot be plotted due to inaccurate or incomplete addresses. Based on review of the provided data, including the estimated locations of the unmappable sites in relation to the Property, it appears unlikely that the unmappable sites have adversely affected the environmental condition of the Property.

5.1.8 Landfills

A review of the Major Waste Systems Map (June 1972) was conducted to locate any landfills or transfer stations within a one-mile radius of the Property. One facility was identified within one mile of the Property. C.M.D. Refuse Removal Service (a transfer station) was located across Whittier Boulevard (currently occupied by Quality Waste Services, Inc). Due to the nature of the facility, no significant environmental impacts to the Property are anticipated.

5.1.9 Oil and Gas Wells

Available oil and gas well maps from the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) were reviewed to identify oil and gas wells on the Property or in the nearby area. According to DOGGR map No. 119 dated February 21, 2006, no oil wells appear to have been drilled within 0.25 miles of the Property. Consequently, no significant environmental impacts to the Property are anticipated from wells.

5.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

5.2.1 City of Los Angeles Methane Zone

In March 2004, the City of Los Angeles passed Ordinance No. 175790 requiring the assessment and protection of buildings located within delineated “methane hazard zones” and “methane buffer zones.” In accordance with the Ordinance (Section 91.7103 - General Methane Mitigation Requirements), “all new buildings and paved areas located in a Methane Zone or Methane Buffer Zone shall comply with these requirements and the Methane Mitigation Standard established by the Superintendent of Building.” Further, “additions, alterations, repairs, or changes of use or occupancy to existing buildings” may trigger the application of the Methane Mitigation Standard (Section 91.7105 – Existing Buildings). Under the Standard, on-site methane testing and/or methane mitigation measures may be warranted or required to protect new and/or existing buildings, or paved areas, from potential methane hazards.

According to parcel profile reports from the City of Los Angeles Department of Building and Safety (DBS) website (<http://www.permitla.org/parcel/index.html>), the Property is not located

within a Methane Hazard or Methane Buffer Zone. Copies of the DBS parcel profile reports are provided in **Appendix 16.5**.

5.2.2 Vapor Encroachment Screen (VES)

A Tier 1 VES was conducted as part of this Phase I ESA in accordance with ASTM E 2600-10. In addition, an invasive Tier 2 screening was conducted as part of the Phase II investigations previously conducted by SCS. As previously discussed, a soil vapor survey conducted on the Property identified the presence of PCE in soil vapor at low concentrations from an apparent off-site source. A risk evaluation letter discussing the potential for vapor intrusion was prepared by SCS, dated May 25, 2010, and submitted to SMU. Assuming that the proposed design of the development (which includes a partially subterranean garage that will have free exchange with the atmosphere) does not change, no mitigation measures associated with the PCE in soil vapor were determined to be necessary. In summary, a vapor encroachment condition (VEC) exists at the Property from an apparent off-site source, however, the VEC will be mitigated by the proposed construction of the future structure. Regulatory concurrence was provided in a “No Further Action” letter from the SMU dated December 29, 2010 (**Appendix 16.5**).

In addition, based on the EDR database report, there are no facilities in the vicinity of the Property that would cause the presence or likely presence of vapors in the subsurface of the Property as a result of a release of vapors from contaminated soil or groundwater either on or near the Property.

5.3 PHYSICAL SETTING SOURCES

5.3.1 Physiographic Setting

According to the U.S. Geological Survey (USGS), Los Angeles (1966, photorevised 1981), California 7.5 minute topographic map, the Property is located within Section 1, Township 2 South, Range 13 West. The Property is at an elevation of approximately 260 feet above mean sea level and located approximately 1.4 miles north of the Los Angeles River. The site slopes to the south, with local topography sloping southeast at a rate of 100 feet per mile.

5.3.2 Geology and Soils

According to the California Department of Water resources Bulletin 104, Appendix A (June 1961), the Property is underlain by alluvial sediments of the Late Pleistocene Age (marine terrace deposits). These sediments consist primarily of sand, silt, and clay. Surficial sediments near the Property have been mapped as recent alluvium, which is comprised of gravel, sand, silt, and clay (CDWR, 1961).

Borings advanced during a Phase II Investigation conducted by SCS in 2007 (discussed previously) indicate that the upper five feet of the subsurface is characterized by reddish brown, sandy clay that was dry and odorless.

5.3.3 Groundwater

The Property is located in the central portion of the Los Angeles Forebay hydrological area of the Central Los Angeles Groundwater Basin. Based on information obtained from the State Water Resources Control Board’s (SWRCB) website Geotracker (<http://geotracker.swrcb.ca.gov>)

for a site in the vicinity (Soco Lynch Corporation, 3270 E. Washington Blvd., Los Angeles, April 2007), first groundwater in this area is anticipated at a depth of approximately 40-50 feet bgs. According to groundwater elevation maps for the Soco Lynch Corporation, groundwater flow is expected to be to the south in the area of the Property. During the investigations completed by SCS, no groundwater was encountered in borings that extended a maximum depth of 44 feet bgs.

5.3.4 Radon

According to the California Department of Health Service's July 2008 report *Radon Database for California*, screening in the area of the Property (90023 zip code) found no locations where buildings had radon levels in excess of 4 pCi/L (the EPA action level). Based on the available information, therefore, elevated radon gas is not expected in the area of the Property.

5.4 HISTORICAL USE INFORMATION ON THE PROPERTY

- Historic U.S. Geological Survey (USGS) topographic maps provided by Environmental Data Resources (EDR) (October 7, 2008).
- Historical aerial photographs dating from 1927, 1938, 1956, 1965, 1976, 1989, 1994, 2002, and 2005 provided by Environmental Data Resources (EDR) (October 7, 2008).
- City of Los Angeles Department of Building and Safety building permit information.
- Sanborn Fire Insurance maps from the years 1921, 1949, and 1970 obtained from the EDR-Sanborn collection (October 7, 2008).
- City Directory review report provided by EDR (October 6, 2008).

Copies of topographic maps, aerial photographs, building permits, and Sanborn maps, are included in **Appendix 16.4**.

Year	Description	Source
1910	Permit for a new lath structure for a nursery and an office at 3535 Stephenson Avenue	Building Permits
1913, 1914, 1915	Permits for new glass house structure and new display structure at 3535 Stephenson Avenue	Building Permits
1916	Permit to create new foundation and repair plaster at 3529 Stephenson Avenue	Building Permit
1921	The road to the southwest of the Property is depicted as Stephenson Avenue. Two dwellings and a structure depicted "auto" are located at 3527-3529 Stephenson Avenue and a green house is located at 3535 Stephenson Avenue.	Sanborn Map
1924	The Properties at 3525 and 3527 Whittier Blvd. are believed to be residential and occupied by a polisher, auto mechanic, and salesman. A new store was constructed at 3545 Whittier Blvd.	City Directories, Building Permit
1925	Repairs to an auto parts shed were conducted at 3535 Whittier Blvd.	Building Permit

Year	Description	Source
1926, 1927	The Property appears to be developed with several structures. A permit indicates alterations/repairs to a poultry market at 3545 Whittier Blvd.	Topographic Map, Aerial photograph
1928, 1929, 1930	The Property at 3527 and 3529 Whittier Blvd. are apparently residential, 3541 Whittier is occupied by auto wrecking, and 3545 Whittier by a grocer. Permits for 3545 Whittier Blvd. indicate erection of a pantry store room and changing flooring of a store.	City Directories, Building Permits
1933	The Property at 3527 and 3529 Whittier Blvd., apparently residential, are occupied by machine operators, 3541 Whittier is occupied by an auto wrecker, and 3545 Whittier by a poultry market.	City Directories
1936, 1937, 1938	The Property is developed with three structures on the northwesterly parcel. The remainder of the Property appears to be vacant. Alterations/repairs were made to a store at 3539 Whittier Blvd. The Property at 3527, 3529, and 3537 appear residential. A poultry market is located at 3545 Whittier Blvd.	City Directories, Aerial photograph, Building Permit
1942	The Property at 3527 and 3529 Whittier Blvd. appear residential. A poultry market is located at 3545 Whittier Blvd.	City Directories
1946	A store/food store was constructed at 3535 Whittier Boulevard.	Building Permits
1949, 1951, 1952, 1953	The Property at 3527 and 3529 Whittier Blvd. appear residential. A market is located at 3535 and a poultry market is located at 3545 Whittier Blvd. Stephenson Avenue has been renamed Whittier Blvd. Two dwellings and "auto" structure are still located at 3527-3529 Whittier Boulevard. A small store now occupies 3535 Whittier Boulevard and 3545-3545½ has been developed with two stores. Alterations/repairs were made to a garage at 3529 Whittier Blvd., a market, store, and motor cooler shelter at 3535 Whittier Blvd., and to a poultry slaughter at 3545 Whittier Blvd.	Sanborn Map, City Directories, Building Permits, Topographic Map
1956	The northwesterly parcel appears similar to the 1938 photo. The remainder of the Property has been developed with several structures along Whittier Blvd.	Aerial photograph
1958	The Property at 3527 appears residential, no other addresses are listed.	City Directories
1962	The Property at 3529 appears residential, a salvage company is listed at 3533 Whittier Blvd. and a market remains listed at 3535 Whittier Blvd.	City Directories
1965, 1966	There is little change to the Property from the 1956 aerial photograph and 1953 topographic map.	Aerial photograph, Topographic Map

Year	Description	Source
1967, 1970, 1971	The northwesterly parcel (3525-3527) remains unchanged. The store at 3535 Whittier Blvd remains adjacent to Whittier Blvd., however the back of the lot is depicted as a “general storage yard”. The structure at 3545 Whittier Blvd. is depicted as a welding shop; 3545½ Whittier Blvd. remains unchanged. The Property at 3529 appears residential, a salvage company is listed at 3533 Whittier Blvd., 3535 is occupied by a refrigeration facility, and 3545 is occupied by an iron works facility.	City Directories, Sanborn Map
1972, 1976	There is little change to the Property from the 1965 aerial photograph and 1966 topographic map. A refrigeration facility occupies 3535 Whittier Blvd. and 3545 is occupied by an iron works facility.	Topographic Map, Aerial photograph, City Directories
1981	The Property addresses are not listed in the directories. There is little change in the Property from the 1972 topographic map.	City Directories, Topographic Map
1986	The iron works facility is present at 3545 Whittier Blvd. No other addresses associated with the Property are listed.	City Directories
1989	It appears that there are several small structures along the northeasterly property line; however the quality of the photo is poor.	Aerial photograph
1994	The Property appears vacant with the exception of structures on the southeasterly parcel; however the quality of the photo is poor.	Aerial photograph, Topographic Map
1995	Listings for the Property at 3545 Whittier Blvd. indicates ornamental iron as the occupant. No other addresses associated with the Property are listed.	City Directories
2000	Auto sales facility is located at 3545 Whittier Blvd. The addresses of 3529, 3533, and 3535 Whittier Blvd. are listed but no there is no information on the occupants.	City Directories
2002	Several structures appear to be on the Property. A permit is on file for a new parking lot at 3527 Whittier Blvd.	Aerial photograph, Building Permit
2003 - 2007	The Property is primarily used for parking. Structures appear to remain present on the southeasterly parcel. Orders to Comply for changes of occupancy without approval; parking of vehicles and food vending not allowed; unapproved auto repair businesses; rubbish, garbage, trash, debris on the premises 3527, 3535, 3541, 3545	Aerial photograph
2006	No addresses associated with the Property are listed.	City Directories

Known historical addresses associated with the Property include 3527, 3529, 3533, 3535, 3537, 3539, 3541, 3545, and 3545½ Whittier Boulevard and 3527, 3529, and 3535 Stephenson Avenue. Stephenson Avenue became Whittier Boulevard between 1921 and 1924.

The Property was at least partially developed (the central portion) as early as 1910 for commercial use. The northwesterly parcel was developed as early as 1916 for residential use and by 1921 was developed with two dwellings and a garage at 3527 and 3529 Whittier Boulevard. This parcel remained residential through at least 1971. The southeasterly parcel was developed for commercial use in 1924. Commercial use of the central and southeastern portion of the Property has included a greenhouse; auto parts shed; poultry market; other markets and grocer; auto wrecking; motor cooler shelter; poultry slaughter; salvage; and welding/iron works. A parking lot was constructed in 2002 which occupied most of the Property the central and northwesterly portion of the Property. Several violations were issued between 2003 and 2007 for unauthorized use or occupancy of the Property.

5.5 HISTORICAL USE INFORMATION ON ADJOINING PROPERTIES

History for the adjoining sites was evaluated from the following sources:

- Historic U.S. Geological Survey (USGS) topographic maps provided by Environmental Data Resources (EDR) (October 7, 2008).
- Historical aerial photographs dating from 1927, 1938, 1956, 1965, 1976, 1989, 1994, 2002, and 2005 provided by Environmental Data Resources (EDR) (October 7, 2008).
- Sanborn Fire Insurance maps from the years 1921, 1949, and 1970 obtained from the EDR-Sanborn collection (October 7, 2008).
- City Directory review report provided by EDR (October 6, 2008).

Copies of topographic maps, aerial photographs, and Sanborn maps are included in **Appendix 16.4**.

Year	Description	Source
1900, 1901, 1913	The area in the vicinity of the Property does not appear to be developed. The area east of the Los Angeles River to the west of the Property is partially developed.	Topographic map
1921	The surrounding areas are primarily residential or undeveloped with the exception of a few stores across Stephenson Ave.	Sanborn Map
1924	The surrounding areas appear to be primarily residential	City Directories
1926, 1927	Development to the north and east of the Property appears to be residential. To the southwest, the development appears commercial with residential developments further south. A cemetery is located southeast of the Property.	Topographic Map, Aerial photograph
1929, 1933, 1937	The surrounding areas appear to be primarily residential, however a gas station is noted at 3501 Whittier Blvd. (Spence and Whittier) and furniture corporation at 3555 Whittier Blvd.	City Directories
1938	There is little change in the surrounding areas from the 1927 aerial photograph.	Aerial photograph
1942	The surrounding area along Whittier Blvd appears to be mixed commercial/residential and to the north and east appears primarily residential. A gas station is still present at 3501 Whittier Blvd.	City Directories

Year	Description	Source
1949, 1951, 1953	<p>The surrounding area to the north and east are residential. A food products manufacturing and lamp manufacturing facilities are located adjacent to the northwest and southeast, respectfully. A junkyard and carton storage are located across Whittier Blvd. to the southwest. A “gas and oil” station is located at 3501 Whittier Blvd. A “cleaners and laundry” facility is located at 3506 Whittier Blvd. and a service station is also located at 3568/3572 Whittier Blvd.</p> <p>The Santa Ana Freeway (Route 5) has been constructed south of the Property.</p>	Sanborn Map, City Directories, Topographic Map
1956, 1958	<p>The area across Whittier Blvd. appears to be developed with several more structures. There is little other change in the surrounding areas from the 1938 aerial photograph.</p> <p>The surrounding area along Whittier Blvd appears to be mixed commercial/residential and to the north and east appears primarily residential. Gas stations are still present at 3501 and 3572 Whittier Blvd.</p>	Aerial photograph, City Directories
1962	The surrounding area appears similar to the 1958 directory with the exception that 3572 Whittier Blvd. is not listed.	City Directories
1965, 1966	<p>There is little change in the surrounding areas from the 1956 aerial photograph.</p> <p>The Pomona Freeway (Route 60) has been constructed north of the Property.</p>	Aerial photograph, Topographic Map
1967, 1970, 1971	<p>The surrounding area is of mixed residential/commercial use. Clothing manufacturing and tire warehouses are located adjacent to the southeast, parking and storage are located across Whittier to the southwest, a church is located to the east, and remaining areas are primarily residential.</p> <p>Gas stations are still present at 3501 and 3572 Whittier Blvd. in 1970 however the 3572 address is not listed in the 1971 directory.</p>	City Directories, Sanborn Map
1972, 1976	<p>There is little change in the surrounding areas from the 1965 aerial photograph and 1966 topographic map.</p> <p>The addresses associated with the gas stations are not listed in the 1976 directory. The surrounding area is of mixed residential/commercial use.</p>	City Directories, Topographic Map, Aerial photograph
1981	There is little change in the surrounding areas from the 1972 topographic map. The gas station is still present at 3501 Whittier Blvd. and the area along Whittier Blvd. appears to be commercial.	Topographic Map, City Directories
1986	A gas station is still present at 3501 Whittier Blvd.	City Directories

Year	Description	Source
1989, 1990	There is little change in the surrounding areas from the 1976 aerial photograph. A Burger King is now located at 3501 Whittier Blvd.	Aerial photograph, City Directories
1994	There is little change in the surrounding areas from the 1989 aerial photograph and the 1981 topographic map.	Aerial photograph, Topographic Map
2002, 2005	There is little change in the surrounding areas from the 1994 aerial photograph.	Aerial photograph
2006	The surrounding area is of mostly of commercial use along Whittier Boulevard. Residential properties are located to the north and east.	City Directories

The area in the vicinity of the Property started to be developed as early as 1921. The area along Whittier Boulevard has been mostly commercial with gas stations in the vicinity of the Property at 3501 (1929 through at least 1986) and 3572 (1949 through at least 1970) Whittier Boulevard to the northeast and south of the Property. In addition a “cleaners” was identified at in 1951 at 3506 across Whittier Boulevard. The area north and east of the Property has always been residential.

6 SITE RECONNAISSANCE

6.1 METHODOLOGY AND LIMITING CONDITIONS

Inspections of the Property and surrounding area were conducted on March 30, 2011, by Ashley Hutchens of SCS. A sketch map and photographs of the Property are provided in **Appendix 16.2** and **16.3**, respectively.

6.2 GENERAL SITE SETTINGS

The Property is surrounded by a chain-linked fence. The Property has recently undergone remedial excavation as previously described. The Property is currently uneven dirt lot with some asphalt areas remaining from the previous parking lot. There are no structures on the Property.

6.3 EXTERIOR OBSERVATIONS

6.3.1 Hazardous Substances

No hazardous substances were observed on the Property.

6.3.2 Natural Drainage

Natural waterways are not currently located on the Property. Runoff from the Property would flow to the surrounding streets.

6.3.3 Disturbed Areas

As previously indicated, the Property currently is an uneven dirt lot that has recently undergone remedial excavation. With the exception of the remediation areas, no additional obvious disturbed areas were noted.

6.3.4 Elevators and Other Hydraulic Equipment

No elevators or hydraulic equipment were noted on the Property.

6.3.5 Wells

No supply or monitoring wells were noted on the Property.

6.3.6 Electrical Equipment

Transformers, capacitors, or other potentially fluid-filled electrical equipment were not observed on or immediately adjacent to the Property.

6.3.7 Storage Tanks

No aboveground storage tanks or evidence of underground storage tanks were identified.

6.4 INTERIOR OBSERVATIONS

6.4.1 Asbestos-Containing Materials (ACMs)

There are currently no buildings on-site that may have ACMs. The buildings that were previously on-site were abated prior to demolition in 2009.

7 INTERVIEWS

7.1 INTERVIEW WITH OWNER

Mrs. Florence Webb of Retirement Housing Foundation submitted the Owner Questionnaire (**Appendix 16.6**) as the interview with the owner.

7.2 INTERVIEW WITH SITE MANAGER

The site is currently vacant, however the user questionnaire was provided by Mrs. Florence Webb. The user questionnaire is provided in **Appendix 16.6**.

7.3 INTERVIEW WITH OCCUPANTS

There are no on-site occupants at the Property.

7.4 INTERVIEW WITH LOCAL GOVERNMENT OFFICIAL

Other than the LAFD, no government officials were interviewed during the preparation of this report. As indicated in Section 5.1.3, SCS contacted the LAFD to follow up with requests for information. According to the LAFD, no records are available for the Property.

7.5 INTERVIEW WITH OTHERS

No interviews with others were completed during the site inspection except as indicated in other Sections.

8 FINDINGS

Based on the scope of work performed, SCS finds the following:

- The Property is located at 3525 Whittier Boulevard on the northern side of the street between Spence Street and Esperanza Street. The Property is approximately 0.82 acres and has recently undergone remediation. There are presently no permanent structures on the Property.
- The Property was at least partially developed (the central portion) as early as 1910 for commercial use. The northwesterly parcel was developed as early as 1916 for residential use and by 1921 was developed with two dwellings and a garage at 3527 and 3529 Whittier Boulevard. This parcel remained residential through at least 1971. The southeasterly parcel was developed for commercial use in 1924. Commercial use of the central and southeastern portion of the Property has included a greenhouse; auto parts shed; poultry market; other markets and grocer; auto wrecking; motor cooler shelter; poultry slaughter; salvage; and welding/iron works. A parking lot was constructed in 2002 which occupied most of the Property the central and northwesterly portion of the Property. Several violations were issued between 2003 and 2007 for unauthorized use or occupancy of the Property.
- The area in the vicinity of the Property started to be developed as early as 1921. The area along Whittier Boulevard has been mostly commercial with gas stations in the vicinity of the Property at 3501 (1929 through at least 1986) and 3572 (1949 through at least 1970) Whittier Boulevard to the northeast and south of the Property. In addition a “cleaners” was identified at in 1951 at 3506 across Whittier Boulevard. The area north and east of the Property has always been residential. Releases of VOCs from these sites have not been reported and SCS is not aware of any investigations. Based on investigations on the Property, it does not appear that releases from the gas station sites, if any, have migrated to the Property. However, based on the location of the “cleaners” site, there is a potential for VOCs, if present, to migrate to the Property. VOCs have been identified on the Property that appear to originate off-site, the source of which has not been identified. An evaluation of VOCs on the Property is discussed below.
- The Property is not currently developed and has recently undergone remedial activities to remove lead and refuse impacted shallow soils. Prior to the remedial excavation, the Property was vacated and existing structures demolished.

- Las Alturas (3527 – 3545 Whittier Boulevard) appears on the database report as a LA County Site Mitigation site, for recent site mitigation oversight by the SMU. Remediation was conducted under oversight of the SMU. As a part of remediation activities, a total of approximately 1,771 tons of soil (1,513 tons of non-RCRA California hazardous and 258 tons of non-hazardous) with lead concentrations above the cleanup goal of 80 mg/kg were excavated, loaded into trucks, and transported under manifest to a facility for disposal.
- A soil vapor survey has been conducted on the Property, which identified PCE in the subsurface, from an apparent off-site source, at low concentrations. A risk evaluation letter discussing the potential for vapor intrusion was prepared by SCS, dated May 25, 2010, and submitted to SMU. Assuming that the proposed design of the development (which includes a partially subterranean garage that will have free exchange with the atmosphere) does not change, no mitigation measures associated with the PCE in soil vapor were determined to be necessary.
- The SMU issued a “no further action” letter dated December 29, 2010 with respect to the proposed construction of the Las Alturas Apartments. A Soil Management Plan has been prepared and submitted to the SMU, which will be implemented during redevelopment if any impacted soil is encountered.
- Known historical addresses associated with the Property include 3527, 3529, 3533, 3535, 3537, 3539, 3541, 3545, and 3545½ Whittier Boulevard and 3527, 3529, and 3535 Stephenson Avenue. Stephenson Avenue became Whittier Boulevard between 1921 and 1924.

Degree of Obviousness of the Presence/likely Presence of Contamination on the Property

As discussed above, the Property was formerly operated as greenhouse; auto parts shed; poultry market; other markets and grocer; auto wrecking; motor cooler shelter; poultry slaughter; salvage; and welding/iron works which would have had oil and other hazardous materials storage. As a part of recent remediation activities conducted under oversight of the SMU, a total of approximately 1,771 tons (1,513 tons of non-RCRA California hazardous and 258 tons of non-hazardous) of soil with refuse and lead concentrations above the cleanup goal of 80 mg/kg were excavated, loaded into trucks, and transported under manifest to a facility for disposal. The SMU issued a “no further action” letter dated December 29, 2010 with respect to the proposed construction of the Las Alturas Apartments. In addition, a Soil Management Plan has been prepared and submitted to the SMU, which will be implemented during redevelopment if any impacted soil is encountered.

A soil vapor survey has been conducted on the Property, which identified PCE in the subsurface, from an apparent off-site source, at low concentrations. PCE in the soil vapor beneath the Property is a recognized environmental concern; however, the risk associated with the low concentrations of PCE in soil vapor has been evaluated based on the proposed development of the Property. As discussed in the risk evaluation letter submitted to SMU (SCS, May 25, 2010), assuming that the proposed design of the development (which includes a partially subterranean garage that will have free exchange with the atmosphere) does not change, no mitigation measures associated with the PCE in soil vapor were determined to be necessary.

9 OPINION

In the opinion of the Environmental Professional, this assessment has revealed no evidence of conditions indicative of releases or threatened releases of hazardous substances. A vapor encroachment screen was conducted for the Property in accordance with ASTM E 2600-10. A Tier 2 Screening indicates a VEC exists at the Property from an apparent off-site source; however, the VEC will be mitigated by the proposed construction of the future structure (which includes a partially subterranean garage that will have free exchange with the atmosphere). Regulatory concurrence was provided in a “No Further Action” letter from the SMU dated December 29, 2010 (**Appendix 16.5**).

No other potential threats for vapor migration from releases on or in the vicinity of the Property have been identified. No further investigations are recommended.

10 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM E1527-05 and 40 CFR 312 of the Las Alturas Property located at 3525 Whittier Boulevard, Los Angeles, California. A vapor encroachment screening was also completed in accordance with ASTM E 2600-10. Any exception to, or deletions from, these practices are described in Section 11 of this report.

As indicated above, a VEC exists at the Property from an apparent off-site source; however, the VEC will be mitigated by the proposed construction of the future structure (which includes a partially subterranean garage that will have free exchange with the atmosphere). Regulatory concurrence was provided in a “No Further Action” letter from the SMU dated December 29, 2010 (**Appendix 16.5**). This assessment has revealed no other evidence of recognized environmental conditions in connection with the Property.

11 DEVIATIONS

A data gap represents an inability on the part of the environmental professional to obtain information required by the standards and practices of 40 CFR 312 to fully identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the Property.

No data gaps were identified during the preparation of this report.

12 ADDITIONAL SERVICES

12.1 US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT GUIDELINES

In accordance with the scope of work presented in the proposal, SCS has conducted additional services as presented in this section of the Phase I report.

12.1.1 Historic Preservation

According to a parcel profile report obtained from the City of Los Angeles Department of City Planning (DCP), the Property is not located within a Historic Preservation Zone. The Property does not have a historical designation. A copy of the DCP parcel profile report is provided in **Appendix 16.5**.

12.1.2 Floodplain Management

According to a parcel profile report from the DCP and the Federal Emergency Management Agency (FEMA) Flood Map, the Property is not located within a flood zone. A copy of the DCP parcel profile report is provided in **Appendix 16.5**.

12.1.3 Wetlands Protection

Based on Historic U.S. Geological Survey (USGS) topographic maps provided by Environmental Data Resources (EDR) (September 17, 2009), no wetlands were indicated on or adjoining to the Property. The topographic maps are provided in **Appendix 16.4**.

12.1.4 Endangered Species

A review of the US Fish and Wildlife Service (USFWS) inventory on-line database indicated 55 potential species as threatened or endangered in Los Angeles County. However, after on-site reconnaissance and review of habitat information, the potential for the presence of these endangered or threatened species on-site or impact to their habitat is considered to be low. A copy of the species list is provided in **Appendix 16.5**.

12.1.5 Noise Analysis

As outlined in 24CFR Part 51.106, HUD requires the following areas to be assessed to determine whether noise issues exist in the vicinity of the Property:

- Sites within 5 miles of civil airports;
- Sites within 15 miles of military airports;
- Sites within 1,000 feet of major highways and busy roads; and
- Sites within 3,000 feet of a railroad

No civil or military airports are located within 5 miles of the Property. No railroads are located within 3,000 feet of the Property. The Property is adjacent to a potentially busy road, Whittier Boulevard. Retirement Housing Foundation will mitigate any noise issues via development and construction noise attenuation methods.

12.1.6 Explosive/Flammable Hazards

Based on site and area reconnaissance, the Property does not appear to be near explosive or flammable hazards or facilities that would cause vapor intrusion on the Property.

12.1.7 Coastal Barrier Resources

According to a parcel profile report from the DCP, the Property is not located within a coastal barrier. A copy of the DCP parcel profile report is provided in **Appendix 16.5**.

12.1.8 Coastal Zone Management

According to a parcel profile report from the DCP, the Property is not located within a coastal zone. A copy of the DCP parcel profile report is provided in **Appendix 16.5**.

12.1.9 Sole Source Aquifers

SCS reviewed on-line sole source aquifer information provided by the United States EPA. Los Angeles is not located in an area designated as a sole source aquifer. A copy of the EPA Sole Source Aquifer map for Region 9 is provided in **Appendix 16.5**.

12.1.10 Airport Clear Zones

According to a parcel profile report from the DCP, the Property is not located within an airport hazard zone. A copy of the DCP parcel profile report is provided in **Appendix 16.5**.

13 REFERENCES

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, 5816 Corporate Avenue, Suite 200, Cypress, CA 90630-4731, (714) 816-6847.

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Los Angeles Department of Building and Safety, 201 N. Figueroa Street, 1st Floor, Room 110, Los Angeles, CA 90012.

Los Angeles County Countywide General Plan, *Major Waste Systems, Project Planning & Pollution Control Division – County Engineer, Regional Planning Commission*. July 1973, Updated October 1996.

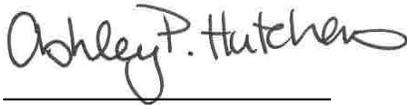
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- SCS Engineers, October 25, 2007(b). Phase II Investigation Report – Property at 3545 Whittier Blvd., Los Angeles, California 90023 (APN 5188-005-019).
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- SCS Engineers, July 2009 (Revised August 2009). Revised Workplan for Additional Site Investigation, Las Alturas Property, 3527, 3535-3541, and 3545 Whittier Boulevard, Los Angeles, California (APNs 5188-005-019, -020, and -021).
- SCS Engineers, January 19, 2010. Additional Soil and Soil Vapor Investigation Workplan, RFH Property (Las Alturas), 3527, 3535-3541, and 3545 Whittier Boulevard, Los Angeles, California (APNs 5188-005-019, -020, and -021).
- SCS Engineers, May 2010. Additional Site Investigation Report for the Las Alturas Apartments at 3525 Whittier Boulevard in Los Angeles, California.
- SCS Engineers, August 2, 2010. Submittal of the Remedial Action Workplan for the Las Alturas Property, 3525 Whittier Boulevard, Los Angeles, California (SMU# 09-784/RO0001294).
- SCS Engineers, May 25, 2010. Potential Vapor Intrusion at Proposes Las Alturas Apartments, 3525 Whittier Boulevard, Los Angeles, California (SMU# 09-784/RO0001294).
- SCS Engineers, December 8, 2010. Site Remediation and Closure Report, Las Alturas Apartments, 3525 Whittier Boulevard, Los Angeles, California (SMU# 09-784/RO0001294).
- Smith-Emery GeoServices, May 11, 2007. Phase I Environmental Site Assessment, 3527 & 3561 Whittier Boulevard, Los Angeles, California.
- US Geological Survey; Los Angeles, California, 7.5 Minute Topographic Map, (1966, photorevised 1981)

14 SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

This Phase I Environmental Assessment Report for The Whittier located at 3525 Whittier Boulevard, Los Angeles, California, dated April 14, 2011, was prepared by Ashley P. Hutchens and reviewed by Julio Nuno.

We declare that, to the best of my professional knowledge and belief, We meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Ashley P. Hutchens, R.E.A.
Senior Project Scientist
SCS ENGINEERS



Julio Nuno R.E.A.
Project Director
SCS ENGINEERS

15 QUALIFICATION OF ENVIRONMENTAL PROFESSIONAL

The resumes for the individuals involved in the preparation of this Phase I Environmental Assessment report are included in **Appendix 16.6**.

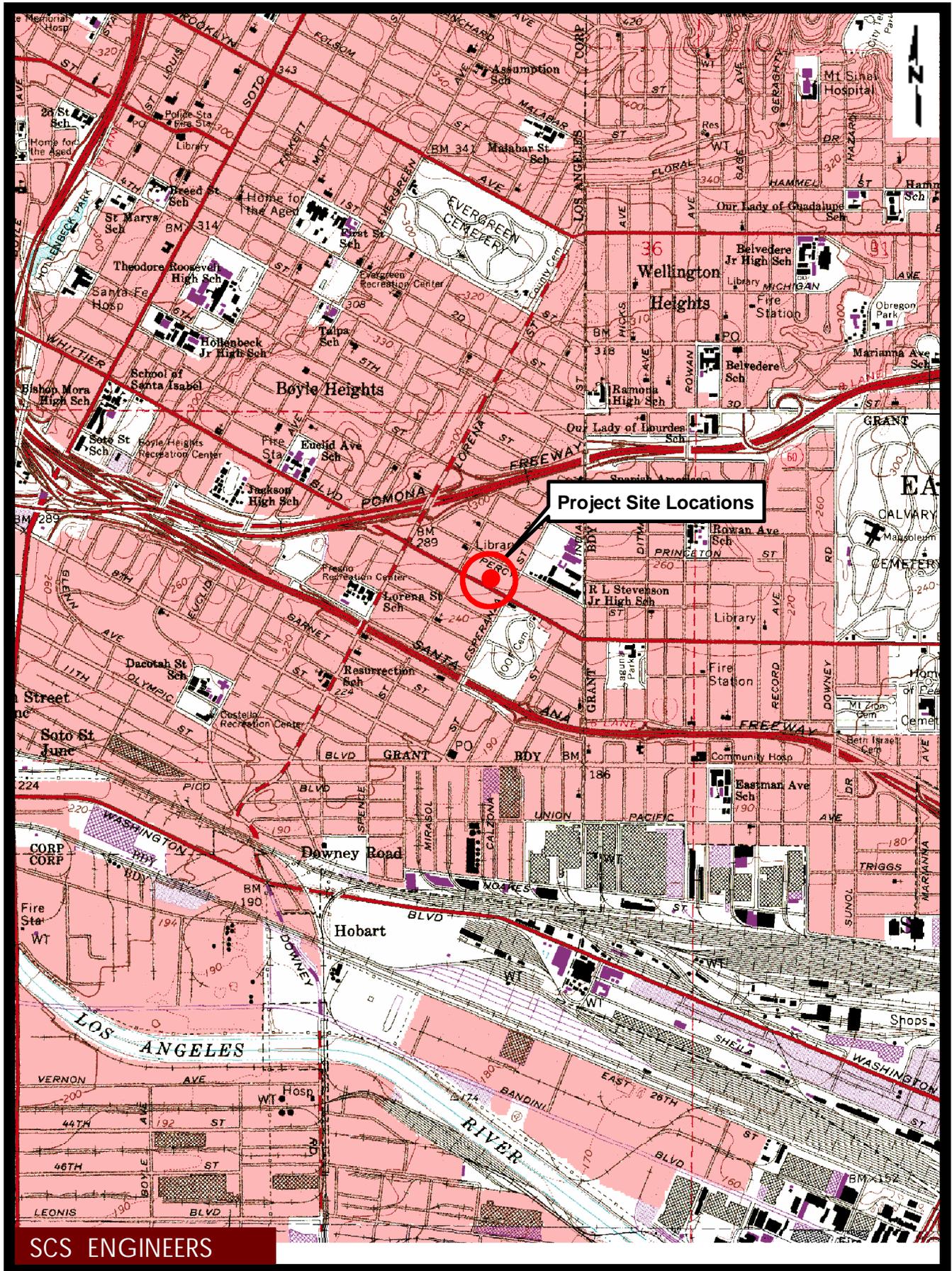
GLOSSARY/DEFINITIONS

<u>AAI</u>	-- All Appropriate Inquiry
<u>BTEX</u>	-- benzene, toluene, ethylbenzene, and total xylenes
<u>CERCLA</u>	-- Comprehensive, Environmental Response, Compensation, and Liability Act
<u>CERCLIS</u>	-- Comprehensive Environmental Response, Compensation, and Liability Information System
<u>CFR</u>	-- Code of Federal Regulations
<u>CORRACTS</u>	-- Corrective Action Against Responsible Parties at a RCRA site
<u>DOGGR</u>	-- Department of Oil, Gas, and Geothermal Resources
<u>DTSC</u>	-- California EPA Department of Toxic Substances Control
<u>EDR</u>	-- Environmental Data Resources, Inc.
<u>EPA</u>	-- Environmental Protection Agency
<u>ERNS</u>	-- Emergency Response Notification System
<u>ESA</u>	-- Environmental Site Assessment
<u>FINDS</u>	-- Facility Index System
<u>HAZNET</u>	-- California EPA Hazardous Waste Facility and Manifest Data
<u>LQG</u>	-- Large Quantity Hazardous Waste Generator
<u>LUST</u>	-- Leaking Underground Storage Tank
<u>MCL</u>	-- Maximum contaminant level
<u>MTBE</u>	-- Methyl-tert-butyl-ether
<u>NFA</u>	-- No Further Action determination
<u>NFRAP</u>	-- No Further Remedial Action Planned
<u>NPL</u>	-- National Priority List (Superfund)
<u>PAHs</u>	-- Polynuclear aromatic hydrocarbons
<u>PCBs</u>	-- Polychlorinated biphenyls
<u>PRGs</u>	-- Preliminary Remediation Goals

- RCRA -- Resource Conservation and Recovery Act
- RCRIS -- Resource Conservation and Recovery Information System
- RECs -- *Recognized environmental conditions* is defined by ASTM E 1527-05 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 material threat of a release of any hazardous substances or petroleum products into structures on the property or into ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with the law. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not *recognized environmental conditions*.”
- ROD -- Record of Decision
- RBSLs -- Risk-based Screening Levels
- RWQCB -- Regional Water Quality Control Board
- SARA -- Superfund Amendments and Reauthorization Act
- SLIC -- Spills, Leaks, Investigations, and Cleanups database
- SQG -- Small Quantity Hazardous Waste Generator
- SWIS -- Solid Waste Information System
- SWLF -- Solid Waste Facility/Landfills
- TPH -- Total Petroleum Hydrocarbons
- TRIS -- Toxic Release Inventory System
- TSD -- Treatment, Storage, and/or Disposal Facility
- User -- The person or persons seeking to establish the innocent landowner defense, bona fide prospective purchaser liability protection, and/or contiguous property owner liability protection pursuant to CERCLA sections 101 and 107.
- USGS -- United States Geologic Survey
- UST -- Underground Storage Tank
- VCP -- Voluntary Cleanup Program
- VOCs -- Volatile organic compounds

APPENDIX 16.1

FIGURES



SCS ENGINEERS

USGS 7.5 Quadrangle Map,
 Los Angeles, CA, 1994
 Project 01208135

Figure 1
Site Location Map

0 1,000 2,000
 Feet
 1 inch equals 2,000 feet

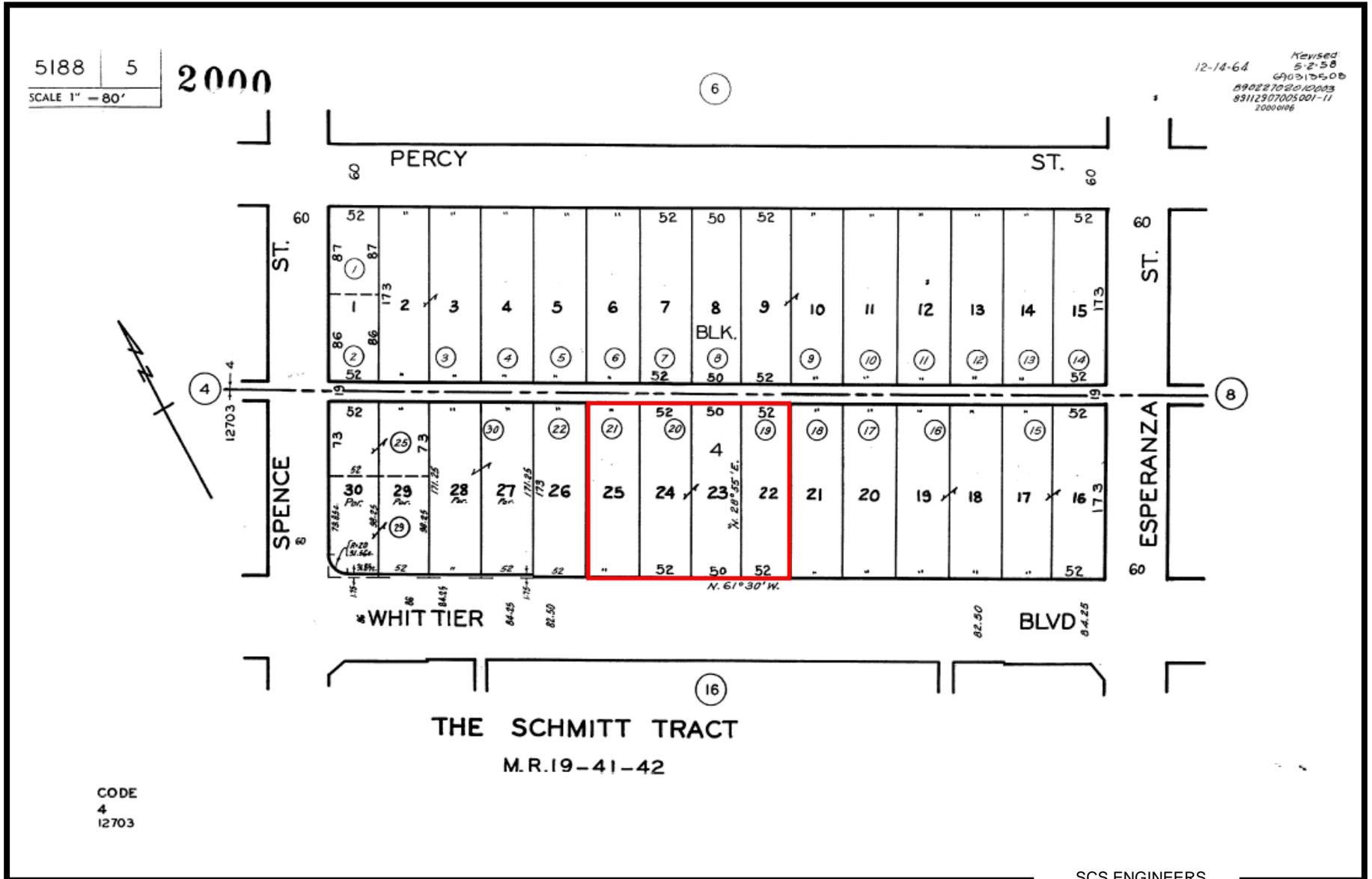
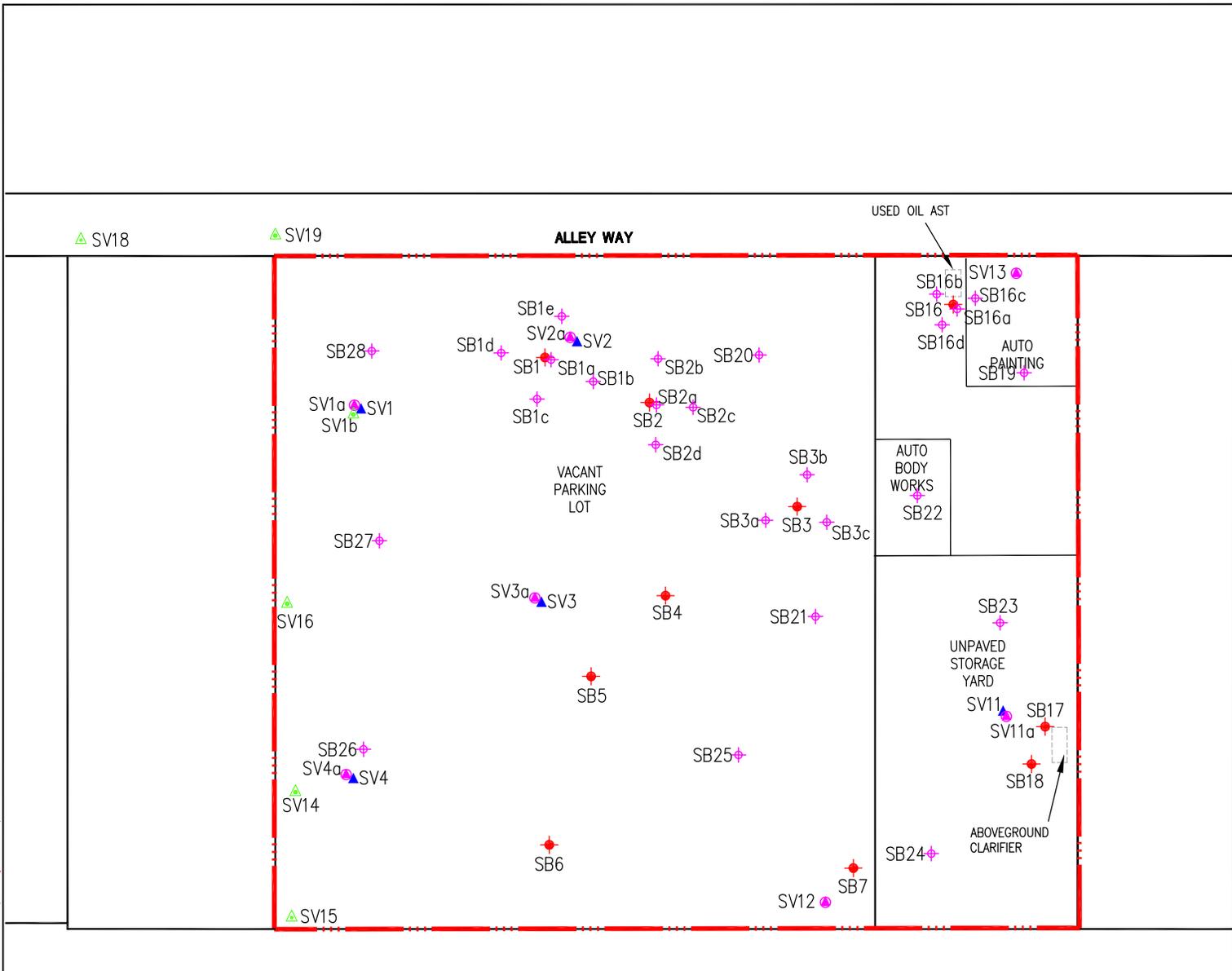


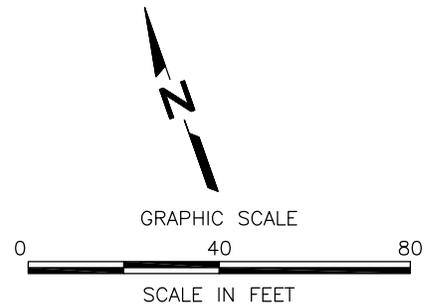
Figure 2. Assessors Parcel Map (APNs 5188-005-019, -020, -021)

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WHITTIER BOULEVARD

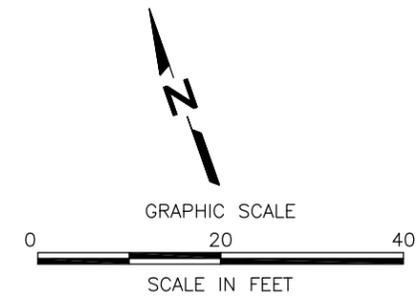
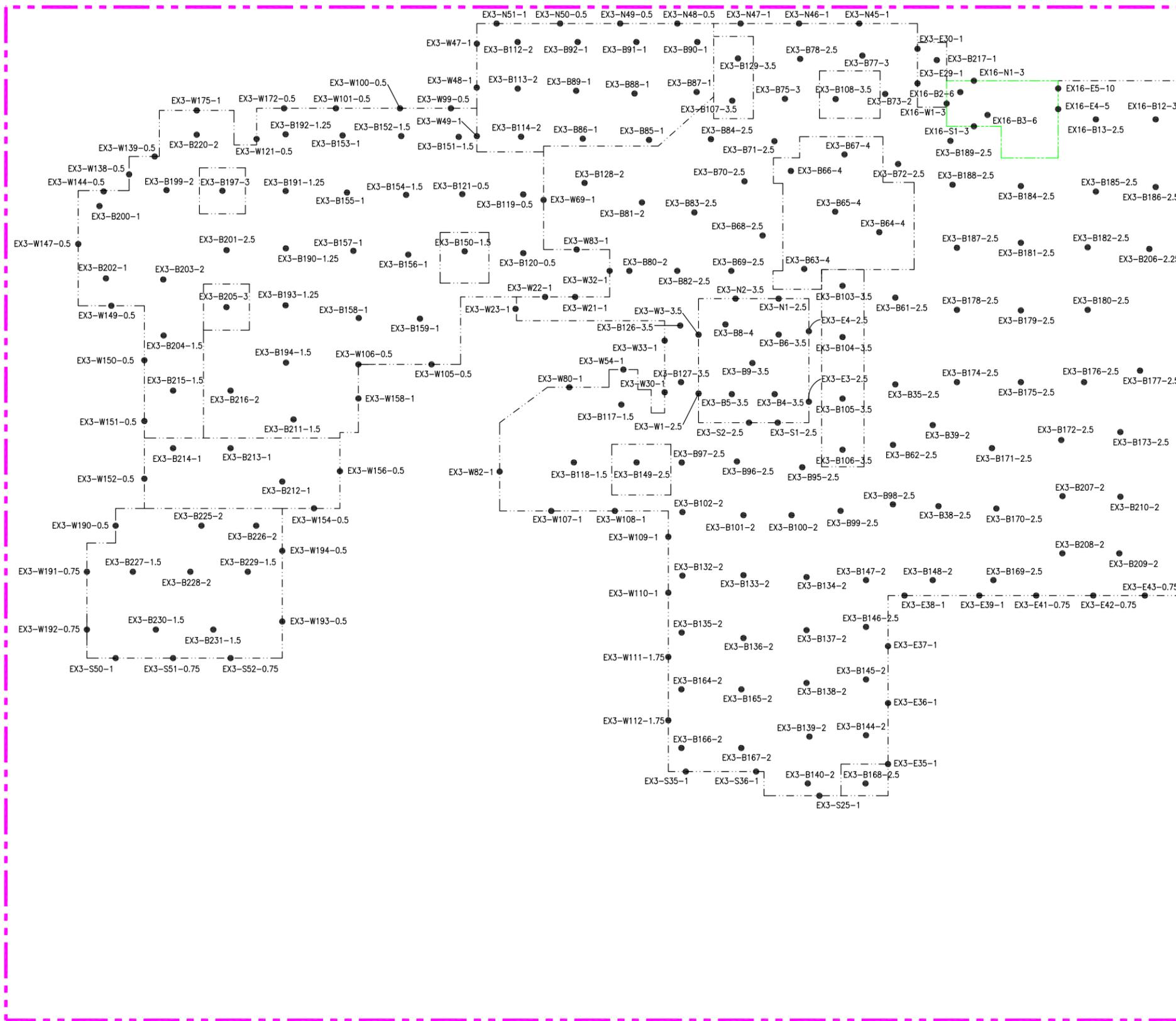
LEGEND	
	PROPERTY LINE
	SOIL BORING LOCATION (OCT 2007)
	SOIL VAPOR LOCATION (OCT 2007)
	SOIL BORING LOCATION (AUG 2009)
	SOIL VAPOR LOCATION (AUG 2009)
	SOIL VAPOR LOCATION (FEB 2010)



SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3900 KILROY AIRPORT WAY, SUITE 100 LONG BEACH, CA 90806 PH. (562) 426-9544 FAX. (562) 427-0805	CLIENT:	SHEET TITLE:	DATE:
	RETIREMENT HOUSING FOUNDATION 911 NORTH STUDEBAKER ROAD LONG BEACH, CALIFORNIA 90815	SITE MAP SHOWING SOIL AND SOIL VAPOR LOCATIONS	APRIL 2011
	PROJECT TITLE:	SCALE:	FIGURE NO.
PROJ. NO. 01208097.06 DSN. BY: AS DWN. BY: APH CHK. BY: PG ACAD FILE: HW/01208097.06 APP. BY: JAN	LAS ALTURAS 3525 WHITTIER BLVD LOS ANGELES, CA	1" = 40' 3	

N:\ES\HW\JOBS\2008\01208097 - RHF Whittier Blvd ACM\06 - Las Alturas Add\Figures\Confirmation Samples\RR.dwg Apr 13, 2011 - 4:40pm By: 2178aph

ALLEY



ELEVATION OFF-SITE IS LOWER THAN ON-SITE, THEREFORE THERE IS NO SOUTHEAST SIDEWALL IN THIS AREA.

LEGEND

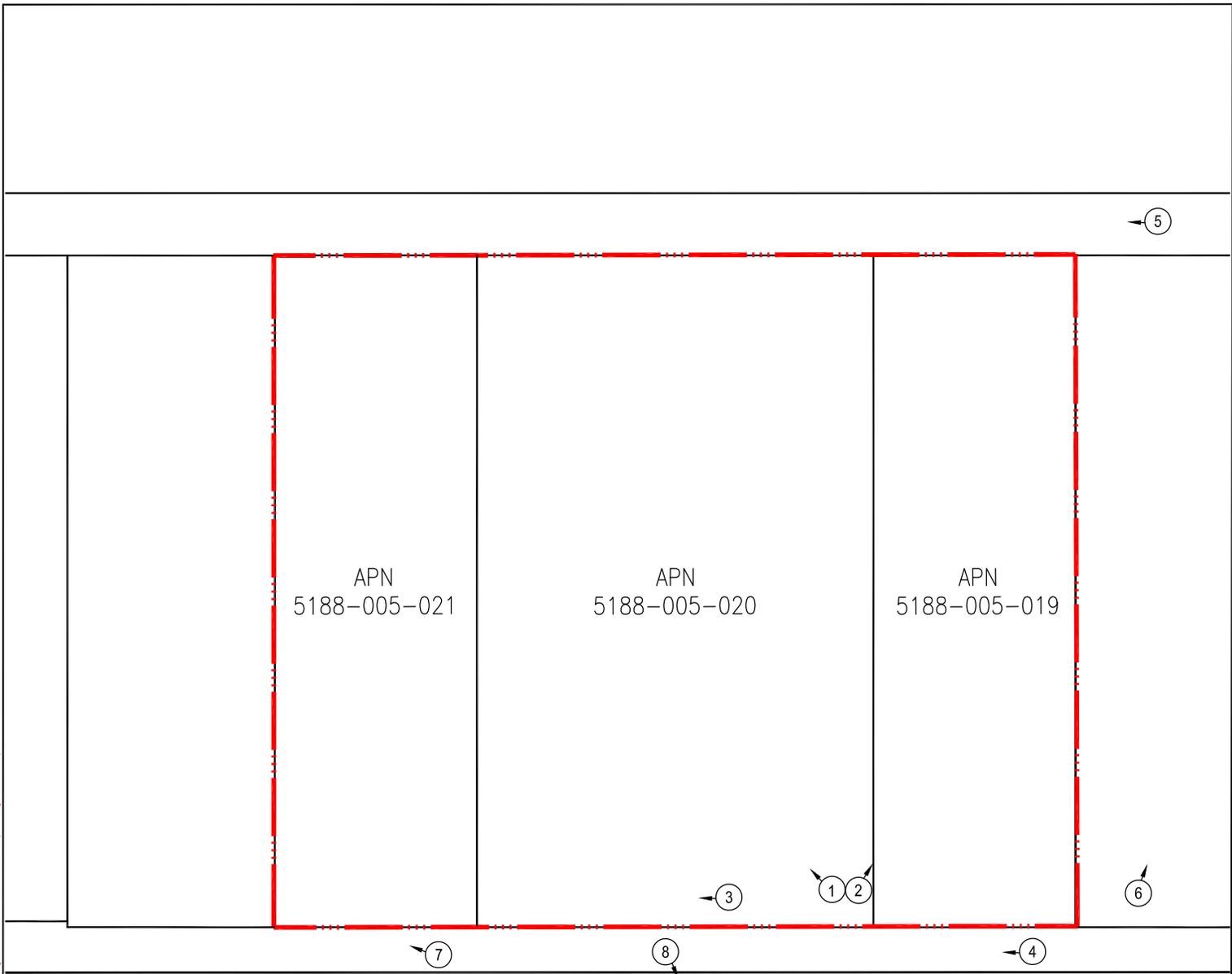
- EX3-E35 ● FINAL CONFIRMATION SOIL SAMPLES
- LIMITS OF EXCAVATION EX3 AND VARIOUS DEPTHS
- ... LIMITS OF EXCAVATION EX16
- PROPERTY LINE

DATE		
REVISION		
NO.		1 2 3 4
SHEET TITLE:		REMEDIAL EXCAVATIONS AND FINAL CONFIRMATION SOIL SAMPLE LOCATIONS
PROJECT TITLE:		LAS ALTURAS 3525 WHITTIER BLVD. LOS ANGELES, CA
CLIENT:		RETIREMENT HOUSING FOUNDATION 911 STUDEBAKER ROAD LONG BEACH, CALIFORNIA 90815
PROJ. NO.:		01208097.06
DATE:		APRIL 2011
SCALE:		1"=20'
FIGURE NO.:		4
SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3900 ALROY AVENUE, SUITE 100 LONG BEACH, CA 90806 PH: (562) 426-9544 FAX: (562) 427-0805 PROJ. MGR: R. RAMIREZ DESIGNED BY: A. GARRETT		CAD FILE: JHW/2008 APP. BY: A. GARRETT

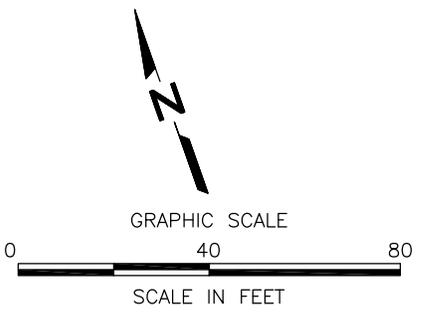
APPENDIX 16.2

SITE PLAN

N: \\ES\HW\JOBS\2008\01208097 - RHF Whittier Blvd ADM\09 - Los Alturas Ph 1 2011\Figures\Photo Locations.dwg Mar 30, 2011 - 4:3pm By: 2178baph



LEGEND	
	PROPERTY LINE
	PHOTO LOCATION



SCS ENGINEERS ENVIRONMENTAL CONSULTANTS 3900 KILROY AIRPORT WAY, SUITE 100 LONG BEACH, CA 90806 PH. (562) 426-9544 FAX. (562) 427-0805	CLIENT: RETIREMENT HOUSING FOUNDATION 911 NORTH STUDEBAKER ROAD LONG BEACH, CALIFORNIA 90815	SHEET TITLE: SITE MAP SHOWING PHOTO LOCATIONS	DATE: APRIL 2011
		PROJECT TITLE: LAS ALTURAS APARTMENTS 3525 WHITTIER BLVD LOS ANGELES, CA	SCALE: 1" = 40' FIGURE NO. Site Plan
PROJ. NO. 01208097.09 DSN. BY: AS	DWN. BY: APH CHK. BY: JAN	ACAD FILE: HW/01208097.09 APP. BY: JAN	

APPENDIX 16.3
SITE PHOTOGRAPHS



Photo 1. View of the Property facing north.



Photo 2. View of the Property facing northeasterly.



Photo 3. View of the Property facing northwesterly.



Photo 4. Northwesterly view of Whittier Boulevard located southwest of the Property



Photo 5. Northwesterly view of the Property and the alley located northeast of the Property



Photo 6. Northeasterly view of the adjacent site to the southeast



Photo 7. Cocktail lounge and Income tax office located adjacent to the northwest.



Photo 8. Quality Waste Services, across Whittier Boulevard, southwest of the Property

APPENDIX 16.4
HISTORICAL RESEARCH DOCUMENTATION



3551 - 3565 Whittier Blvd

3551 - 3565 Whittier Blvd

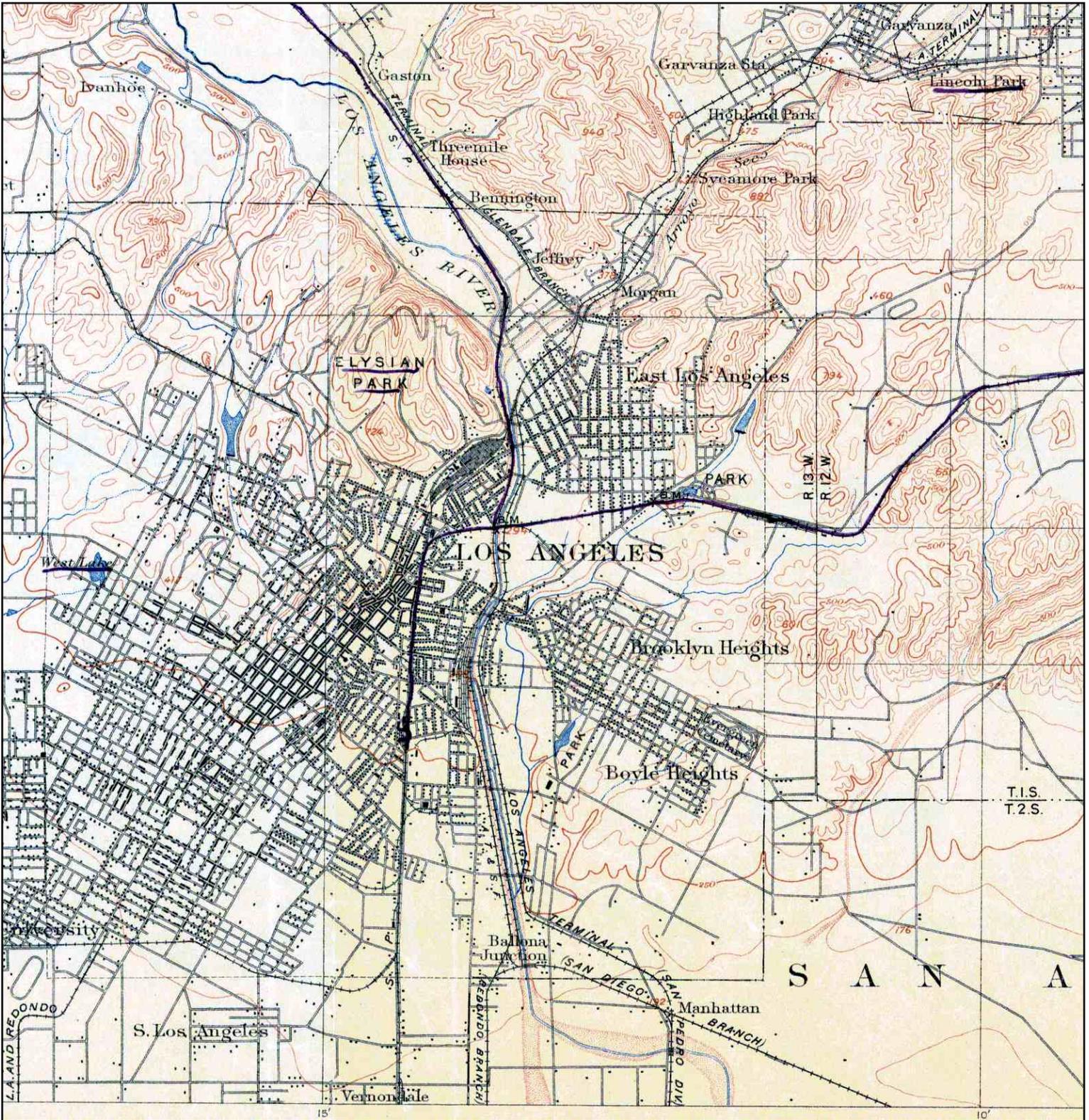
Los Angeles, CA 90023

Inquiry Number: 2334524.4

October 07, 2008

The EDR Historical Topographic Map Report

Historical Topographic Map



<p>N ↑</p>	<p>TARGET QUAD NAME: LOS ANGELES MAP YEAR: 1900</p>	<p>SITE NAME: 3551 - 3565 Whittier Blvd ADDRESS: 3551 - 3565 Whittier Blvd Los Angeles, CA 90023 LAT/LONG: 34.0261 / 118.197</p>	<p>CLIENT: SCS Engineers CONTACT: Loran Bures INQUIRY#: 2334524.4 RESEARCH DATE: 10/07/2008</p>
	<p>SERIES: 15 SCALE: 1:62500</p>		

Historical Topographic Map



	TARGET QUAD	SITE NAME:	3551 - 3565 Whittier Blvd	CLIENT:	SCS Engineers
	NAME: SOUTHERN CA SHEET 1	ADDRESS:	3551 - 3565 Whittier Blvd	CONTACT:	Loran Bures
	MAP YEAR: 1901		Los Angeles, CA 90023	INQUIRY#:	2334524.4
	SERIES: 60	LAT/LONG:	34.0261 / 118.197	RESEARCH DATE:	10/07/2008
	SCALE: 1:250000				