

### **3.12 HAZARDOUS WASTE/MATERIALS**

The information in this section is based on the *Initial Site Assessment (ISA)* (December 2011).

#### **3.12.1 REGULATORY SETTING**

Hazardous materials and hazardous wastes are regulated by many state and Federal laws. These include not only specific statutes governing hazardous waste, but also a variety of laws regulating air and water quality, human health, and land use.

The primary Federal laws regulating hazardous wastes/materials are the Resource Conservation and Recovery Act of 1976 (RCRA) and the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA). The purpose of CERCLA, often referred to as Superfund, is to clean up contaminated sites so that public health and welfare are not compromised. RCRA provides for “cradle to grave” regulation of hazardous wastes. Other Federal laws include:

- Community Environmental Response Facilitation Act (CERFA) of 1992
- Clean Water Act
- Clean Air Act
- Safe Drinking Water Act
- Occupational Safety and Health Act (OSHA)
- Atomic Energy Act
- Toxic Substances Control Act (TSCA)
- Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

In addition to the acts listed above, Executive Order 12088, Federal Compliance with Pollution Control, mandates that necessary actions be taken to prevent and control environmental pollution when Federal activities or Federal facilities are involved.

Hazardous waste in California is regulated primarily under the authority of the RCRA and the California Health and Safety Code. Other California laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

Worker health and safety and public safety are key issues when dealing with hazardous materials that may affect human health and the environment. Proper disposal of hazardous material is vital if it is disturbed during project construction.

### **3.12.2 AFFECTED ENVIRONMENT**

The ISA was prepared to determine whether construction of the I-710 Corridor Project would be affected by any recorded or visible hazardous waste problems within the I-710 Corridor Project ISA study area. The ISA study area extends one mile east and west of the I-710 freeway at the freeway-to-freeway interchanges: I-405, SR-91, I-105, I-5, and at each of the 42 local arterial intersections.

The ISA included a search of government records to obtain a listing of properties or known incidents from state, Federal, or regulatory databases for hazardous waste sites within the ISA study area, review of historical aerial photographs and topographic maps, and a site survey of the proposed right-of-way for all build alternatives to identify any visible contamination. Environmental Data Resources, Inc. (EDR) conducted a search for facilities listed by regulatory agencies as potentially having environmental concerns. A summary table of all sites identified in the database search is provided in Appendix Q of this EIR/EIS. Additional databases were reviewed on line, including the California Department of Resources Recycling and Recovery (CalRecycle); Solid Waste Information System (SWIS); California Department of Toxic Substance Control (DTSC) ENVIROSTOR database; and the State Water Resources Control Board's (SWRCB) GeoTracker database.

In May/June 2009 and July/August 2011, windshield surveys of the majority of the sites within the ISA study area were conducted. Access to the properties within the ISA study area was not permitted; therefore, observations were made from right-of-way and other publicly accessible areas. During the site survey, no evidence of spills, accidental releases, or illegal dumping of hazardous materials or hazardous wastes were observed. Land uses commonly affiliated with hazardous releases were observed throughout the I-710 ISA study area and include on-site hazardous substance use and storage; on-site hazardous waste disposal; on-site aboveground/underground storage tanks; on-site pits, sumps, drywells, or catch basins; and on-site pole-mounted transformers.

ISAs have a limited lifespan and findings and recommendations within an ISA are typically valid for two years from the date the initial ISA is completed. Therefore, due to the additional design refinements that may occur in the future for the project, an updated ISA may be required to identify impacts related to site conditions before design activities commence.

Based on the ISA, the following hazardous materials are expected to be encountered within the ISA study area.

#### **3.12.2.1 AERIALLY DEPOSITED LEAD**

Aerially deposited lead (ADL) is a byproduct of internal combustion engines burning lead-containing fuels. Aerially deposited lead is deposited on the sides of roads and highways by passing cars and is often found in the soil adjacent to highways and roads. Elevated concentrations of aerially deposited lead may be present along existing roadways throughout the ISA study area.

#### **3.12.2.2 ASBESTOS**

The use of asbestos in many building products was banned by the EPA by the late 1970s; however, many asbestos-containing product categories not previously banned (prior to 1989) may still be in use today. Asbestos-containing material (ACM) represents a concern when it is subject to damage that results in the release of fibers. Several sites within the ISA study area were constructed prior to 1980 and have the potential to contain ACM. In addition, the bridges, overpasses, interchanges, and on- and off-ramps of the I-710 freeway also have the potential to contain ACM.

#### **3.12.2.3 LEAD-BASED PAINT**

Structures constructed prior to 1978 are presumed to have lead-based paint (LBP). In addition, yellow paints made prior to 1995 may exceed hazardous waste criteria under Title 22, California Code of Regulations (CCR), and require disposal to a Class I disposal site. Several sites within the ISA study area were constructed prior to 1980 and have the potential to contain LBP. In addition, the bridges, overpasses, interchanges, and on- and off-ramps of the I-710 freeway also have the potential to contain LBP.

#### **3.12.2.4 POLYCHLORINATED BIPHENYLS**

Polychlorinated biphenyls (PCBs) are known hazardous materials that are found in coolants or lubricating oils used in some electrical transformers, light ballasts, electrical panels, or other similar equipment prior to 1976. Pole-mounted electrical transformers, which were observed along major thoroughfares within the ISA study area, may contain PCBs.

#### **3.12.2.5 THERMOPLASTIC PAINT**

Thermoplastic paint and yellow painted traffic stripes/pavement markings contain lead chromate. Residue produced when yellow thermoplastic and yellow paint are removed may contain heavy metals in concentrations that exceed established thresholds and may produce

toxic fumes when heated. Yellow thermoplastic paint has been used for marking within the project area, and as such will require special removal, handling, and disposal.

### **3.12.2.6 POTENTIALLY CONTAMINATED SOILS AND/OR GROUNDWATER**

The sites listed in Table 3.12-1 and shown in Figure 3.12-1 are sites that will either be disturbed by full and partial acquisitions or by temporary construction easements (TCEs). These sites were identified in the ISA as properties of potential environmental concern within the project disturbance limits under Alternative 5A. The sites listed in Table 3.12-2 and shown in Figure 3.12-2 are sites that will either be disturbed by full and partial acquisitions or by TCEs. These sites were identified in the ISA as properties of potential environmental concern within the project disturbance limits under Alternatives 6A/B/C. (The project disturbance limits for Alternative 5A are also part of the project disturbance limits for Alternatives 6A/B/C.) The sites listed in Table 3.12-3 and shown in Figure 3.12-3 are sites that will either be disturbed by full and partial acquisitions or by TCEs. These sites were identified in the ISA as properties of potential environmental concern within the areas of the proposed arterial intersection improvements. As described in Chapter 2, Project Alternatives, the arterial intersection improvements are included in all build alternatives. In addition, the off-site properties listed in Table 3.12-4 and shown in Figure 3.12-4 were identified in the ISA as posing a potential environmental concern to the area within the proposed project limits.

The findings presented in the ISA relative to the potential for hazardous materials or petroleum products to exist within the ISA study area were based upon information derived from site observations made from public right-of-way and other publicly accessible areas in 2009 and 2011, and from other information sources described above. The conclusions of the ISA are based on the conditions and features of the properties as they existed at the time of the observations from right-of-way, other publicly accessible areas, and reasonably foreseeable conditions. Access to the properties within the ISA study area was not permitted; therefore, it is possible that unidentified contamination may currently exist at the properties within the ISA study area. Hazardous materials or petroleum products not readily observable during the initial reconnaissance have the potential to become observable at a later date when access onto the properties is permitted (e.g., during property appraisals that would occur prior to right-of-way acquisition). In addition, due to natural processes or human work on site or on adjacent properties, changes in the conditions to the properties have the potential to occur over time.

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
1048	7432-019-049	1234 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No.1048 as commercial/industrial use, owned by Exedra Properties LTD (same as Site No. 1049); currently occupied by a Speedy Fuel gasoline station per windshield survey.
1049	7432-019-043	1234 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1049 as commercial/industrial use, owned by Exedra Properties LTD (same as Site No.1048). This address was identified as MICOR Energy LLC (EDR ID No.105-8) in the LUST and Cortese databases; as Jerry and Kathleen Glikesman (EDR ID No. 105-8) in the CA FID UST and SWEEPS UST databases; as MICOR Long Beach LLC (EDR ID No. 105-8) in the HAZNET database; as MICOR Energy Long Beach (5 D/W Trusco) (EDR ID No. 105-8) in the UST database; as McMullen Oil Inc. (EDR ID No.105-8) in the HAZNET database; and as Delta Auto Service Inc. (EDR ID No. 105-8) in the HAZNET database. Reportedly, a gasoline release was discovered in 1999 that impacted “other groundwater” (i.e., not used for drinking water). The case status is listed as “Open – Site Assessment” as of September 25, 2000. The RWQCB is the lead agency on this case. The RWQCB issued a “Direction to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release” in a letter dated March 20, 2009. This letter states that the property was a former gasoline/diesel service station and in 2000 three groundwater monitoring wells were installed at the site. These wells were sampled in 2000 and no petroleum hydrocarbon constituents or oxygenates were detected. The RWQCB stated that in order to evaluate current groundwater quality at the site additional sampling was required. The online GeoTracker database <sup>2</sup> also indicates that semi-annual groundwater monitoring is required; however, groundwater monitoring data was not available online. Based on the open case status and lack of data available online, a file review is recommended for this property.
1050	7432-020-032	1227 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1050 as commercial/industrial use; currently occupied by Neill Aircraft Company per windshield survey. Neill Aircraft Company (EDR ID No. 105-8) was listed in the UST database. The windshield survey revealed that Neill Aircraft Co. occupies the entire block bounded by 15th St to the north, Cowles St. to the south, I-710 to the east, and Fashion Ave to the west. Neill Aircraft was also identified at 1260 W 15th St (EDR ID No. 87-8) in the UST, RCRA-SQG, FINDS, HAZNET, and LUST databases. The LUST status is listed as “Open – Site Assessment” as of July 29, 1998. The

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Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				RWQCB is the lead agency on this case. The online GeoTracker database indicates that groundwater impacted with gasoline was detected in grab groundwater samples at this property in 1997. Groundwater monitoring wells reportedly have not been installed and the site assessment is considered incomplete. The online database indicates that semi-annual groundwater monitoring is required and a "Soil and Groundwater Investigation Report" was prepared in 2009; however, groundwater monitoring data was not available online. Based on the open case status and lack of data available online, a file review is recommended for this property.
1100	Unknown	APN unknown	Full	The ROW Impact Report identified Site No. 1100 on Figure 3.12-1 as government agency use with the ownership entity unknown. Based on a review of the I-710 ROW Impact Maps (Sheet 3) and the County Assessor website, this site is located between the I-710 and LA River within the existing ROW and, therefore, is not associated with an APN. The EDR Report identified Public Service Transfer Station No.1 (EDR ID No. 76-8) in this location, which is listed in the SWF/LF database. This facility is located between the I-710 and LA River, north of Anaheim St and south of Pacific Coast Hwy. According to the online SWIS database <sup>3</sup> (SWIS No. 19-AA-1047), the City of Long Beach operates an active limited volume transfer operation for green materials at this location. The facility permit was issued in October 2001 and it is permitted to handle 2,800 to 3,000 tons of green waste per year. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No significant violations of State Minimum Standards observed at time of inspection and all records were reported to be in order. The most recent inspection reported that this facility is not open to the public and is currently reserved for street cleaning operations. No enforcement action records were reported in the SWIS database. Based on the use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this property is considered to have high risk waste issues.

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
2049	7203-002-001	701 W. Baker St. Long Beach, CA	Partial	<p>The ROW Impact Report identified Site No. 2048 as commercial/industrial use, owned by Oil Operators Inc.; currently vacant land per windshield survey. No EDR listings were identified associated with 701 W Baker St. Oil Operators Inc. was identified at 712 W Baker St. (EDR ID No. 106-10) in the CHMIRS, SLIC, HIST UST, UST, CA FID UST, EMI, SWEEPS UST, CERCLIS, and FINDS databases and at 714 W Baker St. (EDR ID No. 106-10) in the ENVIROSTOR database. The ENVIROSTOR database reports that Preliminary Assessment was completed and that the site did not qualify for further remedial assessment under CERCLA. The site was referred to the RWQCB in 1996. The RWQCB is working in conjunction with the City of Long Beach, Department of Health and Human Services (LBDHHS) on cleanup oversight for this case. The RWQCB remains the lead agency on the case. The ENVIROSTOR database indicates that the US EPA is also involved in cleanup oversight for this case. The online GeoTracker database identifies the case at 712 W Baker St. and lists the facility status as “Open – Remediation” as of 6/30/2002. According to the online GeoTracker database, the Oil Operators, Inc. (OOI) property covers 20 acres located east of I-710 and is bounded on the north by the 405 Freeway, on the south by Wardlow Rd., and on the east by Golden Ave. Baker St. divides the property into northern and southern parts. The Los Angeles River is located immediately to the west. OOI operated water treatment facilities at this property from 1926 to 1998 to treat production brines and other fluids recovered during oil production. Processed included removal of oil and sediment from the water, recovering low-grade oil for recycling, and disposal of the treated water off site. Multiple basins that were used to settle oily solids/sludge and to hold treated water were located on the property. The facilities were decommissioned in phases beginning in 1998 and the property is currently vacant.</p> <p>The primary area of concern is identified as Basin 1, which held untreated oil production fluids for settling of oily solids/sludge. Cleanup criteria have been established for chemicals of concern in Basin 1, including TPH as gasoline, BTEX, and heavy metals.</p> <p>Soil remediation has been underway at the property since March 2010, consisting of in-situ enhanced biodegradation, and quarterly groundwater monitoring is conducted. Based on</p>

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Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p> <p>Oil Operators Incorporated was also identified in the EDR Orphan Summary List in the CERC-NFRAP database. The listing is associated with their northern property (north of the I-405 Freeway) and is associated with another site (see APN 7140-014-019 for further discussion).</p>
2051	7140-014-019	No address available	Partial	<p>The ROW Impact Report identified Site No. 2051 as commercial/industrial use, owned by CRG Properties LTD; currently golf practice range. Based on the review of the EDR Report and online maps and photographs, it appears that the address 3701 Pacific Pl. is associated with this parcel, which was identified as Long Beach Industrial Park (EDR ID No. 92-10) in the VCP and ENVIROSTOR databases. This parcel is associated with an 18-acre site formerly used as a central brine treatment facility from 1926 until the mid-1950s. Former activities consisted of pumping oil brine, drilling mud, and other waste materials generated from nearby oil production into unlined sumps. For the past five years, the site has been used as a golf practice range. Under the DTSC oversight, investigations are being conducted to evaluate the presence and extent of hazardous substances in the subsurface including benzene, benzo(a)pyrene, metals and TPH as gasoline. The case is also identified in the RWQCB's online GeoTracker database as Long Beach Industrial Park at 4021 Pacific Pl. According to the GeoTracker and ENVIROSTOR online databases, the DTSC is the lead agency for the case. The cleanup status on the online ENVIROSTOR database<sup>4</sup> is reported as "Inactive – Action Required" as of January 26, 2009; however, the database reports that a Remedial Action Completion Report was due to DTSC on April 30, 2011. A copy of this report was not available online and therefore, it is recommended that a file review be performed for this property. It should be noted that there is potential for soil contamination to exist which may be encountered during construction and/or excavation activities.</p>

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Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>“North property, North of 405 and East of 710/West of Los Gerates Park” was identified in the EDR Orphans Summary List in the CERC-NFRAP database. The site name was reported as Oil Operators, Inc. The status of the CERC-NFRAP listing is reported as “archived”. Currently, the site is being investigated under the oversight of the DTSC as summarized above.</p>
2053	7140-014-940	No address available	Partial	<p>The ROW Impact Report identified Site No. 2053 as flood control use, which appears to consist of the southern tip of Dominguez Basin per windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No.2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No.2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102. This location is a closed solid waste disposal site that was operated by Caltrans and the regulatory status is reported as “unpermitted”. It is inspected annually by the County of Los Angeles and most recent inspection was performed on October 7, 2011. The inspection report notes that the exact location is unknown and no new information has been obtained, but no significant land use changes were noted in the area since the last inspection. No significant violations were noted at the time of the inspection. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.</p>
2054	7140-014-939	No address available	Partial	<p>The ROW Impact Report identified Site No.2054 as flood control use, which appears to consist of the Dominguez Basin per windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No.2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No.2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

<b>Figure 3.12-1 Site No.</b>	<b>APN</b>	<b>Address<sup>1</sup></b>	<b>Acquisition</b>	<b>Site Listing</b>
2055	7140-014-803	No address available	Partial	The ROW Impact Report identified Site No. 2055 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2058	7140-014-806	No address available	Partial	The ROW Impact Report identified Site No. 2058 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2060	7140-014-942	No address available	Partial	The ROW Impact Report identified Site No. 2060 as government agency use, owned by LA CO Metro Trans. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2062	7140-014-805	No address available	Partial	The ROW Impact Report identified Site No. 2062 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
2064	7140-014-910	No address available	Partial	The ROW Impact Report identified Site No. 2064 as flood control use, which appears to be lease for use as a storage yard (leasee unknown). The site was not readily visible from the ROW during the windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2065	7140-014-909	No address available	TCE Only	The ROW Impact Report identified Site No. 2065 as flood control use. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2066	7140-014-804	No address available	Partial	The ROW Impact Report identified Site No. 2066 as utility use, owned by SCE, which appears to be leased for use as a storage yard (leasee unknown). The site was not readily visible from the ROW during the windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2067	7140-014-028	No address available	Partial	The ROW Impact Report identified Site No. 2067 as commercial/industrial use, owned by Harbor Land Co.; appears to be leased for use as a storage yard (leasee unknown). The site was not readily visible from the ROW during windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2102	7140-014-809	1000 W. Carson St. Long Beach, CA	None	No EDR listings were identified associated with this address. The windshield survey revealed that this site is occupied by a horse training facility. The EDR Report identified Caltrans Long Beach, West LA River No.2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
3004	7306-022-033	No address available	Partial	Based on a review of the EDR Report and online maps and photographs, it appears that this site is part of a large property (Bell Business Center), which includes APNs 7306-022-043 and 7306-022-049 (adjacent to the west). These two sites are not impacted by the proposed project, but since APN 7306-022-033 is part of this larger property, which was identified in the EDR Report, they are discussed. APN 7306-022-049 was identified as Former Robert Shaw Controls (EDR ID No. 122-10) at 100 W. Victoria St. in the ENVIROSTOR, UST, LUST, Cortese, SLIC, RCRA-SQG, FIND, HANET, CA FID UST, HIST UST, EMI, CA WDS, and SWEEPS UST databases. Site investigations began at this property in 1991. Phased site investigations and remediation activities have continued to the present time, to assess and remediate chemical impacts to soils and groundwater from past manufacturing operations. Potential contaminants of concern include chlorinated solvents such as benzene, PCE, TCE, vinyl chloride, and xylenes. A groundwater remediation and monitoring system as well as a soil vapor extraction system are currently being operated at the property. The DTSC referred the case to the RWQCB on February 2, 2009. The online GeoTracker lists the status as "Open – Remediation" as of June 30, 2002. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project.

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
3015	7301-002-017	No address available	TCE Only	The ROW Impact Report identified Site No. 3015 as residential use, owned by Belmont Mobile Home Park. Based on a review of the EDR Report and online maps and photographs, it appears that the address 16312 S. Atlantic Blvd. may be associated with this parcel, which was identified as Wind, Harry (EDR ID No. 19-5) in the WMDUS/SWAT database. This facility is part of the Solid Waste Assessment Test (SWAT) Program. The windshield survey of this property revealed that it is currently an undeveloped dirt lot. Additional information was not available on the EDR Report or online. Therefore, it is recommended that a file review be performed for this property. According to the County Assessor website, this parcel has a new APN: APN 7301-002-901.
3055	6180-024-013	No address available	TCE Only	The ROW Impact Report identified Site No. 3055 as commercial/industrial use, owned by Father Flannagan's Boys Hine Inc. This site consists of undeveloped land located adjacent to the east of Father Flannagan's Girls and Boys Town, between it and the I-710. According to the GeoTracker database, three groundwater monitoring wells associated with ongoing investigations at the adjacent property are located on this site.
3056	6180-024-007	No address available	TCE Only	The ROW Impact Report identified Site No. 3056 as commercial/industrial use, owned by Girls and Boys Town of Souther. Based on a review of the EDR Report, online maps and photographs, it appears that this site is part of the Father Flannagan's Girls and Boys Town at 15116 South Gibson Ave., which includes APN 6180-024-012 (adjacent to the south). Father Flannagan's Girls and Boys Town was identified in the SLIC database (EDR ID No. 3-5). The status of the SLIC case is reported as "Open – Site Assessment" as of September 19, 2009. The lead cleanup oversight agency is listed as the RWQCB. According to their online GeoTracker database, this site was formerly used as a gas station from approximately 1927 to 1962 and thereafter used by a trucking company for vehicle parking and storage. In 2006, it was redeveloped into a Father Flannagan's Girls and Boys Town facility, a temporary housing and educational facility for troubled youth. Based on historic investigations, soil, soil vapor, and shallow and deeper groundwater have been impacted by releases of VOCs including tetrachloroethylene (PCE) and trichloroethylene (TCE). Excavation of hydrocarbon and lead impacted soil and surface debris removal was completed in 2004. Shallow groundwater has been measured at this site between approximately 30 to 35 feet bgs and flows to the southeast towards the I-710. Deeper

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>groundwater is present at 130 to 140 feet bgs. A work plan for a groundwater investigation was approved by the RWQCB in March 2010. Installation of additional groundwater monitoring wells and a groundwater sampling event was completed in the third quarter of 2010. In October 2010, a maximum concentration of PCE was detected at 13 µg/L; TCE at 200 µg/L; trans-1,2- Dichloroethene (DCE) at 24 µg/L; and cis-1,2-DCE at 610 µg/L. Investigation of the lateral and vertical extent of the groundwater plume is ongoing at the property, and installation of additional groundwater monitoring wells to further delineate the down gradient impacts has been proposed. No further information was available on the GeoTracker database. Therefore, based on the groundwater flow direction and impacts to groundwater, this property has the potential to have created an environmental concern to the proposed I-710 Corridor Project.</p>
4015	6194-002-025	5201 Imperial Hwy. South Gate, CA	Partial	<p>This address was identified as Shell Oil (EDR ID No. 102-7) in the HIST UST database; as Chang's Shell (EDR ID No. 102-7) in the LUST database; as Shell Service Station (EDR ID No. 102-7) in the RCRA-SQG, FINDS, HAZNET, Los Angeles County HMS, and SWEEPS UST databases; as Shell No.136126 (EDR ID No. 102-7) in the HAZNET and LUST databases; and as Y M Shell Inc. (EDR ID No. 102-7) in the HAZNET database. The status of the Shell LUST case is reported as "Completed – Case Closed" as of October 24, 1996. The cleanup status of Chang's Shell LUST case is reported as "Open – Site Assessment" as of August 19, 2005. Reportedly, in 1997, a gasoline release (piping leak) was discovered that impacted groundwater with high concentrations of fuel constituents. The property is an active gasoline service station with a carwash and service building/food mart. Remediation is on-going at this property and has included excavation of contaminated soil, pump and treatment of groundwater as wells as soil vapor extraction (SVE). In addition, groundwater monitoring is currently performed on site. The RWQCB is lead cleanup oversight agency. According to their online GeoTracker database, in September 2009, a Workplan for Additional Site Assessment was submitted to the RWQCB to further define the lateral extent of petroleum hydrocarbon and fuel oxygenate-impacts to groundwater. The Additional Site Assessment was completed in October 2010. Off-site impacts to groundwater (to the south across Imperial Hwy.) have been detected. Shallow groundwater is present between 24 and 29 feet below ground surface (bgs) at this property and flows to the south-southeast. A well</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				owned by the City of Lynwood is located approximately 235-feet south-southeast (downgradient) from the release area. No additional information was available in the online GeoTracker database. Based on the information reviewed in the online GeoTracker database, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.
4016	6222-001-021	No address available	Full	The ROW Impact Report identified Site No. 4016 as commercial/industrial use, owned by Kudco Diversified Inc.; currently consisting of undeveloped land with a billboard on site. According to the County Assessor website, this site has a new APN: 6222-001-916. This site is associated with Site 4018 and 4020 (see Site No. 4020 for EDR discussion).
4018	6222-001-020	No address available	Full	The ROW Impact Report identified Site No. 4018 as commercial/industrial use, owned by Kudco Diversified Inc.; currently consisting of undeveloped land with a billboard on site. This site is associated with Site No. 4016 and 4020 (see Site No. 4020 for EDR discussion).
4020	6222-001-022	No address available	Partial	The ROW Impact Report identified Site No. 4020 as commercial/industrial use, owned by Village at South Gate LLC. Based on a review of the EDR Report and online maps and photographs, it appears that the address 5466 Southern Ave. was historically associated with this property, which was identified as Southeastern Disposal and By-Products (EDR ID No. 71-5) in the SWF/LF database and as Hohn, A.V. (EDR ID No. 71-5) in the WMDUS/SWAT database. This facility was a former unpermitted solid waste disposal site (SWIS No. 19-AA-5545). According to the online SWIS database, <sup>3</sup> the former landfill is enclosed by a locked gate and bounded on the east by I-710, on the north and west by utility right-of-ways and the south by a mobile home park. The owner of the property is the City of South Gate and the operator's status is listed as "closed". The regulatory status of this a former solid waste disposal site is reported as "unpermitted" and it reportedly ceased operations in December 1949. Cleanup of the former landfill and contaminated soils was completed in 1984, which effectively mitigated waste constituents, and was approved by the State Department of Health Services. DHS concluded in a February 1986 Preliminary Assessment Summary that this site would remain active in status until a 1990 assessment

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>report of surface and groundwater characteristics was completed. It is unknown if this report was completed (this site is not listed on GeoTracker or ENVIROSTOR). Annual inspections of this site are performed by the County of Los Angeles. The most recent inspection report available online was dated December 15, 2010, and no violations or areas of concern were reported. This inspection report states, “past inspections detected no significant measurements for methane gas”. Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore this site is considered to have high risk waste issues.</p> <p>An additional EDR listing associated with this site was identified. GWS Nursery &amp; Supplies, Inc. (EDR ID No. 91-4) at 9475 W. Frontage Rd. was listed in the CA WDS database. The other sites associated with this listing include Site Nos. 4016, 4018, and 4121. According to the online SWIS database (SWIS No. 19-AA-1113), the owner of this site is the City of South Gate, and it is planned for use as a composting operation (green waste, wood shavings, and wood waste). The regulatory status is reported as “notification”. An “Enforcement Agency Notification” form was submitted to the State of California on November 18, 2009. The former landfill use of this property was discussed above (SWIS No. 19-AA-5545). Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and, therefore, this site is considered to have high risk waste issues.</p>
4058	Unknown	APN unknown	Partial	<p>The ROW Impact Report identified Site No. 4058 as flood control use. A review of the I-710 ROW Impact Maps and the County Assessor website revealed that Site No. 4044 is part of the existing ROW and therefore is not associated with an APN. The EDR Report identified Caltrans – South Gate No. 2 (EDR ID No. 116-7) in this area in the SWF/LF database. The EDR Report plots this location south of Imperial Hwy. between I-710 and LA River. In the EDR Report, Caltrans – South Gate No. 2 is listed as a closed solid waste disposal site with SWIS No. 19-AA-5068; however, this SWIS number could not be located in the online SWIS database. However, this location should still be considered to have high risk waste issues and there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
4072	6233-001-902	No address available	Partial	<p>The ROW Impact Report identified Site No. 4072 as government agency use, owned by the City of South Gate. This site and Site No. 4074, 4073, 4075, and 4076 are currently leased to GWS, Inc. for use as an active composting operation for green waste. GWS, Inc. (EDR ID No. 91-4) was identified in the SWF/LF database. According to the online SWIS database (SWIS No. 19-AA-1064), the facility permit was issued in August 2004 and it is permitted to handle a maximum of 12,500 cubic yards of green waste per year or 200 tons per day. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No significant violations observed at time of inspection. The inspection report states, “no accumulation of dust or apparent safety hazards on site and no unusual odors were detected.” All documents appeared to be in order. Violations were noted during inspections in 2007 and 2008. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.</p> <p>This site was formerly part of a landfill that also included Site No. 4074, 4075, 4076, and 4078. South Gate Solid Fill (EDR ID No. 95-4) was identified in the SWF/LF database. This closed solid waste disposal site is owned by the City of South Gate and based on a review of the SWIS database (SWIS No.19-AA-0042), the address 10200 Miller Wy. is associated with this property. Reportedly, this property was a former inert waste disposal site. Regulatory status of the former disposal facility is reported as “to be determined”. The facility is inspected annually by the County of Los Angeles and the most recent inspection report available online was dated March 23, 2011. The following observations were reported “No significant land use changes since last inspection. Observed no obvious signs of differential settlement, pooling of water, or accumulation of debris/cast-off items on site. Methane gas measurements were taken from probes (no surface measurements taken, due to precipitation within last 72 HRS.). Well No. 1 (at perimeter boundary) measured non-detectable at both 10 and 25 feet. Well No. 2 (at center of landfill) measured non-detectable at 10 feet and 44 percent at 25 feet.” No significant violations regarding methane gas emissions (Title 27 CCR) were noted at time of inspection. A December 1, 1999, inspection report noted that the site was unsecured and the unauthorized dumping of hazardous</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

<b>Figure 3.12-1 Site No.</b>	<b>APN</b>	<b>Address<sup>1</sup></b>	<b>Acquisition</b>	<b>Site Listing</b>
				materials and wastes was noted onsite. Inspections on March 19, 2010, and June 10, 2010 noted violations for unauthorized dumping and the site remaining unsecured. On September 24, 2010, no violations were noted. Based on the information reviewed, unauthorized dumping has occurred at this property and elevated levels of methane gas are present at depth at this property and therefore, it is considered to have high risk waste issues. In addition, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.
4073	6233-001-901	No address available	Full	The ROW Impact Report identified Site No. 4073 as flood control use. Based on a review of online maps and photographs, this site is part of the active composting operation by GWS and was formerly part of landfill associated with Site No. 4072, 4074, 4075, 4076, and 4078 (see Site No. 4072 for EDR discussion).
4074	6233-001-275	No address available	Partial	The ROW Impact Report identified Site No. 4074 as utility use, owned by LADWP. This site is currently part of a LADWP utility corridor and was formerly part of landfill associated with Site No. 4072, 4073, 4075, 4076, and 4078 (see Site No. 4072 for EDR discussion).
4075	6233-002-900	No address available	Partial	The ROW Impact Report identified Site No. 4075 as government agency use, owned by City of South Gate. This site is currently leased to GWS, Inc. for use as an active composting operation for green waste. This site was formerly part of a landfill that included Site No. 4072, 4073, 4074, 4076, and 4078 (see Site No. 4072 for EDR discussion).
4076	6233-002-901	No address available	Partial	The ROW Impact Report identified Site No. 4076 as government agency use, owned by City of South Gate. This site is currently leased to GWS, Inc. for use as an active composting operation for green waste. This site was formerly part of a landfill that included Site No. 4072, 4073, 4074, 4075, and 4078 (see Site No. 4072 for EDR discussion).
4078	6233-003-902	No address available	Partial	The ROW Impact Report identified Site No. 4078 as government agency use, owned by City of South Gate; currently occupied by the City of South Gate Towing Service. This site was formerly part of a landfill associated with Site No. 4072, 4073, 4074, 4075, and 4076 (see Site No. 4072 for EDR discussion).
4085	6232-014-023	10101 Miller Wy. South Gate, CA	Partial	The ROW Impact Report identified Site No. 4085 as commercial/industrial use, owned by Langenhuizen TR. This address was identified as Lange Trucking (EDR ID No. 91-4) in the Los Angeles County HMS, LUST, HIST UST, SWEEPS UST, and CA WDS databases. The site is currently operating as a trucking company. In May 1999, two 4,000-gallon diesel

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>USTs and associated equipment were removed. Diesel contamination in soil and groundwater was discovered. The status is reported as “Open – Site Assessment” as of September 12, 2006. As of June 2009, the RWQCB had determined that the extent of soil and/or groundwater contamination at this site had not been fully defined. Based on the information reviewed, it appears that additional site assessment activities and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p>
4102	6232-015-004	5630 Southern Ave. South Gate, CA	Partial	<p>The ROW Impact Report identified Site No. 4102 as commercial/industrial use, owned by World Oil Co. No EDR listings were identified associated with 5630 Southern Ave. Based on a review of online maps and photographs, this site appears to be associated with Site No. 4213, which was identified as Lunday Thagard Company (EDR ID No. 74-5) in the HAZNET database and as Pan Pacific Petroleum Co. (EDR ID No. 74-5) in the CA WDS database. Both sites were formerly part of large refinery (see Site No. 4105 for EDR discussion).</p>
4104	6232-010-008	5625 Southern Ave. South Gate, CA	Partial	<p>The ROW Impact Report identified Site No. 4104 as commercial/industrial use, owned by Sully-Miller Contracting Co.; based on a review of online maps and photographs, this property is currently occupied by Blue Diamond Materials South Gate Plant. This address was identified as Sully-Miller Contracting Co. (EDR ID No. 72-5) in the Los Angeles County HMS, UST, HAZNET, HIST UST, and SWEEPS UST databases and as Blue Diamond Materials (EDR ID No. 72-5) in the HAZNET and EMI databases. Blue Diamond Materials (EDR ID No. 72-5) was also listed at 5675 Southern Ave in the HAZNET database. According to the online GeoTracker database, Sully-Miller Contracting Co. is listed in the LUST database with a cleanup status of “Open – Site Assessment” as of November 4, 2009. According to the online GeoTracker database, the RWQCB is the lead agency for the case and contaminants of concern include BTEX, diesel, and fuel oxygenates. No additional information is accessible online. Based on the open case status and lack of data available online, it is recommended that a file review be performed for this property.</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

<b>Figure 3.12-1 Site No.</b>	<b>APN</b>	<b>Address<sup>1</sup></b>	<b>Acquisition</b>	<b>Site Listing</b>
4105	6232-010-016	9301 Garfield Ave. South Gate, CA	Partial	The ROW Impact Report identified Site No. 4105 as commercial/industrial use, owned by In O Vate Inc. This address was identified as Lunday Thagard Refinery (EDR ID No. 65-5) in the SLIC database; as South Gate Refinery (EDR ID No. 65-5) in the HAZNET, HIST UST, EMI, and CA WDS database; and as Lunday-Thagard Company (EDR ID No. 65-5) in the FINDS, HAZNET, RCRA-LQG, SLIC, and AST databases. This facility received violations, which subsequently achieved compliance. According to the SLIC database, a release of fuel oxygenates and gasoline was discovered in 2002 that impacted soil and groundwater. This facility is under the supervision of the RWQCB. The online GeoTracker database reports the cleanup status as "Open – Remediation" as of January 22, 2009. A semi-annual groundwater monitoring program has been implemented at this property and an additional groundwater monitoring well to further investigate downgradient impacts was installed in October 2010. In 2009 and 2010, groundwater was reported between 54 and 55 feet bgs and flowed to the south-southeast to south-southwest. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.
4121	6222-001-904	No address available	Partial	The ROW Impact Report identified Site No. 4121 as flood control use. Based on a review of online maps and photographs, this parcel consists of undeveloped land located adjacent to west of Site No. 4020 and historically may have had the same use as a landfill.
4213	Unknown	APN unknown	Partial	The ROW Impact Report identified Site No. 4213 as commercial/industrial use with the ownership entity unknown. A review of the ROW Impact Maps (Sheet 18) and County Assessor website revealed that Site No. 4213 consist of APN 6232-015-005 (5730 Southern Ave.). The address 5730 Southern Ave. was identified as Lunday Thagard Company (EDR ID No. 74-5) in the HAZNET database and as Pan Pacific Petroleum Co. (EDR ID No. 74-5) in the CA WDS database. This site is associated with Site No. 4102, and both sites were formerly part of large refinery. An adjacent EDR listing of potential concern was identified (see EDR ID No. 75-5).

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
5031	6332-002-938	APN not found	Partial	<p>The ROW Impact Report identified Site No. 5031 as government agency use, owned by US Government. A review of the I-710 ROW Impact Maps and online information revealed that Site No. 5031 is located in the southern portion of the former Cheli Air Force Station (AFS). The former air station comprised a total of 91.48 acres site and was acquired in 1943 for use as an Army air field and storage depot for the storage and distribution of aircraft parts. The site transferred to the United States Air Force when the Air Force became a separate service branch in 1947 and at that time it was named Cheli AFS. In 1961, the property was no longer needed by the U.S. Air Force and was closed and transferred to the General Services Administration (GSA). The property became known as the Federal Service Center and it was leased to the United States Post Office (later the United States Postal Service [USPS]). In 1972, the property was transferred from GSA to the USPS. The final transfer of 64.68 acres of land to the USPS was in 1976. The remaining 27 acres of the former Cheli AFS were transferred to the U.S. Army in 1974 for the Patton United States Army Reserve Center and remains the property of the Army Reserves and a portion is also used by the California Army National Guard. The remaining area is owned and used by private interests and the USPS, who uses their property for a bulk mail handling facility (located north of Bandini Blvd.). The southernmost portion of the former air station in the area of Site No. 5031 has been occupied by the Salvation Army (5600 Rickenbaker Rd.) since 1988 and includes two large warehouse buildings. The address 5600 Rickenbaker Rd. was identified as Federal Service Center (EDR ID No. 7-2) in the HIST UST and HAZNET databases. The Former Cheli AFS was identified in the online ENVIRSTOR database and the cleanup status is reported as "Inactive – Needs Evaluation" as of July 1, 2005. Based on the former use and lack of information available, it is recommended that a file review be performed for this property. Site No. 6032, 6034, 6036, 6037 and 6040 are also part of the former Cheli AFS.</p>
5039	6332-003-010	5501 E. Slauson Ave. City of Commerce, CA	Full	<p>The ROW Impact Report identified Site No. 5039 as commercial/industrial use, owned by Engineered Polymer Solutions Inc. (EPS). This address was identified as McCloskey Corp. (Valspar) (EDR ID No. 20-2, 5) in the Cortese database; as Engineered Polymer Solutions Inc. (EDR ID No. 20-2, 5) in the FINDS, LUST, RCRA-LQG, TRIS, SLIC, HIST UST, UST, HAZNET, Los Angeles County HMS, and EMI databases; and as McWhorter Inc. (EDR ID No. 20-2, 5) in the CA FID UST and SWEEPS UST databases. According to the LUST</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>database, a solvents release was discovered in 1986 impacting soil and a preliminary assessment began in 1990. The case was transferred to SLIC in 1997 because it was a solvents case and there was minor or no potential water resource impact. The SLIC database lists the facility status as "Open – Site Assessment" as of September 15, 2000. The online GeoTracker database reports that this property has been operated as a resin manufacturing and varnish blending facility for approximately 50 years. The facility uses large quantities of raw liquid materials in the manufacturing process including mineral spirits, resins, plant-derived oils (including coconut, soybean, and linseed oils), and fatty acids. Raw materials for the manufacturing operations are received by truck transport and rail car, and are stored in ASTs, drums, and other containers that are stored throughout the facility. Finished goods are generally stored in ASTs or in smaller containers (drums or tote bins) in warehouses located throughout the facility and in an outdoor finished goods storage area. A Site Characterization Work Plan was approved on September 22, 2009 to assess contaminants of concern including toluene and xylene in soil and soil vapor beneath this site. An additional soil and soil gas assessment was completed in August 2010 and identified BTEX compounds, naphthalene, and TPH as chemicals of concern in soil and soil gas at the property. Further investigation of the vertical and lateral extent of the contamination was proposed following the completion of the August 2010 assessment. No additional information was available. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and soil vapor contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. According to the County Assessor website, this site has been divided into two new APNs: 6332-003-024 and 6332-003-813.</p>

**Table 3.12-1 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternative 5A**

Figure 3.12-1 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
6032	6332-002-937	APN not found	Full	The ROW Impact Report identified Site No. 6032 as government agency use, owned by City of Bell. A review of the I-710 ROW Impact Maps (Sheet 22) and County Assessor website revealed that Site No. 6032 is associated with APN 6332-002-965. This parcel not readily visible from ROW during the windshield survey, but appears to be some sort of parking lot. Site No. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS (see Site No. 5031).
6034	6332-002-020	5400 Lindbergh Ln. Bell, CA	Partial	The ROW Impact Report identified Site No. 6034 as commercial/industrial use, owned by Cheli Distribution Center (includes Site No. 6036 and 6037). No EDR listings were identified associated with 5400 Lindbergh Ln. Site No. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS (see Site No. 5031).
6036	6332-002-021	5400 Lindbergh Ln. Bell, CA	Full	The ROW Impact Report identified Site No. 6036 as commercial/industrial use, owned by Cheli Distribution Center (includes Site Nos. 6034 and 6037). No EDR listings were identified associated with 5350 Lindbergh Ln. Based on a review of the EDR Report, it appears that the address 5348 Lindbergh Ln. is also associated with this site, which was identified as Dong A America (EDR ID No. 110-11) in the HAZNET database. Based on the lack of listing in other databases indicating violations and/or a release, this listing is not expected to have created an environmental concern to the ISA study area. Site No. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS (see Site No. 5031).

Source: *Initial Site Assessment*, December 2011.

<sup>1</sup> These are the addresses that were identified by the Los Angeles County Office of the Assessor for each Assessor's Site Number. <http://assessor.lacounty.gov/extranet/DataMaps/pais.aspx>

<sup>2</sup> State Water Resources Control Board GeoTracker database, <http://www.geotracker.swrcb.ca.gov/>

<sup>3</sup> CalRecycle, SWIS, <http://www.calrecycle.ca.gov/SWFacilities/Directory/>.

<sup>4</sup> California DTSC ENVIROSTOR database, <http://www.envirostor.dtsc.ca.gov/public/>

Refer to the following page for acronym definitions.

**Acronym definitions for Table 3.12-1:**

AFS = Air Force Station	HMS = Health Management Systems
APN = Assessor's Parcel Number	I-405 = Interstate 405
AST = aboveground storage tank	I-710 = Interstate 710
bgs = below ground surface	ISA = Initial Site Assessment
BTEX = benzene, toluene, ethylbenzene, and xylenes	LA River = Los Angeles River
CA FID = California Facility Inventory Database	LADWP = Los Angeles Department of Water and Power
CA WDS = California Waste Discharge System Database	LBDHHS = City of Long Beach, Department of Health and Human Services
CalRecycle = California Department of Resources Recycling and Recovery	LUST = leaking underground storage tank
Caltrans = California Department of Transportation	µg/L = micrograms per liter
CCR = California Code of Regulations	Metro = Los Angeles County Metropolitan Transportation Authority
CERC-NFRAP = CERCLIS No Further Remedial Action Planned List	OOI = Oil Operators, Inc.
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act	PCE = tetrachloroethylene
CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System	RCRA-SQG = Resource Conservation and Recovery Act Small-Quantity Generator Database
CHMIRS = California Hazardous Material Incident Reporting System	ROW = right-of-way
Cortese = California Environmental Protection Agency Hazardous Waste and Substances Sites (List)	RWQCB = Regional Water Quality Control Board
DCE = dichloroethene	SCE = Southern California Edison
DHS = Department of Health Services	SLIC = SWRCB Spills, Leaks, Investigations, and Cleanups
DTSC = Department of Toxic Substances Control	SWAT = Solid Waste Assessment Test
EDR = Environmental Data Record	SWEEPS = Statewide Environmental Evaluation and Planning System
EMI = Emission Inventory Data	SWF/LF = Solid Waste Facility/Landfill
EPA = Environmental Protection Agency	SWIS = Solid Waste Information System
EPS = Engineered Polymer Solutions Inc.	TCE = trichloroethylene
FINDS = Facility Index Systems	TPH = total petroleum hydrocarbons
GSA = General Services Administration	TRIS = Toxic Release Inventory System
HAZNET = Hazardous Waste Manifests System	USPS = United States Postal Service
HIST-UST = historical underground storage tank	UST = underground storage tank
	VCP = Voluntary Cleanup Program
	WMDUS = State Waste Management Unit Database System

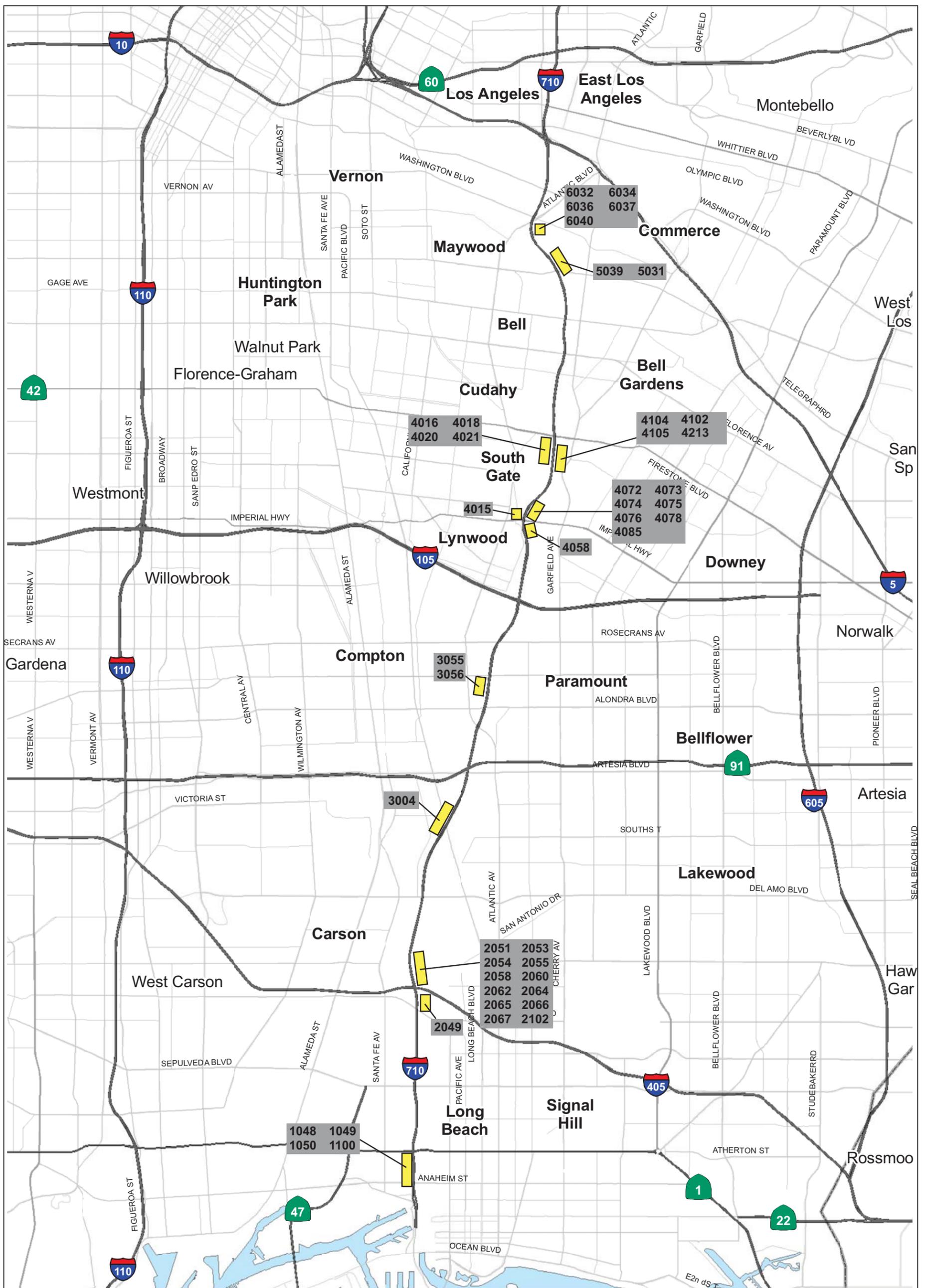


FIGURE 3.12-1

LEGEND

 Sites of Potential Environmental Concern

 Project Specific Site Numbers For Alternative 5A

Note: Site 3015 is not shown on this figure.

I-710 Corridor Project EIR/EIS  
 Sites of Potential Environmental Concern  
 Identified for Alternative 5A

07-LA-710-PM 4.9/24.9  
 EA 249900

SOURCE: BM (2007), URS (2011)

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**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
1033	7436-004-008	1326 W. 12th St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1033 as commercial/industrial use, owned by Bruce L. Harrison; no signage was readily visible on this building during the windshield survey. This address was identified as Technochem (EDR ID No. 137-8, 11) in the UST database; as George C. Mitchell (EDR ID No. 137-8, 11) in the HAZNET, LUST and Cortese databases and as Containment & Recovery Systems (EDR ID No.137-8) in the HAZNET and CA WDS databases. Reportedly, a gasoline release was discovered in 1984 that impacted groundwater. The RWQCB is lead cleanup oversight agency for this case. A Preliminary assessment was completed in 1999 and a pollution characterization was completed in 2003. The online GeoTracker database <sup>2</sup> lists the cleanup status as “Open – Site Assessment as of 10/29/2007.” Semi-annually groundwater monitoring is required at this property; however, groundwater monitoring data was not available online. Based on the open case status and lack of data available online, it is recommended that a file review be performed for this property.
1048	7432-019-049	1234 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1048 as commercial/industrial use, owned by Exedra Properties LTD (same as Site No. 1049); currently occupied by a Speedy Fuel gasoline station per windshield survey.
1049	7432-019-043	1234 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1049 as commercial/industrial use, owned by Exedra Properties LTD (same as Site No. 1048). This address was identified as MICOR Energy LLC (EDR ID No. 105-8) in the LUST and Cortese databases; as Jerry and Kathleen Glikesman (EDR ID No. 105-8) in the CA FID UST and SWEEPS UST databases; as MICOR Long Beach LLC (EDR ID No. 105-8) in the HAZNET database; as MICOR Energy Long Beach (5 D/W Trusco) (EDR ID No. 105-8) in the UST database; as McMullen Oil Inc. (EDR ID No. 105-8) in the HAZNET database; and as Delta Auto Service Inc. (EDR ID No. 105-8) in the HAZNET database. Reportedly, a gasoline release was discovered in 1999 that impacted “other groundwater” (i.e. not used for drinking water). The case status is listed as “Open – Site Assessment” as of September 25, 2000. The RWQCB is the lead agency on this case. The RWQCB issued a “Direction to Take Corrective Action in Response to Unauthorized Underground Storage Tank Release” in a letter dated March 20, 2009. This letter states that the property was a former gasoline/diesel service station and in 2000 three groundwater monitoring wells

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				were installed at the site. These wells were sampled in 2000 and no petroleum hydrocarbon constituents or oxygenates were detected. The RWQCB stated that in order to evaluate current groundwater quality at the site additional sampling was required. The online GeoTracker database also indicates that semi-annual groundwater monitoring is required; however, groundwater monitoring data was not available online. Based on the open case status and lack of data available online, it is recommended that a file review be performed for this property.
1050	7432-020-032	1227 W. Cowles St. Long Beach, CA	Full	The ROW Impact Report identified Site No. 1050 as commercial/industrial use; currently occupied by Neill Aircraft Co. per windshield survey. Neill Aircraft Co. (EDR ID No. 105-8) was listed in the UST database. The windshield survey revealed that Neill Aircraft Co. occupies three entire blocks bounded by Gaylord St to the north, Cowles St to the south, I-710 to the east, and Fashion Ave to the west. Neill Aircraft was also identified at 1260 W. 15th St. (EDR ID No. 87-8) in the UST, RCRA-SQG, FINDS, HAZNET, and LUST databases. The LUST status is listed as "Open – Site Assessment" as of July 29, 1998. The RWQCB is the lead agency on this case. The online GeoTracker database indicates that groundwater impacted with gasoline was detected in grab groundwater samples at this property in 1997. Groundwater monitoring wells reportedly have not been installed and the site assessment is considered incomplete. The online database indicates that semi-annual groundwater monitoring is required and a "Soil and Groundwater Investigation Report" was prepared in 2009; however, groundwater monitoring data was not available online. Based on the open case status and lack of data available online, it is recommended that a file review be performed for this property.
1051	7432-020-031	1229 W. Cowles St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. (see Site No. 1050 for EDR discussion). No EDR listings were identified associated with 1229 W. Cowles St.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
1052	7432-020-030	1231 W. Cowles St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1231 W. Cowles St.
1053	7432-020-029	1233 W. Cowles St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1233 W. Cowles St.
1055	7432-020-020	No address available	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co.
1056	7432-020-021	1226 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1226 W. 15th St.
1057	7432-020-022	1230 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1058, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1230 W. 15th St.
1059	7432-021-008	1229 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1229 W. 15th St.
1060	7432-021-007	1231 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1231 W. 15th St.
1061	7432-021-006	1233 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1233 W. 15th St.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
1062	7432-021-005	1239 W. 15th St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1239 W. 15th St.
1063	7432-021-001	1238 W Gaylord St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1231 W. Gaylord St.
1064	7432-021-002	No address available	Full	This parcel is associated with Sites Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co.
1067	7432-022-020	1247 W Gaylord St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1247 W. Gaylord St.
1068	7432-022-019	1251 W Gaylord St. Long Beach, CA	Full	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1402, 1403, 1404, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1251 W. Gaylord St.
1100	Unknown	APN unknown	Full	The ROW Impact Report identified Site No. 1100 as government agency use with the ownership entity unknown. Based on a review of the I-710 ROW Impact Maps (Sheet 3) and the County Assessor website, this site is located between the I-710 and LA River within the existing ROW and therefore is not associated with an APN. The EDR Report identified Public Service Transfer Station No. 1 (EDR ID No. 76-8) in this location, which is listed in the SWF/LF database. This facility is located between the I-710 and LA River, north of Anaheim St and south of Pacific Coast Hwy. According to the online SWIS database <sup>3</sup> (SWIS No. 19-AA-1047), the City of Long Beach operates an active limited volume transfer operation for green materials at this location. The facility permit was issued in October 2001 and it is permitted to handle 2,800 to 3,000 tons of green waste per year. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No significant violations of State Minimum

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				Standards observed at time of inspection and all records were reported to be in order. The most recent inspection reported that this facility is not open to the public and is currently reserved for street cleaning operations. No enforcement action records were reported in the SWIS database. Based on the use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and, therefore, this property is considered to have high risk waste issues.
1137	7271-003-902	No address available	Partial	The ROW Impact Report identified Site No. 1137 as flood control use; windshield survey revealed the presence of multiple ASTs and oil wells on this site, which are owned and operated by Oxy, who leases the property from the City of Long Beach. No EDR listings were identified associated with this site, but based on the use, it is considered to represent an environmental concern to the ISA study area.
1139	7436-004-905	APN not found	Full	The ROW Impact Report identified Site No. 1139 as government agency use, owned by City of Long Beach. A review of the I-710 ROW Impact Maps (Sheet 3) and the County Assessor website revealed that Site No. 1139 consists of APN 7436-004-920. This site is also part of Oxy's lease (see Site No. 1137), which represents an environmental concern to the ISA study area.
1402	7432-020-028	1235 W. Cowles St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1235 W. 15th St.
1403	7432-020-033	1243 W. Cowles St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1243 W. 15th St.
1404	7432-020-024	1240 W. 15th St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1407, and 1408, which are occupied by Neill Aircraft Co.
1405	7432-020-025	1248 W. 15th St. Long Beach, CA	Utility	This parcel is associated with Site No. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1248 W. 15th St.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
1406	7432-020-026	1260 W. 15th St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, and 1407, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1260 W. 15th St.
1407	7432-021-004	1241 W. 15th St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1405, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1241 W. 15th St.
1408	7432-021-003	1256 W. Gaylord St. Long Beach, CA	Utility	This parcel is associated with Site Nos. 1050, 1051, 1052, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1406, 1407, and 1408, which are occupied by Neill Aircraft Co. No EDR listings were identified associated with 1256 W. Gaylord St.
2049	7203-002-001	701 W. Baker St. Long Beach, CA	Partial	The ROW Impact Report identified Site No. 2049 as commercial/industrial use, owned by OOI; currently vacant land per windshield survey. No EDR listings were identified associated with 701 W Baker St. OOI was identified at 712 W Baker St (EDR ID Site No. 106-10) in the CHMIRS, SLIC, HIST UST, UST, CA FID UST, EMI, SWEEPS UST, CERCLIS, and FINDS databases and at 714 W Baker St (EDR ID No. 106-10) in the ENVIROSTOR database. The ENVIROSTOR database reports that Preliminary Assessment was completed and that the site did not qualify for further remedial assessment under CERCLA. The site was referred to the RWQCB in 1996. The RWQCB is working in conjunction with the LBDHHS on cleanup oversight for this case. The RWQCB remains the lead agency on the case. The ENVIROSTOR database indicates that the US EPA is also involved in cleanup oversight for this case. The online GeoTracker database identifies the case at 712 W Baker St. and lists the facility status as "Open – Remediation" as of June 30, 2002. According to the online GeoTracker database, the OOI property covers 20 acres located east of I-710 and is bounded on the north by the 405 Freeway, on the south by Wardlow Rd., and on the east by Golden Ave. Baker St. divides the property into northern and southern parts. The Los Angeles River is located immediately to the west. OOI operated water treatment facilities at this property from 1926 to 1998 to treat production brines and other fluids recovered during oil production. Processed included removal of oil and sediment from the

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>water, recovering low-grade oil for recycling, and disposal of the treated water offsite. Multiple basins that were used to settle oily solids/sludge and to hold treated water were located on the property. The facilities were decommissioned in phases beginning in 1998 and the property is currently vacant.</p> <p>The primary area of concern is identified as Basin 1, which held untreated oil production fluids for settling of oily solids/sludge. Cleanup criteria have been established for chemicals of concern in Basin 1, including TPH as gasoline, BTEX, and heavy metals.</p> <p>Soil remediation has been underway at the property since March 2010, consisting of in-situ enhanced biodegradation, and quarterly groundwater monitoring is conducted. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p> <p>OOI was also identified in the EDR Orphan Summary List in the CERC-NFRAP database. The listing is associated with their northern property (north of the I-405 Freeway) and is associated with another parcel (See APN 7140-014-019 for further discussion).</p>
2051	7140-014-019	No address available	Partial	<p>The ROW Impact Report identified Site No. 2051 as commercial/industrial use, owned by CRG Properties LTD; currently golf practice range. Based on the review of the EDR Report and online maps and photographs, it appears that the address 3701 Pacific Pl. is associated with this site, which was identified as Long Beach Industrial Park (EDR ID No. 92-10) in the VCP and ENVIROSTOR databases. This site is associated with an 18-acre site formerly used as a central brine treatment facility from 1926 until the mid-1950s. Former activities consisted of pumping oil brine, drilling mud, and other waste materials generated from nearby oil production into unlined sumps. For the past five years, the site has been used as a golf</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>practice range. Under the DTSC oversight, investigations are being conducted to evaluate the presence and extent of hazardous substances in the subsurface including benzene, benzo(a)pyrene, metals and TPH as gasoline. The case is also identified in the RWQCB’s online GeoTracker database as Long Beach Industrial Park at 4021 Pacific Pl. According to the GeoTracker and ENVIROSTOR online databases, the DTSC is the lead agency for the case. The cleanup status on the online ENVIROSTOR database is reported as “Inactive – Action Required” as of January 26, 2009; however, the database reports that a Remedial Action Completion Report was due to DTSC on April 30, 2011. A copy of this report was not available online and therefore, it is recommended that a file review be performed for this property. It should be noted that there is potential for soil contamination to exist which may be encountered during construction and/or excavation activities.</p> <p>“North property, North of 405 and East of 710/West of Los Cerates Park” was identified in the EDR Orphans Summary List in the CERC-NFRAP database. The site name was reported as Oil Operators, Inc. The status of the CERC-NFRAP listing is reported as “archived”. Currently, the site is being investigated under the oversight of the DTSC as summarized above.</p>
2053	7140-014-940	No address available	Partial	<p>The ROW Impact Report identified Site No. 2053 as flood control use, which appears to consist of the southern tip of Dominguez Basin per windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102. This location is a closed solid waste disposal site that was operated by Caltrans and the regulatory status is reported as “unpermitted”. It is inspected annually by the County of Los Angeles and most recent inspection was performed on October 7, 2011. The inspection report notes that the exact location is unknown and no new information has been obtained, but no significant land use changes were noted in</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				the area since the last inspection. No significant violations were noted at the time of the inspection. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.
2054	7140-014-939	No address available	Partial	The ROW Impact Report identified Site No. 2054 as flood control use, which appears to consist of the Dominguez Basin per windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2055	7140-014-803	No address available	Partial	The ROW Impact Report identified Site No. 2055 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.
2058	7140-014-806	No address available	Partial	The ROW Impact Report identified Site No. 2058 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2062, 2064, 2065, 2066, 2067, and 2102.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
2060	7140-014-942	No address available	Partial	The ROW Impact Report identified Site No. 2060 as government agency use, owned by LA CO Metro Trans. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
2062	7140-014-805	No address available	Partial	The ROW Impact Report identified Site No. 2062 as utility use, owned by SCE. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
2064	7140-014-910	No address available	Partial	The ROW Impact Report identified Site Nos. 2064 as flood control use, which appears to be lease for use as a storage yard (leasee unknown). Site was not readily visible from the ROW during the windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
2065	7140-014-909	No address available	TCE Only	The ROW Impact Report identified Site No. 2065 as flood control use. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
2066	7140-014-804	No address available	Partial	The ROW Impact Report identified Site No. 2066 as utility use, owned by SCE, which appears to be leased for use as a storage yard (leasee unknown). The site was not readily visible from the ROW during the windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No.2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
2067	7140-014-028	No address available	Partial	The ROW Impact Report identified Site No. 2067 as commercial/industrial use, owned by Harbor Land Co.; appears to be leased for use as a storage yard (leasee unknown). The site was not readily visible from the ROW during windshield survey. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No.2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
2102	7140-014-809	1000 W. Carson St. Long Beach, CA	None	No EDR listings were identified associated with this address. The windshield survey revealed that this site is occupied by a horse training facility. The EDR Report identified Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) in this area, which is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos. 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102.
3004	7306-022-033	No address available	Partial	Based on a review of the EDR Report and online maps and photographs, it appears that this parcel is part of a large property (Bell Business Center), which includes APNs 7306-022-043 and 7306-022-049 (adjacent to the west). These two parcels are not impacted by the proposed project, but since APN 7306-022-033 is part of this larger property, which was identified in the EDR Report, they are discussed. APN 7306-022-049 was identified as Former Robert Shaw Controls

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				(EDR ID No. 122-10) at 100 W. Victoria St. in the ENVIROSTOR, UST, LUST, Cortese, SLIC, RCRA-SQG, FINDS, HANET, CA FID UST, HIST UST, EMI, CA WDS, and SWEEPS UST databases. Site investigations began at this property in 1991. Phased site investigations and remediation activities have continued to the present time, to assess and remediate chemical impacts to soils and groundwater from past manufacturing operations. Potential contaminants of concern include chlorinated solvents such as benzene, PCE, TCE, vinyl chloride, and xylenes. A groundwater remediation and monitoring system as well as a soil vapor extraction system are currently being operated at the property. The DTSC referred the case to the RWQCB on February 2, 2009. The online GeoTracker lists the status as "Open – Remediation" as of June 30, 2002. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project.
3015	7301-002-017	No address available	TCE Only	The ROW Impact Report identified Site No. 3015 as residential use, owned by Belmont Mobile Home Park. Based on a review of the EDR Report and online maps and photographs, it appears that the address 16312 S Atlantic Blvd may be associated with this parcel, which was identified as Wind, Harry (EDR ID No. 19-5) in the WMDUS/SWAT database. This facility is part of the SWAT Program. The windshield survey of this property revealed that it is currently an undeveloped dirt lot. Additional information was not available on the EDR Report or online. Therefore, it is recommended that a file review be performed for this property. According to the County Assessor website, this parcel has a new APN, APN 7301-002-901.
4015	6194-002-025	5201 Imperial Hwy. South Gate, CA	Partial	This address was identified as Shell Oil (EDR ID No. 102-7) in the HIST UST database; as Chang's Shell (EDR ID No. 102-7) in the LUST database; as Shell Service Station (EDR ID No. 102-7) in the RCRA-SQG, FINDS, HAZNET, Los Angeles County HMS, and SWEEPS UST databases; as Shell No.136126 (EDR ID No. 102-7) in the HAZNET and LUST databases; and as Y M Shell Inc. (EDR ID No. 102-7) in the HAZNET database. The status of the Shell LUST case is reported as "Completed – Case Closed" as of October 24, 1996. The cleanup status of Chang's Shell LUST case is reported as "Open – Site Assessment" as of

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>August 19, 2005. Reportedly, in 1997, a gasoline release (piping leak) was discovered that impacted groundwater with high concentrations of fuel constituents. The property is an active gasoline service station with a carwash and service building/food mart. Remediation is on-going at this property and has included excavation of contaminated soil, pump and treatment of groundwater as wells as soil vapor extraction (SVE). In addition, groundwater monitoring is currently performed onsite. The RWQCB is lead cleanup oversight agency. According to their online GeoTracker database, in September 2009, a Workplan for Additional Site Assessment was submitted to the RWQCB to further define the lateral extent of petroleum hydrocarbon and fuel oxygenate-impacts to groundwater. The Additional Site Assessment was completed in October 2010. Off-site impacts to groundwater (to the south across Imperial Hwy) have been detected. Shallow groundwater is present between 24 and 29 feet bgs at this property and flows to the south-southeast. A well owned by the City of Lynwood is located approximately 235 feet south-southeast (downgradient) from the release area. No additional information was available in the online GeoTracker database. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p>
4020	6222-001-022	No address available	Partial	<p>The ROW Impact Report identified Site No. 4020 as commercial/industrial use, owned by Village at South Gate LLC. Based on a review of the EDR Report and online maps and photographs, it appears that the address 5466 Southern Ave was historically associated with this parcel, which was identified as Southeastern Disposal and By-Products (EDR ID No. 71-5) in the SWF/LF database and as Hohn, A.V. (Segment 4, EDR ID No. 71-5) in the WMDUS/SWAT database. This facility was a former unpermitted solid waste disposal site (SWIS No. 19-AA-5545). According to the online SWIS database, the former landfill is enclosed by a locked gate and bounded on the east by I-710, on the north and west by utility right-of-ways and the south by a mobile home park. The owner is the property is the City of</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>South Gate and the operator's status is listed as "closed". The regulatory status of this a former solid waste disposal site is reported as "unpermitted" and it reportedly ceased operations in December 1949. Cleanup of the former landfill and contaminated soils was completed in 1984, which effectively mitigated waste constituents, and was approved by the State DHS. DHS concluded in a February 1986 Preliminary Assessment Summary that this site would remain active in status until a 1990 assessment report of surface and groundwater characteristics was completed. It is unknown if this report was completed (this site is not listed on GeoTracker or ENVIROSTOR). Annual inspections of this parcel are performed by the County of Los Angeles. The most recent inspection report available online was dated December 15, 2010, and no violations or areas of concern were reported. This inspection report states, "past inspections detected no significant measurements for methane gas". Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore this parcel is considered to have high risk waste issues.</p> <p>An additional EDR listing associated with this parcel was identified. GWS Nursery &amp; Supplies, Inc. (EDR ID No. 91-4) at 9475 W. Frontage Rd. was listed in the CA WDS database. The other parcels associated with this listing include Site Nos. 4016, 4018, and 4121. According to the online SWIS database (SWIS No. 19-AA-1113), the owner of this parcel is the City of South Gate and it is planned for use as a composting operation (green waste, wood shavings, and wood waste). The regulatory status is reported as "notification". An "Enforcement Agency Notification" form was submitted to the State of California on November 18, 2009. The former landfill use of this property was discussed above (SWIS No. 19-AA-5545). Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore this parcel is considered to have high risk waste issues.</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
4058	Unknown	APN unknown	Partial	<p>The ROW Impact Report identified Site No. 4058 as flood control use. A review of the I-710 ROW Impact Maps and the County Assessor website revealed that Site No. 4044 is part of the existing ROW and, therefore, is not associated with an APN. The EDR Report identified Caltrans – South Gate No. 2 (EDR ID No. 116-7) in this area in the SWF/LF database. The EDR Report plots this location south of Imperial Hwy. between I-710 and LA River. In the EDR Report, Caltrans – South Gate No. 2 is listed as a closed solid waste disposal site with SWIS No. 19-AA-5068; however, this SWIS number could not be located in the online SWIS database. However, this location should still be considered to have high risk waste issues and there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.</p>
4072	6233-001-902	No address available	Partial	<p>The ROW Impact Report identified Site No. 4072 as government agency use, owned by the City of South Gate. This parcel and Site Nos. 4074, 4073, 4075, and 4076 are currently leased to GWS, Inc. for use as an active composting operation for green waste. GWS, Inc. (EDR ID No. 91-4) was identified in the SWF/LF database. According to the online SWIS database (SWIS No. 19-AA-1064), the facility permit was issued in August 2004 and it is permitted to handle a maximum of 12,500 cubic yards of green waste per year or 200 tons per day. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No significant violations observed at time of inspection. The inspection report states, “no accumulation of dust or apparent safety hazards on site and no unusual odors were detected.” All documents appeared to be in order. Violations were noted during inspections in 2007 and 2008. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.</p> <p>This parcel was formerly part of a landfill that also included Site Nos. 4074, 4075, 4076, and 4078. South Gate Solid Fill (EDR ID No. 95-4) was identified in the SWF/LF database. This closed solid waste disposal site is owned by the City of South Gate and based on a review of the SWIS database (SWIS No.19-AA-0042), the address 10200 Miller Way is associated with this property. Reportedly, this</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				property was a former inert waste disposal site. Regulatory status of the former disposal facility is reported as "to be determined". The facility is inspected annually by the County of Los Angeles and the most recent inspection report available online was dated March 23, 2011. The following observations were reported "No significant land use changes since last inspection. Observed no obvious signs of differential settlement, pooling of water, or accumulation of debris/cast-off items on site. Methane gas measurements were taken from probes (no surface measurements taken, due to precipitation within last 72 HRS.). Well No. 1 (at perimeter boundary) measured non-detectable at both 10 and 25 feet. Well No. 2 (at center of landfill) measured non-detectable at 10 feet and 44 percent at 25 feet." No significant violations regarding methane gas emissions (Title 27 CCR) were noted at time of inspection. A December 1, 1999, inspection report noted that the site was unsecured and the unauthorized dumping of hazardous materials and wastes was noted onsite. Inspections on March 19, 2010, and June 10, 2010, noted violations for unauthorized dumping and the site remaining unsecured. On September 24, 2010, no violations were noted. Based on the information reviewed, unauthorized dumping has occurred at this property and elevated levels of methane gas are present at depth at this property and therefore, it is considered to have high risk waste issues. In addition, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.
4074	6233-001-275	No address available	Partial	The ROW Impact Report identified Site No. 4074 as utility use, owned by LADWP. This parcel is currently part of a LADWP utility corridor and was formerly part of landfill associated with Site Nos. 4072, 4073, 4075, 4076, and 4078 (see Site No. 4072 for discussion).
4075	6233-002-900	No address available	Partial	The ROW Impact Report identified Site No. 4075 as government agency use, owned by City of South Gate. This site is currently leased to GWS, Inc. for use as an active composting operation for green waste. This parcel was formerly part of a landfill that included Site Nos. 4072, 4073, 4074, 4076, and 4078 (see Site No. 4072 for discussion).

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
4076	6233-002-901	No address available	Partial	The ROW Impact Report identified Site No. 4076 as government agency use, owned by City of South Gate. This parcel is currently leased to GWS, Inc. for use as an active composting operation for green waste. This parcel was formerly part of a landfill that included Site No. 4072, 4073, 4074, 4075, and 4078 (see Site No. 4072 for discussion).
4078	6233-003-902	No address available	Partial	The ROW Impact Report identified Site No. 4078 as government agency use, owned by City of South Gate; currently occupied by the City of South Gate Towing Service. This parcel was formerly part of a landfill associated with Site Nos. 4072, 4073, 4074, 4075, and 4076 (see Site Nos. 4072 for discussion).
4085	6232-014-023	10101 Miller Wy. South Gate, CA	Partial	The ROW Impact Report identified Site No. 4085 as commercial/industrial use, owned by Langenhuizen TR. This address was identified as Lange Trucking (EDR ID No. 91-4) in the Los Angeles County HMS, LUST, HIST UST, SWEEPS UST, and CA WDS databases. The site is currently operating as a trucking company. In May 1999, two 4,000-gallon diesel USTs and associated equipment were removed. Diesel contamination in soil and groundwater was discovered. The status is reported as "Open – Site Assessment" as of September 12, 2006. As of June 2009, the RWQCB had determined that the extent of soil and/or groundwater contamination at this site had not been fully defined. Based on the information reviewed, it appears that additional site assessment activities and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.
4104	6232-010-008	5625 Southern Ave. South Gate, CA	Partial	The ROW Impact Report identified Site No. 4104 as commercial/industrial use, owned by Sully-Miller Contracting Co.; based on a review of online maps and photographs, this property is currently occupied by Blue Diamond Materials South Gate Plant. This address was identified as Sully-Miller Contracting Co. (EDR ID No. 72-5) in the Los Angeles County HMS, UST, HAZNET, HIST UST, and SWEEPS UST databases and as Blue Diamond Materials (EDR ID No. 72-5) in the HAZNET and EMI databases. Blue Diamond Materials (EDR ID No. 72-5) was also listed at 5675 Southern Ave in the HAZNET database. According to the online

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				GeoTracker database, Sully-Miller Contracting Co. is listed in the LUST database with a cleanup status of "Open – Site Assessment" as of November 4, 2009. According to the online GeoTracker database, the RWQCB is the lead agency for the case and contaminants of concern include BTEX, diesel, and fuel oxygenates. No additional information is accessible online. Based on the open case status and lack of data available online, it is recommended that a file review be performed for this property.
4105	6232-010-016	9301 Garfield Ave. South Gate, CA	Partial	The ROW Impact Report identified Site No. 4105 as commercial/industrial use, owned by In O Vate Inc. This address was identified as Lunday Thagard Refinery (EDR ID No. 65-5) in the SLIC database; as South Gate Refinery (EDR ID No. 65-5) in the HAZNET, HIST UST, EMI, and CA WDS database; and as Lunday-Thagard Company (EDR ID No. 65-5) in the FINDS, HAZNET, RCRA-LQG, SLIC, and AST databases. This facility received violations, which subsequently achieved compliance. According to the SLIC database, a release of fuel oxygenates and gasoline was discovered in 2002 that impacted soil and groundwater. This facility is under the supervision of the RWQCB. The online GeoTracker database reports the cleanup status as "Open – Remediation" as of January 22, 2009. A semi-annual groundwater monitoring program has been implemented at this property and an additional groundwater monitoring well to further investigate downgradient impacts was installed in October 2010. In 2009 and 2010, groundwater was reported between 54 and 55 feet bgs and flowed to the south-southeast to south-southwest. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.
4112	6227-034-906	5636 Shull St. Bell Gardens, CA	Partial	The ROW Impact Report identified Site No. 4112 as government agency use, owned by Redevelopment Agency. No EDR listings were identified associated with 5636 Shull St. This parcel consists of vacant land owned by the City of Bell Gardens Redevelopment Agency (see Site No. 4114 for discussion).

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
4113	6227-034-904	No address available	Partial	The ROW Impact Report identified Site No. 4113 as government agency use, owned by Redevelopment Agency. This parcel consists of vacant land owned by the City of Bell Gardens Redevelopment Agency (see Site No. 4114 for EDR discussion).
4114	6227-034-903	No address available	Partial	The ROW Impact Report identified Site No. 4114 as government agency use, owned by Redevelopment Agency. Based on a review of online maps and photographs, this parcel, which is currently vacant land, appears to be part of a larger piece of property owned by the City of Bell Gardens Redevelopment Agency (includes Site Nos. 4112 and 4113) that was historically occupied by two industrial facilities at 5614 Shull St. This address was identified as Berk Oil (EDR ID No. 23-4, 5) in the LUST, Cortese, and SLIC databases and as the City of Bell Gardens (EDR ID No. 23-4, 5) in the US Brownsfields database. The LUST database reports that a release of aviation fuel affected soil at this site in 1989. The LUST case status is listed as “Open – Site Assessment” as of September 28, 1993. The SLIC database lists the facility status as “site assessment”. The GeoTracker database reports that this 4.33-acre parcel consisted of two former industrial facilities located on adjacent properties: Berk Oil and PMC. The Berk Oil facility was located on the western half and operated from 1965 through 1989 mainly as asphalt mixing and oil distribution facility. PMC was located on the eastern half and operated from 1953 through 1996 as metal and plastic fabrication facility. The property is currently vacant and planned for commercial redevelopment by the City of Bell Gardens. Environmental site investigations began in 1985 and included soil and groundwater sampling and installation of groundwater monitoring wells. In 1989, six USTs for asphalt, diesel and waste oil were removed from the property. The analytical results confirmed that both soil and groundwater beneath the property had been impacted with petroleum hydrocarbons, metals, and VOCs. The findings were all attributable to the activities at former Berk Oil facility. Two principal contaminant source areas were identified as the former UST locations and the former steam-cleaning sump. Limited soil remediation consisting of excavation of impacted soil has been performed. Contaminants present in soil include petroleum hydrocarbons and VOCs including PCE, TCE, cis-1,2- DCE, methylene chloride and vinyl chloride. The data showed TCE as high as 11,000

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>µg/kg at a depth of 20 feet bgs in soil and up to 870 µg/L in groundwater. Two water saturated zones were encountered at approximately 20 feet and 60 feet bgs. The groundwater flow of the shallower water-bearing zone is toward the southwest (toward I-710) and the deeper zone flows to the south. The RWQCB approved an additional Revised Subsurface Soil, Soil Vapor and Groundwater Investigation Work Plan in April 2010. Copies of the work plan or resulting data were not available online. Based on the information reviewed online, it appears that additional site assessment and remediation activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p>
5031	6332-002-938	No address available	Partial	<p>The ROW Impact Report identified Site No. 5031 as government agency use, owned by US Government. A review of the I-710 ROW Impact Maps and online information revealed that Site No. 5031 is located in the southern portion of the former Cheli AFS. The former air station comprised a total of 91.48 acres site and was acquired in 1943 for use as an Army air field and storage depot for the storage and distribution of aircraft parts. The site transferred to the United States Air Force when the Air Force became a separate service branch in 1947 and at that time it was named Cheli AFS. In 1961, the property was no longer needed by the U.S. Air Force and was closed and transferred to the General Services Administration (GSA). The property became known as the Federal Service Center and it was leased to the United States Post Office (later the USPS). In 1972, the property was transferred from GSA to the USPS. The final transfer of 64.68 acres of land to the USPS was in 1976. The remaining 27 acres of the former Cheli AFS were transferred to the U.S. Army in 1974 for the Patton United States Army Reserve Center and remains the property of the Army Reserves and a portion is also used by the California Army National Guard. The remaining area is owned and used by private interests and the USPS, who uses their property for a bulk mail handling facility (located north of Bandini Blvd.). The southernmost portion of the former air station in the area of Site No. 5031 has been occupied by the Salvation Army (5600 Rickenbaker Rd.) since 1988 and includes two large warehouse buildings.</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>The address 5600 Rickenbaker Rd. was identified as Federal Service Center (EDR ID No. 7-2) in the HIST UST and HAZNET databases. The Former Cheli AFS was identified in the online ENVIRSTOR database and the cleanup status is reported as “Inactive – Needs Evaluation” as of July 1, 2005. Based on the former use and lack of information available, it is recommended that a file review be performed for this property. Site Nos. 6032, 6034, 6036, 6037, 6040, and 6312 are also part of the former Cheli AFS.</p>
5039	6332-003-010	5501 E. Slauson Ave. City of Commerce, CA	Full	<p>The ROW Impact Report identified Site No. 5039 as commercial/industrial use, owned by Engineered Polymer Solutions Inc. (EPS). This address was identified as McCloskey Corp. (Valspar) (EDR ID No. 20-2, 5) in the Cortese database; as Engineered Polymer Solutions Inc. (EDR ID No. 20-2, 5) in the FINDS, LUST, RCRA-LQG, TRIS, SLIC, HIST UST, UST, HAZNET, Los Angeles County HMS, and EMI databases; and as McWhorter Inc. (EDR ID No. 20-2, 5) in the CA FID UST and SWEEPS UST databases. According to the LUST database, a solvents release was discovered in 1986 impacting soil and a preliminary assessment began in 1990. The case was transferred to SLIC in 1997 because it was a solvents case and there was minor or no potential water resource impact. The SLIC database lists the facility status as “Open – Site Assessment” as of September 15, 2000. The online GeoTracker database reports that this property has been operated as a resin manufacturing and varnish blending facility for approximately 50 years. The facility uses large quantities of raw liquid materials in the manufacturing process including mineral spirits, resins, plant-derived oils (including coconut, soybean, and linseed oils), and fatty acids. Raw materials for the manufacturing operations are received by truck transport and rail car, and are stored in ASTs, drums, and other containers that are stored throughout the facility. Finished goods are generally stored in ASTs or in smaller containers (drums or tote bins) in warehouses located throughout the facility and in an outdoor finished goods storage area. A Site Characterization Work Plan was approved on September 22, 2009, to assess contaminants of concern including toluene and xylene in soil and soil vapor beneath this site. An additional soil and soil gas assessment was completed in August 2010 and identified BTEX compounds, naphthalene, and TPH as chemicals of concern in soil and soil gas at the property.</p>

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				Further investigation of the vertical and lateral extent of the contamination was proposed following the completion of the August 2010 assessment. No additional information was available. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and soil vapor contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. According to the County Assessor website, this parcel has been divided into two new APNs, APNs 6332-003-024 and 6332-003-813.
6032	6332-002-937	APN not found	Full	The ROW Impact Report identified Site No. 6032 as government agency use, owned by City of Bell. A review of the I-710 ROW Impact Maps and County Assessor website revealed that Site No. 6032 is associated with APN 6332-002-965. This parcel not readily visible from ROW during the windshield survey, but appears to be some sort of parking lot. Site Nos. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS.
6034	6332-002-020	5400 Lindbergh Ln. Bell, CA	Partial	The ROW Impact Report identified Parcel No. 6034 as commercial/industrial use, owned by Cheli Distribution Center (includes Parcel Nos. 6036 and 6037). No EDR listings were identified associated with 5400 Lindbergh Ln. Parcel Nos. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS (see Parcel No. 5031).
6036	6332-002-021	5350 Lindbergh Ln. Bell, CA	Full	The ROW Impact Report identified Site No. 6036 as commercial/industrial use, owned by Cheli Distribution Center (includes Site Nos. 6034 and 6037). No EDR listings were identified associated with 5350 Lindbergh Ln. Based on a review of the EDR Report, it appears that the address 5348 Lindbergh Ln. is also associated with this parcel, which was identified as Dong A America (EDR ID No. 110-11) in the HAZNET database. Based on the lack of listing in other databases indicating violations and/or a release, this listing is not expected to have created an environmental concern to the ISA study area. Site Nos. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
6037	6332-002-022	5300 Lindbergh Ln. Bell, CA	Full	The ROW Impact Report identified Site No. 6037 as commercial/industrial use, owned by Cheli Distribution Center (includes Site Nos. 6034 and 6036). This address was identified as Command Packaging (EDR ID No. 110-11, 12) in the RCRA-SQG, FINDS, and HAZNET databases. No violations were reported. Based on the lack of violations and/or listing in other databases indicating a release, these listings are not expected to have created an environmental concern to the ISA study area. Site Nos. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS.
6040	6332-002-920	No address available	Partial	The ROW Impact Report identified Site No. 6040 as government agency use, owned by the U.S. Government. Based on a review of the EDR Report and online maps and photographs as well as a windshield survey of this property, it appears that this parcel consists of a large U.S. Government-owned property with the addresses 5300 and 5340 Bandini Blvd. The 5300 Bandini Blvd. address was identified as Office of the Adjutant General (EDR ID No. 102-11) in the UST, LUST, Cortese, and Los Angeles County HMS databases and as OMS No. 6 (EDR ID No. 102-11) in the CERCLIS, RCRA-SQG, FINDS, and HAZNET databases. The CERCLIS database reports that a Preliminary Assessment was completed in 1997 and further assessment was required. The online GeoTracker database reports the LUST status for 5300 Bandini Blvd. as “Completed – Case Closed” as of February 5, 2009. The 5340 Bandini Blvd. address was identified as Patton Hall – US Army Reserve Center (EDR ID No. 103-11) in the ENVIROSTOR, HAZNET, LUST, Cortese, LA County Site Mitigation, HIST UST, CA FID UST, and SWEEPS UST databases. The ENVIROSTOR database reports that the case was referred to the local agency. The online GeoTracker database reports the LUST status for 5340 Bandini Blvd. as “Completed – Case Closed” as of November 4, 1999. Based on the regulatory agency closure status, these listings are not expected to have created an environmental concern to the ISA study area. However, there is potential for residual soil contamination to exist which may be encountered during construction and/or excavation activities. Site Nos. 6032, 6034, 6036, 6037 and 6040 are part of the former Cheli AFS.

**Table 3.12-2 Sites of Potential Environmental Concern to the I-710 Corridor Project under Alternatives 6A/B/C**

Figure 3.12-2 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
6432	5243-026-024	4560 E. Washington Blvd. City of Commerce, CA	Full	<p>The ROW Impact Report identified Site No. 6432 as commercial/industrial use, owned by Sarakbe ET AL Lessee. This address was identified as Commerce Truck Stop (EDR ID No. 48-11) in the UST, LUST, and Los Angeles County HMS databases. According to the LUST database, a gasoline release affected this property. The potential media affected is “under investigation”. The LUST status is listed as “Open – Site Assessment” as of April 17, 2003. The lead agency is listed as the County of Los Angeles. The GeoTracker database reports that in 1993 during upgrades to the UST system at this property diesel impacted soils were encountered beneath the fuel dispensers. Gasoline was encountered as free product at approximately 46 feet bgs. An additional release of free product to groundwater was later identified in 1998. Remedial actions including manual retrieval of free product, soil vapor extraction, and pumping and treating of impacted groundwater have occurred at this property from 1999 through 2008. Quarterly groundwater monitoring has been conducted at this property since 2008. Fuel oxygenates in groundwater have been identified as migrating offsite toward the south. A California Water Company service yard including a water production well are located adjacent to the south of this property. A Site Conceptual Model was updated in 2010 and additional soil sampling was proposed at that time. No additional information was available on the GeoTracker database. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities.</p>

Source: *Initial Site Assessment*, December 2011.

<sup>1</sup> These are the addresses that were identified by the Los Angeles County Office of the Assessor for each Assessor’s Parcel Number.

<http://assessor.lacounty.gov/extranet/DataMaps/pais.aspx>

<sup>2</sup> State Water Resources Control Board GeoTracker database, <http://www.geotracker.swrcb.ca.gov/>.

<sup>3</sup> CalRecycle, SWIS, <http://www.calrecycle.ca.gov/SWFacilities/Directory/>.

Refer to the following page for acronym definitions.

## I-710 Corridor Project EIR/EIS

### Acronym definitions for Table 3.12-2:

AFS = Air Force Station  
APN = Assessor's Parcel Number  
AST = aboveground storage tank  
bgs = below ground surface  
BTEX = benzene, toluene, ethylbenzene, and xylenes  
CA FID = California Facility Inventory Database  
CA WDS = California Waste Discharge System Database  
CalRecycle = California Department of Resources Recycling and Recovery  
Caltrans = California Department of Transportation  
CCR = California Code of Regulations  
CERC-NFRAP = CERCLIS No Further Remedial Action Planned List  
CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act  
CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System  
CHMIRS = California Hazardous Material Incident Reporting System  
Cortese = California Environmental Protection Agency Hazardous Waste and Substances Sites (List)  
DCE = dichloroethene  
DHS = Department of Health Services  
DTSC = Department of Toxic Substances Control  
EDR = Environmental Data Record  
EMI = Emission Inventory Data  
EPA = Environmental Protection Agency  
FINDS = Facility Index Systems  
GSA = General Services Administration  
HAZNET = Hazardous Waste Manifests System  
HIST-UST = historical underground storage tank  
HMS = Health Management Systems  
I-405 = Interstate 405  
I-710 = Interstate 710  
ISA = Initial Site Assessment  
LA River = Los Angeles River  
LADWP = Los Angeles Department of Water and Power  
LBDHHS = City of Long Beach, Department of Health and Human Services  
LUST = leaking underground storage tank  
 $\mu\text{g}/\text{kg}$  = micrograms per kilogram  
Metro = Los Angeles County Metropolitan Transportation Authority  
OOI = Oil Operators, Inc.  
Oxy = Occidental Petroleum Corporation  
PCE = tetrachloroethylene  
RCRA-SQG = Resource Conservation and Recovery Act Small-Quantity Generator Database  
ROW = right-of-way  
RWQCB = Regional Water Quality Control Board  
SLIC = SWRCB Spills, Leaks, Investigations, and Cleanups  
SWAT = Solid Waste Assessment Test  
SWEEPS = Statewide Environmental Evaluation and Planning System  
SWF/LF = Solid Waste Facility/Landfill  
SWIS = Solid Waste Information System  
TCE = trichloroethylene  
TPH = total petroleum hydrocarbons  
TRIS = Toxic Release Inventory System  
USPS = United States Postal Service  
UST = underground storage tank  
VCP = Voluntary Cleanup Program  
VOC = volatile organic compounds  
WMDUS = State Waste Management Unit Database System

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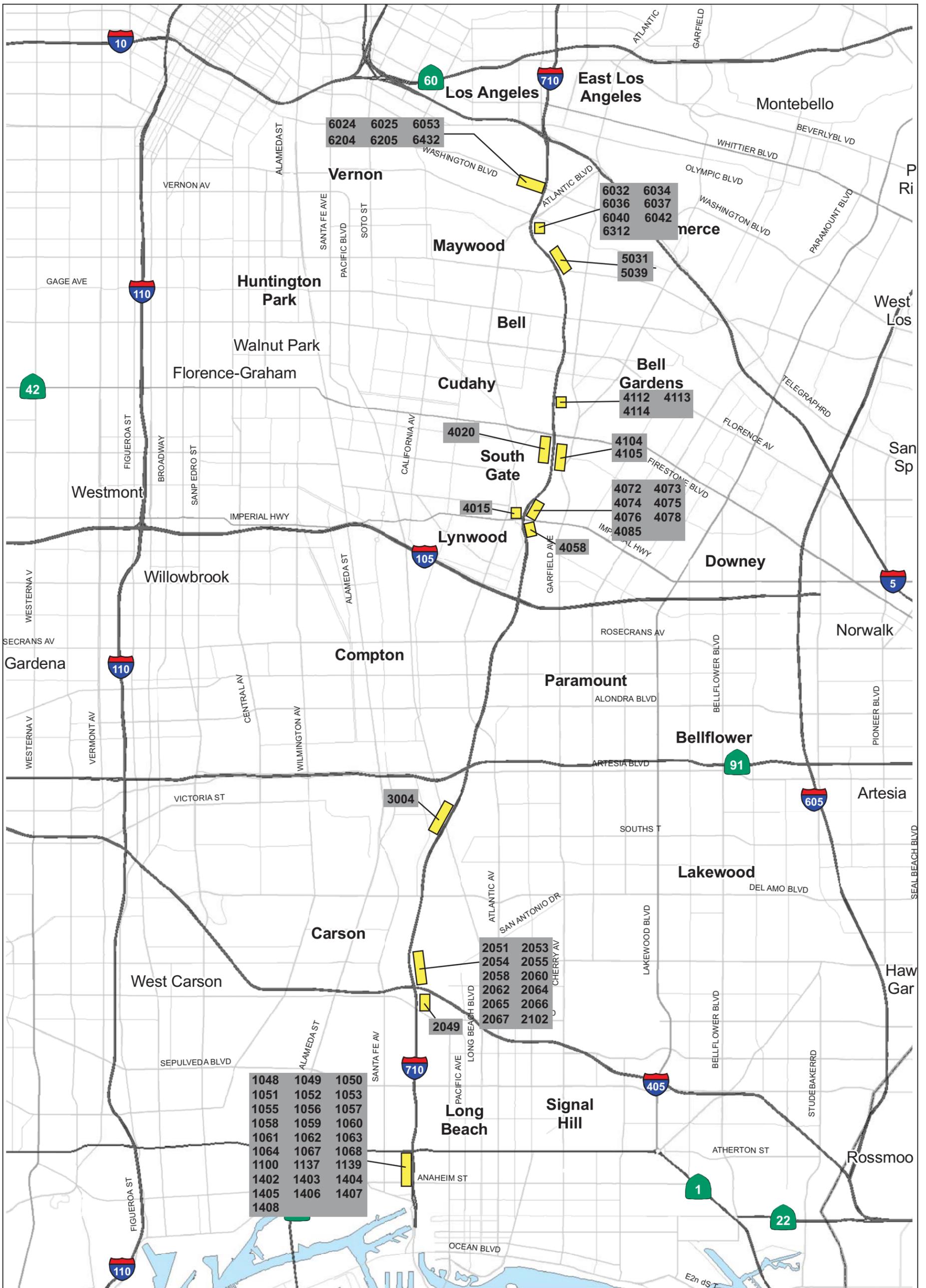


FIGURE 3.12-2

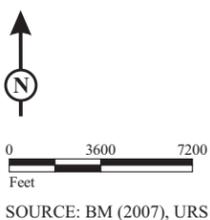
LEGEND

- Sites of Potential Environmental Concern
- Project Specific Site Numbers For Alternative 6A/B/C

Note: Sites 1033, 3015, 3016, 3017, and 6312 are not shown on this figure.

I-710 Corridor Project EIR/EIS  
 Sites of Potential Environmental Concern  
 Identified for Alternative 6A/B/C

07-LA-710-PM 4.9/24.9  
 EA 249900



SOURCE: BM (2007), URS (2011)

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**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
<b>Slauson Ave./Santa Fe Ave. (No. 151)</b>				
151	6321-002-009	2330 E. Slauson Ave. Huntington Park, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by NARF Management Group. This address was identified as Service Station 6150 (EDR ID No. B5) in the LUST and HIST UST databases; as Cy Nottle Richfield Service (EDR ID No. B6) in the EDR Historical Auto Stations database; as Tosco/Unocal No. 31107 (EDR ID No. B7) in the UST and Los Angeles County HMS databases; as Union Oil Service Station 6150 (EDR ID No. B8) in the HIST UST database; and as Unocal No. 6150 (EDR ID No. B9) in the LUST, SWEEPS UST, Los Angeles County HMS, and HAZNET databases. The cleanup status of the first LUST case is reported as “Completed – Case Closed” as of October 18, 1996. The cleanup status of the second LUST case is reported as “Open – Site Assessment” as of July 14, 2009. The lead cleanup oversight agency is the County of Los Angeles. Based on information reviewed on the online GeoTracker database, <sup>2</sup> it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains by a 76 gasoline station.
	6321-003-001	2400 E. Slauson Ave. Huntington Park, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by Wilson TR. This address was identified as Shell Station (EDR ID No. A1) in the RCRA-SQG, FINDS, LUST, HIST UST, SWEEPS UST, and Los Angeles County HMS databases. The cleanup status of the LUST case is reported as “Open – Site Assessment” as of May 29, 2009. The lead cleanup oversight agency is the County of Los Angeles. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by a Shell gasoline station.
<b>Willow St./Atlantic Ave. (No. 29)</b>				
29	7207-013-026	2601 Atlantic Ave. Long Beach, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by Fuller TRS ET AL. This address was identified as Automat Oil No. 5 (EDR ID No.A1) in the EDR Historical Auto Stations database; as Robert E Givens, DBA Auto-Mat (EDR ID No. A7) in the HIST UST and CHMIRS databases; as Mobil No. 18-MXY (EDR ID No. A8 and A15) in the LUST and HIST CORTESE databases; as ExxonMobil Oil Corp (EDR ID No. A9) in the RCRA-LQG database; as Exxon Mobil No. 18-MXY (EDR ID No. A12) in the UST database; and as Exxon Mobil Oil Corp 17856 (EDR ID No. A14) in the CA FID UST, SWEEPS UST, and HAZNET databases. The cleanup status of the LUST case is reported as “Open – Remediation” as of July 13, 2007. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by Mobil gas station.
	7207-014-019	2600 Atlantic Ave. Long Beach, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by Loboda TRS. This address was identified as Shell No. 204-4482-7701 (Former) (EDR ID No. A19) in the LUST database, as Vacant/Demo (formerly Shell SS No. 7008) (EDR ID No. A20) in the UST database; as Shell Oil Products SAP 135464 (EDR ID No. A21) in the RCRA-SQG database; as Shell No. 204-4482-7701 (EDR ID No. A22) in the HIST CORTESE database;

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>and as Shell Oil Company (EDR ID No. A23) in the SWEEPS UST database. The cleanup status of the LUST case is reported as “Open – Remediation” as of May 5, 2002. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site is currently occupied by Goodwill. Based on a review of online maps and photographs, this site is also associated with the address 2610 Atlantic Ave., which was not identified in the EDR Report.</p>
<b>Imperial Hwy./Long Beach Blvd. (No. 54)</b>				
54	6171-002-024	11175 Long Beach Blvd. Lynwood, CA	Partial	<p>The ROW Impact Report identified this site as commercial/industrial use, owned by Goldenson TR. This address was identified as 76 Products Station No. 4448 (EDR ID No. B5) in the HIST CORTESE, LUST, SWEEPS UST, Los Angeles County HMS, and HAZNET databases. The cleanup status of the LUST case is reported as “Open – Remediation” as of July 13, 2007. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by a 76 Union gasoline station.</p>

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
<b>Florence Ave./Alameda St. (No. 63)</b>				
63	6025-016-002	7201 S. Alameda St. Los Angeles, CA	Partial	<p>The ROW Impact Report identified this site as commercial/industrial use, owned by Seventy Two 01 Alameda DEV LLC. This address was identified as Mc Farlane Bros. (EDR ID No. A6) in the EDR Historical Auto Stations database for the year 1942. Based on a review of online maps and photographs, it appears that the historical addresses 7205-7209 S. Alameda St. and 2050-2060 E. Florence Ave. are also associated with this site. The address 7205 S. Alameda St. was identified as Bert Smith (EDR ID No. A1) in the EDR Historical Auto Stations database for the year 1942; the address 7207 S. Alameda St. was identified as Jos Sovincz (EDR ID No. A8) in the EDR Historical Auto Stations database for the years 1933 and 1933; and the address 2060 E. Florence Ave. was identified as Mac Farlane (EDR ID No. A9) in the Historical Auto Stations database for the years 1929 and 1937. The address 2060 E. Florence Ave. was identified as Unocal No.2929 (Former) (EDR ID No. B11) in the LUST and SLIC databases; as L V Hughes (EDR ID No. B12) in the Historical Auto Stations database for the year 1924; and as Unocal Station No.2929 (Former) (EDR ID No. B13) in the SLIC database. The cleanup status of the SLIC and LUST cases is reported as "Open – Site Assessment" as of March 15, 2011. The lead cleanup oversight agency is the County of Los Angeles. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site is currently developed with a retail strip mall that includes the tenants: Ramos Auto Sales, Franko's Auto Glass, and Pollo Fresco.</p>

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
<b>Del Amo Blvd./Long Beach Blvd. (No. 35)</b>				
35	7132-028-019	5005 Long Beach Blvd. Long Beach, CA	Partial	<p>The ROW Impact Report identified this site as commercial/industrial use, owned by Lewic Fleming TR ET AL. This address was identified as Charlie's Auto Center (EDR ID No. A13) in the EDR Historical Auto Stations database; as ExxonMobil Oil Corp. (EDR ID No. A14-A15) in the RCRA-LQG and RCRA-SQG databases; as Mobil No.18-MLJ (4 D/W XERXES) (EDR ID No. A16) in the LUST and UST databases; as ExxonMobil Oil Corporation No.11181 (EDR ID No. A17) in the LUST, SWEEPS UST, and HAZNET databases; as Jai Seung An (EDR ID No. A18-A19) in the HIST UST and CA FID UST databases; and as Mobil No.11-MLJ (EDR ID No. A20) in the HIST CORTESE and HAZNET databases. The cleanup status of the first LUST case is reported as "Completed – Case Closed" as of July 23, 1996. The cleanup status of the second LUST case is reported as "Open – Remediation" as of January 16, 2008. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by a Mobil gas station.</p>
	7133-003-033	4990 Long Beach Blvd. Long Beach, CA	Partial	<p>The ROW Impact Report identified this site as commercial/industrial use, owned by So-Young Nam. This address was identified as Gibson Shell Service (EDR ID No. A6) in the EDR Historical Auto Stations database; as Shell Oil Products US (3 S/W FG) (EDR ID No. A7) in the UST database; as Shell Station (EDR ID No. A8) in the LUST database; and as Shell Service Station – 135455 (EDR ID No. A22) in the RCRA-SQG, FINDS, CA FID UST, HIST UST, SWEEPS UST, and HAZNET databases. The cleanup status of the LUST case is reported as "Open – Site Assessment" as of February 15,</p>

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>2005. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site is currently occupied by Del Amo Petroleum.</p>
<b>Firestone Blvd./Garfield Ave. (No. 61)</b>				
61	6232-002-015	5731 Firestone Blvd. South Gate, CA	Partial	<p>The ROW Impact Report identified this site as commercial/industrial use, owned by BP West Coast Products LLC. This address was identified as ARCO Fac. No. 05110 (EDR ID No. C4) in the RCRA-SQG, FINDS, and HAZNET databases; as Prestige Stations Inc. No. 529 (EDR ID No. C5) in the HIST UST and SWEEPS UST databases; as ARCO Products No. 05110 (EDR ID No. C6) in the UST database; as Red's Richfield Service (EDR ID No. C7) in the EDR Historical Auto Stations database; and as ARCO No. 5110 (EDR ID No. C8) in the HIST CORTESE and LUST databases. The cleanup status of the second LUST case is reported as "Open – Remediation" as of July 17, 2007. Based on information reviewed on the online GeoTracker database, it appears that remediation and groundwater monitoring are ongoing at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by an ARCO gasoline station.</p>

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
<b>Anaheim St./Magnolia Ave. (No. 13)</b>				
13	7272-002-039	500 W. Anaheim St. Long Beach, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by Equilon Enterprises LLC. This address was identified as Shell Oil Products US (3S/W FG O-C) (EDR ID No. A19) in the UST database; as Seo Hoon Anh (EDR ID No. B36) in the HIST UST database; as Moe Sheu II (EDR ID No. A37) in the UST database; as Shell Service Station (EDR ID No. A38) in the RCRA-SQG, FINDS, and HAZNET databases; Peed Dave Transmission Service (EDR ID No. A39) in the EDR Historical Auto Stations database; as Jim’s Shell No. 1 (EDR ID No. A40) in the CA FID UST and SWEEPS UST databases; and as Jim & Howard’s Radiator Serv. (EDR ID No. A41) in the EDR Historical Auto Stations database. The cleanup status of the LUST case is reported as “Open – Site Assessment” as of 8/15/2007. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by a Shell gasoline station.
<b>Alondra Blvd./Garfield Ave. (No. 44)</b>				
44	7102-012-012	7512 Alondra Blvd. Paramount, CA	Partial	The ROW Impact Report identified this site as commercial/industrial use, owned by Equilon Enterprises LLC. This address was identified as Shell Auto Center (EDR ID No. A13) in the UST database; as San Marcus Dairy (Dest.) (EDR ID No. A14) in the SWEEPS UST and Los Angeles County HMS databases; as Shell Oil Co. (EDR ID No. A16) in the RCRA-SQG and Los Angeles County HMS databases; as Bob’s Shell Service (EDR ID No. A17) in the EDR Historical Auto Stations database; as Maurice L. Albin (EDR ID No. A20) in the HIST UST; and as Shell Service Station (former) (EDR ID No. A21

**Table 3.12-3 Sites of Potential Environmental Concern to the I-710 Corridor Project Arterial Intersections under Alternative 5A and Alternatives 6A/B/C**

Figure 3.12-3 Site No.	APN	Address <sup>1</sup>	Acquisition	Site Listing
				<p>and A23) in the LUST database. The cleanup status of the LUST case is reported as “Open – Remediation” as of October 19, 2004. The lead cleanup oversight agency is the RWQCB. Based on information reviewed on the online GeoTracker database, it appears that additional investigations and remediation are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that soil and groundwater contamination may exist in the area of this property impacted by the proposed right-of-way, which could be encountered during construction and/or excavation activities. This site remains occupied by Shell gas station.</p>

Source: *Initial Site Assessment*, December 2011.

<sup>1</sup> These are the addresses that were identified by the Los Angeles County Office of the Assessor for each Assessor’s Parcel Number. <http://assessor.lacounty.gov/extranet/DataMaps/pais.aspx>

<sup>2</sup> State Water Resources Control Board GeoTracker database, <http://geotracker.waterboards.ca.gov/>

- APN = Assessor’s Parcel Number
- CA FID = California Facility Inventory Database
- CHMIRS = California Hazardous Material Incident Reporting System
- Cortese = California Environmental Protection Agency Hazardous Waste and Substances Sites (List)
- EDR = Environmental Data Record
- FINDS = Facility Index Systems
- HAZNET = Hazardous Waste Manifests System
- HIST-UST = historical underground storage tank
- HMS = Health Management Systems
- I-710 = Interstate 710

- LUST = leaking underground storage tank
- RCRA-LQG = Resource Conservation and Recovery Act Large-Quantity Generator Database
- RCRA-SQG = Resource Conservation and Recovery Act Small-Quantity Generator Database
- ROW = right-of-way
- RWQCB = Regional Water Quality Control Board
- SLIC = SWRCB Spills, Leaks, Investigations, and Cleanups
- SWEEPS = Statewide Environmental Evaluation and Planning System
- UST = underground storage tank

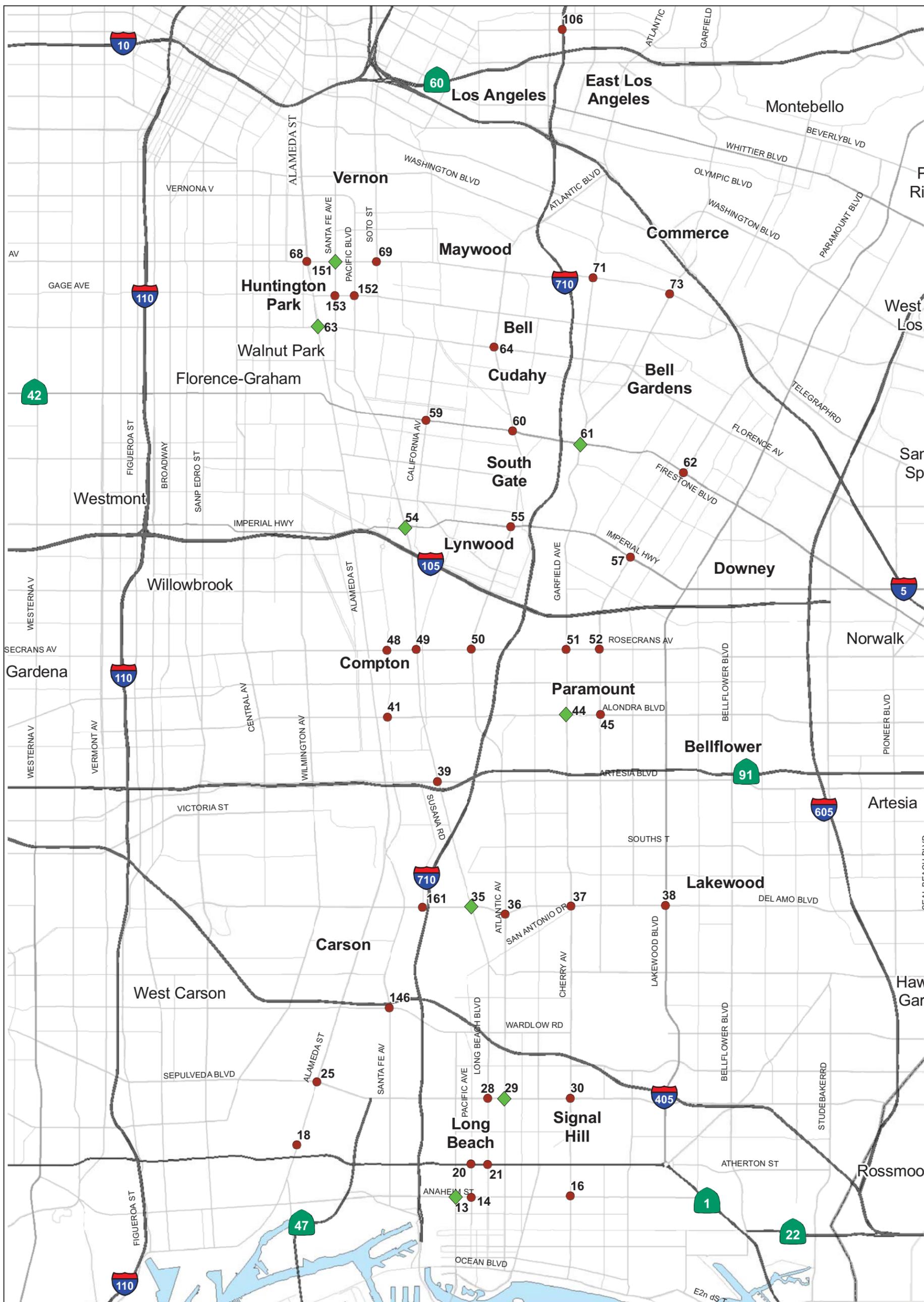


FIGURE 3.12-3

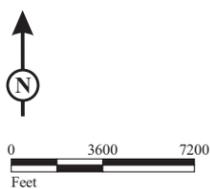
LEGEND

- Arterial Intersection Improvements
- ◆ Intersections with Potential Sites of Environmental Concern

Note: Intersection numbers are not sequential. The intersection numbers were assigned in the Traffic Impact Analysis (URS2011) that evaluated over 150 intersections in the I-710 Corridor Project study area.

I-710 Corridor Project EIR/EIS  
 Arterial Intersections of Potential Concern  
 Under Alternatives 5A and 6A/B/C

07-LA-710-PM 4.9/24.9  
 EA 249900



SOURCE: BM (2007), URS (2011)

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**Table 3.12-4 Potential Off-site Environmental Concerns to the I-710 Corridor Project**

Address	Relative Location	Description
11760 Wright Rd. Lynwood CA	Adjacent to the west of the study area.	This address was identified as Willco Landfill in the ENVIROSTOR online database. Reportedly, the landfill was bounded by the Long Beach freeway on the east, Wright Rd. on the west, a Southern Pacific Railroad right-of-way on the south, and a retaining wall along the north. Prior to 1950, the site was used as a sand quarry and excavated to a minimum elevation of 62 feet above mean sea level in the central portion of the site. From 1950 to 1956, the area was used as a dump site, and from 1956 to 1978, the site was a transfer station for Class II and Class III landfill material. Caltrans acquired the site in 1974 for the location of the Long Beach Freeway and the proposed Century Freeway. In 1983, excavation of approximately two thirds of the landfill material was completed, removing approximately 200,000 cubic yards from the western and eastern ends of the site. During the excavation of the central area soil samples indicated the presence of metals and solvents near USTs. The database states that the site was issued a clean-up status of "Certified" as of February 19, 1988. The potential contaminants of concern are listed as acetone, lead, petroleum, and VOCs, with potential to impact "other groundwater (uses other than drinking water) and soil." Based on the proximity to the I-710 Corridor Project, contaminated media may be encountered during construction activities.
8601 Garfield Ave. South Gate, CA	Adjacent to the east of the study area, northwest of the intersection of Firestone Blvd. and Garfield Ave., near Site No. 4110	This address was identified as ARCO-Vinvale Tank Farm (EDR ID No. 31-5) in the LUST, Cortese, and SLIC databases; as Vinvale Facility, South G (EDR ID No. 31-5) in the Cortese and CA WDS databases; as Arco Terminal (EDR ID No. 31-5, 34-5) in the SLIC, Los Angeles County HMS, and UST databases; and as ARCO Vinvale Terminal (EDR ID No. 34-5) in the TRIS, Los Angeles County HMS, EMI, SWEEPS UST, RCRA-SQG, HAZNET, and CERC-NFRAP databases. This address was also identified in the EDR Orphan Summary list in the CHMIRS database. According to the CERCLIS database, this facility is not listed on the NPL list and, on December 21, 1988, no further remedial action was planned (NFRAP) for the facility. RCRA violations were issued to the facility in 2007, which subsequently achieved compliance. The lead agency for the

**Table 3.12-4 Potential Off-site Environmental Concerns to the I-710 Corridor Project**

Address	Relative Location	Description
		<p>SLIC and LUST cases is the RWQCB. The online GeoTracker database reports the 35-acre site operated as a refinery under the ownership of Rio Grande Oil Company from approximately 1923 to 1957. In 1957, all of the refining equipment was removed to accommodate the construction of I-710 freeway. The Site was operated as a storage and distribution facility for Richfield's Watson Refinery until 1977. In 1977, the facility was upgraded to its current configuration and has operated as a fuel storage and distribution terminal since then. The SLIC cleanup status is reported as "Open – Remediation as of June 30, 2002." Subsurface investigations at the site began in 1987. Over 160 groundwater monitoring wells have been installed at this site and in the surrounding area. Ongoing quarterly groundwater monitoring and remediation is being performed including SVE and fluid recovery of SPH under the supervision of the RWQCB. Since the inception of remediation in May 1994, an estimated 1,568,347 gallons of petroleum hydrocarbons have been removed from beneath the site. Based on the information reviewed online, it appears that additional remediation and site assessment activities are required at this property. Therefore, this property represents an environmental concern to the proposed I-710 Corridor Project. It should be noted that groundwater contamination from this property extends beneath the proposed right-of-way, which could be encountered during construction, excavation, and/or dewatering activities.</p>
<p>9510 Garfield Ave. South Gate, CA</p>	<p>Adjacent to the southeast of the study area, at the southeast corner of Garfield Ave. and Southern Ave, near Site No. 4213</p>	<p>This address was identified as GLAVCD (EDR ID No. 75-5) in the LUST database. According to the LUST database, a gasoline release affected soil at this site in 2000. The LUST case status is listed as "Open – Site Assessment" as of June 8, 2009. The GeoTracker database reports that this case was recently referred by the County of Los Angeles and additional information is required. A letter from the GLACVCD dated July 22, 2009, reports that in 2000, an underground clarifier and hydraulic hoist system were removed from this property. Soil samples collected from the bottom of the removal pits did no show detections of TRPH, BTEX, or MTBE. Furthermore, this property was sold to County of Los Angeles Sanitation District in 2000 (see listing below).</p>

**Table 3.12-4 Potential Off-site Environmental Concerns to the I-710 Corridor Project**

Address	Relative Location	Description
5619 Randolph St. City of Commerce, CA	East of the study area, east of the Cognis Corporation/Henkel site (discussed above)	This address was identified as Southland Oil, Inc. (EDR ID No. 44-5, 45-5) in the RESPONSE, DEED, ENVIROSTOR, HIST Cal-Sites, CA BOND EXP. PLAN, RCRA-SQG, FINDS, CERC-NFRAP, and Cortese databases and as A. Ellison Co. (EDR ID No. 44-5) in the HIST UST database. This property is a former refinery and waste oil recycling facility. Contaminants of concern include heavy petroleum hydrocarbons, PCBs, metals (lead), halogenated hydrocarbons, aromatic and semi volatile compounds. According to the EDR Report, the use of this property has been restricted to commercial/industrial use (deed restriction) and the engineered asphalt/concrete cap and operating SVE system cannot be disturbed without approval. The ENVIROSTOR cleanup status is listed as "Certified - Operations and Maintenance as of August 16, 2002," which appears to be ongoing. The online ENVIROSTOR database reports that in 2008 the SVE system was operating normally, but that benzene and vinyl chloride concentrations were still high. It is believed this could represent an environmental concern to the proposed I-710 Corridor Project. Based on the deed restriction in place for this property, approval from the DTSC will be required prior to any construction and/or excavation activities on this site.
5050 E. Slauson Ave. Los Angeles, CA	West of the flood control channel, south of Slauson Ave. and north of 59th Pl., currently part of Maywood Riverfront Park	This address was identified as Pemaco Inc./Pemaco Former Chemical Corporation (EDR ID No. 24-5, 25-5) in the ICIS, CERCLIS, RCRA-SQG, FINDS, HAZNET, NPL, Los Angeles County HMS, ROD, EMI, US ENG CONTROLS, US INST CONTROLS, ENVIROSTOR, HIST Cal-Sites, LUST, Cortese, UST, and SWEEPS UST databases. Based on a drive-by of this property, it is currently occupied by a City park (Maywood Riverfront Park) and an active remediation system was observed within a fenced enclosure in the southern portion of the property. Pemaco is a former chemical mixing facility located in a light industrial and residential area. It is believed that Pemaco began on-site operations in the late 1940s and ended operations at the site on June 21, 1991. Hazardous substances are known to have been used at the facility, including chlorinated solvents, aromatic solvents, and flammable liquids. The site is currently undergoing cleanup of soil vapor and groundwater under the oversight of the EPA. The

**Table 3.12-4 Potential Off-site Environmental Concerns to the I-710 Corridor Project**

Address	Relative Location	Description
		<p>groundwater treatment system has been operating since April 2007; the vapor portion of the system has been operating since May 2007. According to EPA fact sheets, contaminated groundwater is reportedly located between 25 and 100 feet below surface.<sup>1</sup> At the time the Maywood Riverfront Park was constructed in 2005, a layer of geo-textile liner was placed over the site and a foot of certified clean soil was used to cover the entire property (engineering control). The “source area” with the highest contamination has been fenced off while it is being remediated in the southern portion of the site. Based on the engineering control in place for this property, approval from the EPA will be required prior to any construction and/or excavation activities on this site.</p>
<p>3960 E. Washington Blvd. City of Commerce, CA</p>	<p>Adjacent to the west of the study area at the southwest corner of Washington Blvd. and Indiana St.</p>	<p>This address was identified as Laidlaw Waste Systems (EDR ID No. 26-5) in the CERCLIS, CORRACTS, SLIC, LUST, and ENVIROSTOR databases. This property was formerly owned by Sinclair Paint Co. from the late 1940s until 1987 and used as a paint manufacturing facility. In 1987, the property was sold to Laidlaw for use as a solid waste transfer station until 1997 when all buildings, aboveground tanks (27 total), underground storage tanks (39 total), and piping were removed from the property and it was paved with asphalt. In 1997, Laidlaw changed their name to Allied Waste Systems, Inc., who was acquired by Republic Services (responsible party) in 2008. The property is currently leased by Burlington Northern Santa Fe Company for intermodal container trailer parking. There are currently 14 on-site and 6 off-site groundwater monitoring wells associated with this property. Three of the groundwater monitoring wells were installed in a deeper saturated zone where depth to water has been gauged at approximately 130 to 137 feet bgs. Groundwater flow in the deep zone is generally to the south.</p> <p>The deep zone groundwater monitoring wells are sampled annually. The remaining groundwater monitoring wells are screened within the shallow saturated zone where depth to water has been gauged between approximately 60 to 90 feet bgs. Groundwater flow in the shallow zone is</p>

**Table 3.12-4 Potential Off-site Environmental Concerns to the I-710 Corridor Project**

Address	Relative Location	Description
		<p>generally in two directions; from the south end of the site the flow is north, and from the north end the groundwater flows south. The shallow groundwater monitoring wells are gauged and sampled on a semi-annual basis. The primary COCs in soil and shallow groundwater include acetone, benzene, ethylbenzene, isopropyl alcohol, methyl ethyl ketone, toluene, xylenes, and TPH. In the deep groundwater monitoring wells, COCs include carbon tetrachloride, chloroform, TCE, and TPH. Free product is routinely detected in several of the onsite shallow groundwater monitoring wells and recovered from these wells on a weekly basis. An SVE/biovent system was installed in 1997 and continues to operate.</p>

Source: *Initial Site Assessment*, December 2011.

<sup>1</sup> Pemaco Superfund Site Update, June/July 2007 [http://yosemite.epa.gov/R9/SFUND/R9SFDOCW.NSF/3dc283e6c5d6056f88257426007417a2/aef6e54913bc4b3788257316002c0a78/\\$FILE/Fact%20sheet.june07.final.pdf](http://yosemite.epa.gov/R9/SFUND/R9SFDOCW.NSF/3dc283e6c5d6056f88257426007417a2/aef6e54913bc4b3788257316002c0a78/$FILE/Fact%20sheet.june07.final.pdf)

bgs = below ground surface

BTEX = benzene, toluene, ethylbenzene, and xylenes

CA BOND EXP PLAN = California Bond Expenditure Plan

CA WDS = California Waste Discharge System Database

Caltrans = California Department of Transportation

CERC-NFRAP = CERCLIS No Further Remedial Action Planned List

CERCLIS = Comprehensive Environmental Response, Compensation, and Liability Information System

CHMIRS = California Hazardous Material Incident Reporting System

COCs = contaminants of concern

CORRACTS = RCRA Corrective Action Sites

Cortese = California Environmental Protection Agency Hazardous Waste and Substances Sites (List)

EDR = Environmental Data Record

EMI = Emission Inventory Data

EPA = Environmental Protection Agency

FINDS = Facility Index Systems

GLAVCD = Greater LA County Vector Control District

HAZNET = Hazardous Waste Manifests System

HIST-UST = historical underground storage tank

HMS = Health Management Systems

I-710 = Interstate 710

ICIS = Integrated Compliance Information System

Laidlaw = Laidlaw Waste Systems, Inc.

LUST = leaking underground storage tank

MTBE = methyl tertiary-butyl ether

NPL = National Priorities List

RCRA-SQG = Resource Conservation and Recovery Act Small-Quantity Generator Database

ROD = Record of Decision

RWQCB = Regional Water Quality Control Board

SLIC = SWRCB Spills, Leaks, Investigations, and Cleanups

SPH = separate-phase hydrocarbon

SVE = soil vapor extraction

SWEEPS = Statewide Environmental Evaluation and Planning System

TPH = total petroleum hydrocarbons

TRPH = total recoverable petroleum hydrocarbons

TRIS = Toxic Release Inventory System

US ENG CONTROLS = Engineering Controls Sites List

US INST CONTROLS = Institutional Controls Sites List

UST = underground storage tank

VOC = volatile organic compounds

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FIGURE 3.12-4

LEGEND

- Reviewed Information Online
- Sites That Require Additional Information (i.e., File Reviews)



SOURCE: BM (2007), URS (2011)

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### **3.12.2.7 LANDFILLS**

Based on the information provided from the online CalRecycle SWIS was reviewed to supplement the information provided in the EDR Reports. A review of this database and the EDR Reports identified 13 solid waste sites within or potentially within the proposed I-710 Corridor Project. The sites are listed in Table 3.12-5 and are shown in Figure 3.12-5.

### **3.12.2.8 RAILROADS**

Soils along the railroad tracks within the project disturbance limits should be assumed to be impacted by polynuclear aromatic hydrocarbons (PNAs). Sources of PNAs include diesel fuel spills from trains, kerosene used to heat rails during rail replacement activities, and wood preservatives used for switch ties. Soils surrounding railroad tracks and ballasts may also be contaminated with ACMs; chlorinated hydrocarbons (e.g., perchloroethylene [PCE] and trichloroethylene) from cargo spills; creosote and pentachlorophenol, which are used as a wood preservative for switch ties; and pesticides and herbicides, which are used around the railroad tracks and ballasts for pest and weed control.

### **3.12.2.9 WOOD TREATED WASTE**

Other wood-treated waste materials may be encountered during construction. Any wooden utility poles, railroad ties, or other wood-treated waste material associated with existing roadway structures that would be removed or relocated during project construction should be tested for the presence of wood treatments. Contaminants that are usually found in wood waste include creosote, pentachlorophenol, arsenic, copper, and chromium; treatment compounds such as copper azole, alkaline copper quaternary, chromated copper arsenate; and other associated compounds. Soils adjacent to railroad ties should also be tested for the presence of wood treatments/preservatives. All contaminated soil and wood-treated materials will be considered hazardous waste and be removed and properly disposed of at an off-site Class I landfill facility.

## **3.12.3 ENVIRONMENTAL CONSEQUENCES**

### **3.12.3.1 BUILD ALTERNATIVES.**

**PERMANENT IMPACTS.** Operation and maintenance of the facilities proposed as part of Alternatives 5A and 6A/B/C would not introduce new sources of hazardous materials/waste. Routine maintenance activities would be required to follow applicable regulations with respect to handling and disposal of potentially hazardous materials. Vehicles traveling on the I-710 freeway would continue to transport hazardous substances that could spill and impact the roadway, adjacent properties, or resources. However, the purpose of the I-710 Corridor Project

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
19-AA-1047	N/A	Between the I-710 and LA River between Anaheim St. to the south and Pacific Coast Hwy. to the north	Full (Within Existing ROW)	Public Service Transfer Station No. 1 (EDR ID No. 76-8) is listed in the SWF/LF database. This facility is located between the I-710 and LA River, north of Anaheim St and south of Pacific Coast Hwy. The project site at this location is Site No. 1100. It is located on City of Long Beach-owned property and is not associated with an APN because it is within the existing ROW. Reportedly, the City of Long Beach has an active limited volume transfer operation for green materials at this location. According to the online SWIS database <sup>1</sup> (SWIS No. 19-AA-1047), the facility permit was issued in October 2001 and it is permitted to handle 2,800 to 3,000 tons of green waste per year. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No significant violations of State Minimum Standards observed at time of inspection and all records were reported to be in order. The most recent inspection reported that this facility is not open to the public and is currently reserved for street cleaning operations. No enforcement action records were reported in the SWIS database. Based on the materials processed, frequent inspections and lack of reported violations or listing in other databases indicating a release, this listing is not expected to have created an environmental concern to the ISA study area. However, based on the use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this property is considered to have high risk waste issues.
19-AK-5002	7140-014-940 7140-014-939 7140-014-803 7140-014-806 7140-014-942 7140-014-943 7140-014-805 7140-014-910 7140-014-909 7140-014-804 7140-014-028 7140-014-808	Between the I-710 and LA River at the end of W. Carson St.	Partial	Caltrans Long Beach, West LA River No. 2 (EDR ID No. 93-10) is listed in the SWF/LF database. According to the online SWIS database, the exact location of Caltrans Long Beach, West LA River No. 2 (SWIS No. 19-AK-5002) is unknown, but it is located between the I-710 and LA River at the end of W. Carson St. The project sites in this area include Site Nos 2053, 2054, 2055, 2058, 2060, 2061, 2062, 2064, 2065, 2066, 2067, and 2102. This location is a closed solid waste disposal site that was operated by Caltrans and the regulatory status is reported as “unpermitted.” It is inspected annually by the County of Los Angeles and most recent inspection was performed on October 7, 2011. The inspection report notes that the exact location is unknown and no new information has been obtained, but no significant land use changes were noted in the area since the last inspection. No significant violations were noted at the time of the inspection. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
19-AA-5203	7101-013-037 7101-013-038 7101-013-041	6300 Alondra Blvd. Paramount, CA	Off Site	<p>J. Ruillo (EDR ID No. 6-10) is listed in the SWF/LF database. According to the online SWIS database, J .Rullo (SWIS No. 19-AA-5203) consisted of three sites located east of the I-710 and LA River, south of Alondra Blvd., which is adjacent to the south of the ISA study area. This closed solid waste disposal site ceased operations on July 25, 1969 and the regulatory status is reported as “pre-regulations”. This former landfill has been redeveloped with a Home Depot retail store (6400 Alondra Blvd.). It is inspection annually by the County of Los Angeles and most recent inspection report available online was dated December 24, 2008. This report states “Home Depot site never clarified source of methane...observed 5 55-gal drums on site w/ labels from environ co. – purge water from new wells...” No enforcement action records were reported in the SWIS database. No further information was available in the SWIS database. Home Depot (EDR ID No. 10-6) is listed in the LUST database and the LUST cleanup status is reported as “Open – Site Assessment” as of June 12, 2006. Based on the open case status of the LUST case and lack of recent information available on the online GeoTracker database,<sup>2</sup> a file review is required to evaluate potential impacts from this property.</p>
19-AA-5076	6239-001-271 6239-001-900 6239-001-901 6239-001-906	6400 E. Compton Blvd. Compton, CA	Off Site	<p>Compton City Landfill (EDR ID No. 1-6) is listed in the SWF/LF database. According to the online SWIS database, the Compton City Landfill (SWIS No. 19-AA-5076) is located on the south side of Compton Blvd (Somerset Blvd.) east of the LA River, adjacent to the south and east of the ISA study area. This property is owned by the City of Compton and it is currently developed with the Compton Par Three Golf Course. The regulatory status of this closed solid waste disposal site is reported as “pre-regulations”. It is inspected annually by the County of Los Angeles and the most recent inspection report available online is dated December 28, 2010. Violations were reported at the time of the 2010 inspection due to ground subsidence noted in the parking lot area along the east side. A note states to “provide proper slope to drain landfill cover and prevent standing water”. No design improvements are proposed in this area and therefore this former solid waste disposal site is not expected to have created an environmental concern to the proposed I-710 Corridor Project.</p>

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
19-AA-5340	Unknown	West side of I-710 at the end of San Carlos St.	Unknown	<p>San Carlos Dump (EDR ID No. 196-10, 13) was identified in the SWF/LF database. According to the online SWIS database, the San Carlos Dump (SWIS No. 19-AA-5340) is located on the west side of I-710 at the end of San Carlos St. The regulatory status of this closed solid waste disposal site is reported as “pre-regulations”. It is inspected annually by the County of Los Angeles and the most recent inspection report available online was dated December 14, 2009. The inspection report states “cul-de-sac clean &amp; in good order. No litter, differential settlement, nor distressed vegetation observed on/along freeway on ramp.” No solid waste code violations were noted at the time of the inspection. No enforcement action records were reported in the SWIS database. No design improvements are proposed in this area and therefore this former solid waste disposal site is not expected to have created an environmental concern to the proposed I-710 Corridor Project.</p>
19-AA-5291	N/A	East end Courtland Ave. at I-710 Lynwood, CA	Within Existing ROW	<p>Courtland Ave. Dump (EDR ID No. 145-7) was identified in the SWF/LF database. This property is located at the end of Courtland Ave., adjacent to the I-710. This property is state-owned and it does not appear to be associated with an APN because it is within the existing ROW. According to the SWF/LF database, the owner is Caltrans and the operator’s status is listed as “closed”. This property is a closed solid waste disposal site and the regulatory status is listed as “pre-regulations”. According to the online SWIS database, this property (SWIS No. 19-AA-5291) was inspected in 2006 to 2009. The September 24, 2009 inspection report notes that the property was being used as a construction yard and what appeared to be large piles of asphaltic debris that was being actively ground/crushed were observed on site. A concern was noted that ground material was drifting against, and in places partially burying, the support pillars for the transition ramps between the southbound I-710 and the westbound I-105. The most recent inspection report available online was dated October 27, 2011, and noted that “site under the northwest quadrant of I-710/I-105 freeways. Site is still being leased to a contractor who is using the area as a laydown yard and asphalt processing area. The contractor is doing the repaving of the I-710 freeway. Site is kept in good order. Equipment and supplies are neatly stacked. Fence is still intact.” No solid waste code violations were noted at the time of inspection. No design improvements are proposed in this area and therefore this former solid waste disposal site is not expected to have created an environmental concern to the proposed I-710 Corridor Project.</p>

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
19-AA-0042	6233-001-902 6233-001-901 6233-001-275 6233-002-900 6233-002-901 6233-003-902	10200 Miller Wy. South Gate, CA	Partial/ Full	<p>South Gate Solid Fill (EDR ID No. 95-4) was identified in the SWF/LF database at 10200 Miller Wy. The project sites in this area include Site Nos. 4072, 4074, 4075, 4076, and 4078. South Gate Solid Fill (SWIS No.19-AA-0042) is a closed solid waste disposal site owned by the City of South Gate. Reportedly, this property was a former inert waste disposal site. Regulatory status of the former disposal facility is reported as "to be determined". The facility is inspected annually by the County of Los Angeles and the most recent inspection report available online was dated March 23, 2011. The following observations were reported "No significant land use changes since last inspection. Observed no obvious signs of differential settlement, pooling of water, or accumulation of debris/cast-off items on site. Methane gas measurements were taken from probes (no surface measurements taken, due to precipitation within last 72 hours). Well No. 1 (at perimeter boundary) measured non-detectable at both 10 and 25 feet. Well No. 2 (at center of landfill) measured non-detectable at 10 feet and 44 percent at 25 feet." No significant violations regarding methane gas emissions (Title 27 CCR) were noted at time of inspection. A December 1, 1999 inspection report noted that the site was unsecured and the unauthorized dumping of hazardous materials and wastes was noted on site. Inspections on March 19, 2010 and June 10, 2010 noted violations for unauthorized dumping and the site remaining unsecured. On September 24, 2010, no violations were noted. Based on the information reviewed, unauthorized dumping has occurred at this property and elevated levels of methane gas are present at depth at this property and therefore, it is considered to have high risk waste issues. In addition, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.</p>
19-AA-1064	6233-001-902 6233-001-901 6233-001-275 6233-002-900 6233-002-901	10120 Miller Wy. South Gate, CA	Partial/ Full	<p>GWS, Inc. (EDR ID No. 91-4) was identified in the SWF/LF database. This address was also identified as Miller Wy. Solid Landfill (EDR ID No. 91-4) in the CA WDS database for a general water discharge permit of storm water runoff. The project sites in this area include Site Nos. 4072, 4074, 4075, and 4076. These sites are owned by the City of South Gate and leased to GWS, Inc. for use as an active composting operation for green waste. According to the online SWIS database (SWIS No. 19-AA-1064), the facility permit was issued in August 2004 and it is permitted to handle a maximum of 12,500 cubic yards of green waste per year or 200 tons per day. The facility is inspected quarterly by the County of Los Angeles and the last inspection was performed on September 30, 2011. No</p>

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
				<p>significant violations observed at time of inspection. The inspection report states, “no accumulation of dust or apparent safety hazards on site and no unusual odors were detected.” All documents appeared to be in order. Violations were noted during inspections in 2007 and 2008. Based on the use of this area, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore, this area is considered to have high risk waste issues.</p>
19-AA-5545	6222-001-022 (New APN: 6222-001-916) 6222-001-904	5466 Southern Ave. South Gate, CA	Partial	<p>Southeastern Disposal and By-Products (EDR ID No. 71-5) was identified at 5466 Southern Ave. in the SWF/LF and WMDUS/SWAT databases. This address was also identified as Hohn, A.V. (EDR ID No. 71-5) in the WMDUS/SWAT database. The project site at this location is Site No. 4020. According to the online SWIS database (SWIS No. 19-AA-5545), the former landfill is enclosed by a locked gate and bounded on the east by I-710, on the north and west by utility right-of-ways and the south by a mobile home park. The owner is the property is the City of South Gate and the operator’s status is listed as “closed”. The regulatory status of this a former solid waste disposal site is reported as “unpermitted” and it reportedly ceased operations in December 1949. Cleanup of the former landfill and contaminated soils was completed in 1984, which effectively mitigated waste constituents, and was approved by the State Department of Health Services. DHS concluded in a February 1986 Preliminary Assessment Summary that this site would remain active in status until a 1990 assessment report of surface and groundwater characteristics was completed. It is unknown if this report was completed (this site is not listed on GeoTracker or ENVIROSTOR). Annual inspections of this site are performed by the County of Los Angeles. The most recent inspection report available online was dated December 15, 2010 and no violations or areas of concern were reported. This inspection report states, “past inspections detected no significant measurements for methane gas”. Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore this site is considered to have high risk waste issues.</p>

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
19-AA-1113	6222-002-021 6222-002-020 6222-001-022 6222-001-904	9475 W. Frontage Rd. South Gate, CA	Partial	GWS Nursery & Supplies, Inc. (EDR ID No. 91-4) was identified in the CA WDS database. According to the online SWIS database (SWIS No. 19-AA-1113), the owner of this site is the City of South Gate and it is planned for use as a composting operation (green waste, wood shavings, and wood waste). The regulatory status is reported as "notification". An "Enforcement Agency Notification" form was submitted to the State of California on November 18, 2009. The former landfill use of this property was discussed above (SWIS No. 19-AA-5545). Based on the former landfill use of this property, there is potential for waste materials to exist which may be encountered during construction and/or excavation activities and therefore this site is considered to have high risk waste issues.
19-AA-0005	6232-016-902 6232-016-906	9530 Garfield Ave. South Gate, CA	Off Site	South Gate Transfer Station (EDR ID No. 75-5) was identified in the SWF/LF, Los Angeles County HMS, SWEEPS UST, UST, AST, HAZNET, LUST, HIST UST, CDL, and CA WDS databases. This facility is located on the southeast corner of the intersection of Garfield Ave. and Southern Ave., adjacent to the east of the ISA study area. According to the online SWIS database (SWIS No. 19-AA-0005), this active and permitted large volume transfer/processing facility is owned by the County of Los Angeles Sanitation District. The permit was issued in March 1995 and it is permitted to handle a maximum of 1,000 tons of waste per day. The facility is open to the public and inspected monthly by the County of Los Angeles. The last inspection was performed on October 24, 2011 and no significant violations observed at time of inspection. Violations were noted in August 2011 to complete the repair of deteriorated safety curb "to protect the public from the waste pit". Repairs are reportedly scheduled for December 1, 2011. No enforcement action records were reported in the SWIS database. No design improvements are proposed in this area and therefore this former solid waste disposal site is not expected to have created an environmental concern to the proposed I-710 Corridor Project.
19-AA-5067	6222-001-277 6222-001-901	Long Beach Freeway and Firestone Blvd. South Gate, CA	Partial	According to the online SWIS database, Caltrans South Gate (SWIS No. 19-AA-5067) is located south of Firestone Blvd. between I-710 and LA River. This facility was not identified in the EDR Report. The online SWIS database reports that this facility is a closed solid waste disposal site (former operated by the State of California) and the regulatory status is listed as "pre-regulations". This land is currently owned by SCE for use as a utility corridor and annual inspections are performed by the County of Los Angeles. The most recent inspection was completed on July 1, 2010, and no violations or area of concern were reported. The inspection report indicates that the site was inaccessible due to perimeter

**Table 3.12-5 Solid Waste Disposal Sites of Potential Concern Under Alternatives 5A and 6A/B/C**

SWIS No.	APN	Location	Acquisition	Site Listing
				<p>fence and locked gates at the time of the inspection. A 2009 inspection report identifies SWIS No. 19-AA-5067 as “Caltrans, South Gate No. 1” located at 5212 E. Imperial Hwy., southeast of the northbound I-710 off-ramp; however, no sites were identified at this location in the mapping feature in the online SWIS database. The 2007 and 2008 inspection reports indicate that Caltrans, South Gate No. 1 was a formerly a landfill for street and highway sweepings that operated from 1955 until 1972 and at the time of the inspections was an unpaved dirt land used as a nursery and composting site. Improvements are proposed along the south side of Firestone Blvd. between I-710 and LA River (no project specific site numbers assigned to these sites) and also south of Imperial Hwy. between I-710 and LA River (Site No. 4058). Therefore, it is believed that there is potential for waste materials to exist at both of these locations which may be encountered during construction and/or excavation activities and that both of these locations should be considered to have high risk waste issues.</p>
19-AA-5068	N/A	Long Beach Freeway at Los Angeles River Los Angeles, CA	Within Existing ROW	<p>Caltrans – South Gate No. 2 (EDR ID No. 116-7) was identified in the SWF/LF database. The EDR Report plots this location south of Imperial Hwy. between I-710 and LA River (similar to the 2009 Inspection report discussed above for SWIS No. 19-AA-5067). The SWF/LF database lists Caltrans – South Gate No. 2 as a closed solid waste disposal site with SWIS No. 19-AA-5068; however, this SWIS number could not be located in the online SWIS database. However, this location should still be considered to have high risk waste issues and there is potential for waste materials to exist which may be encountered during construction and/or excavation activities.</p>

Source: *Initial Site Assessment* (December 2011)

<sup>1</sup> CalRecycle SWIS, <http://www.calrecycle.ca.gov/SWFacilities/Directory/>.

<sup>2</sup> California State Water Resources Control Board’s GeoTracker database, <http://geotracker.waterboards.ca.gov/>

Refer to the following page for acronym definitions.

## I-710 Corridor Project EIR/EIS

### Acronym definitions for Table 3.12-5:

APN = Assessor's Parcel Number

AST = aboveground storage tank

CA WDS = California Waste Discharge System Database

CalRecycle = California Department of Resources Recycling and Recovery

Caltrans = California Department of Transportation

CCR = California Code of Regulations

DHS = Department of Health Services

DTSC = Department of Toxic Substances Control

EDR = Environmental Data Record

HAZNET = Hazardous Waste Manifests System

HMS = Health Management Systems

I-105 = Interstate 105

I-710 = Interstate 710

ISA = Initial Site Assessment

LA River = Los Angeles River

LUST = leaking underground storage tank

ROW = right-of-way

SCE = Southern California Edison

SLIC = SWRCB Spills, Leaks, Investigations, and Cleanups

SWAT = Solid Waste Assessment Test

SWEEPS = Statewide Environmental Evaluation and Planning System

SWF/LF = Solid Waste Facility/Landfill

SWIS = Solid Waste Information System

UST = underground storage tank

WMDUS = State Waste Management Unit Database System

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is to improve traffic safety, which could reduce traffic accidents that could result in hazardous waste spills. In addition, transport of hazardous materials is subject to strict regulations. Caltrans, the California Highway Patrol, and local police and fire departments are trained in emergency response procedures for safely responding to accidental spills of hazardous substances on public roads, which further reduces impacts. For these reasons, implementation of Alternatives 5A and 6A/B/C would not result in a substantial permanent adverse impact related to hazardous waste and materials.

**TEMPORARY IMPACTS.** Hazardous waste risks associated with the build alternatives are related to property acquisitions, project construction, and project operation. Hazardous waste risks related to construction are discussed in Section 3.24, Construction.

Tables 3.12-1, 3.12-2, 3.12-3, and 3.12-5 list properties with hazardous waste concerns that would be fully or partially acquired to provide the right-of-way for the build alternatives. To ensure that no risk is posed to project construction workers and the general public during construction, any property acquired must be free of hazardous wastes prior to the start of construction. Thus, if a build alternative is selected for implementation, each property to be acquired will require testing in order to characterize specific soil and/or groundwater contaminants on the property. If contaminated soils and/or groundwater contaminants are identified through site characterization, then a site-specific hazardous waste remediation plan would be developed for the appropriate removal and disposal of contaminated soil and/or groundwater. In addition, a remediation plan and site closure plan, if required, will be implemented to clean up the site and provide for any subsequent monitoring of the site to ensure that the contamination has been remediated below environmental regulatory thresholds.

Measures HW-1 through HW-11 under Section 3.12.4, Avoidance Minimization, and Mitigation Measures, describe efforts that will be made to avoid, minimize, or mitigate involvement with known or suspected hazardous material contamination sites during construction. With the implementation of Measures HW-1 through HW-11, Alternatives 5A and 6A/B/C would not result in a substantial temporary adverse impact related to hazardous waste and materials.

### **3.12.3.2 NO BUILD ALTERNATIVE**

Alternative 1 would not change the existing physical environment and therefore would not result in permanent impacts related to hazardous wastes, including permanent acquisition of properties with hazardous waste concerns and the beneficial effect of improved traffic safety. As with the build alternatives, routine maintenance activities would continue and would be required to follow applicable regulations with respect to the handling and disposal of potentially hazardous materials. Vehicles utilizing the I-710 Corridor would continue to transport hazardous substances that could spill and impact the roadway, adjacent properties, or resources.

**PUBLIC HEALTH CONSIDERATIONS.** The primary public health consideration is human exposure to hazardous materials during either operation or construction of the proposed project. Operation and maintenance of the facilities proposed as part of the build alternatives would not introduce new sources of hazardous materials/waste. Vehicles utilizing the I-710 Corridor would continue to transport hazardous substances that could spill and impact the roadway, adjacent properties, or resources; however, the modern design of the project under any of the build alternatives will result in reduced risk of traffic accidents, including those that could result in hazardous waste spills. Alternatives 6A/B/C would further reduce the public health risk of hazardous waste spills by separating truck traffic from automobile traffic as a result of the freight corridor component of the alternatives. Any contamination encountered during construction and excavation activities for the build alternatives would be properly handled, removed, remediated, and/or disposed of according to all applicable regulations. For these reasons, implementation of the build alternatives would not increase public health risks related to hazardous waste and materials in the short term and would decrease these risks in the long term as a result of the cleanup and remediation of any hazardous waste contamination on properties that would be acquired for the project.

#### **3.12.4 AVOIDANCE, MINIMIZATION, AND/OR MITIGATION MEASURES**

The measures below would substantially reduce adverse impacts related to hazardous materials and hazardous wastes during construction of the build alternatives. Prior to completion of the Final EIR/EIS, a Supplemental ISA Report will be performed to fill data gaps in the initial ISA Report. Further study of possibly impacted hazardous waste sites is routine for every transportation project; therefore, these measures may be revised or updated due to the passage of time or if the project design plans are revised or refined during the project development process. In addition to the sites listed below in Measures HW-1 through HW-3, file reviews will also be conducted for any other sites that may be identified during the preparation of the Supplemental ISA. The Supplemental ISA will be funded and conducted by Metro.

**HW-1** If Alternative 5A is selected as the preferred alternative, the California Department of Transportation (Caltrans) will conduct file reviews for the following on-site properties associated with Alternative 5A:

- 1234 W. Cowles St., Long Beach (Site Nos. 1048 and 1049)
- 1227 W. Cowles St., Long Beach (Site No. 1050)
- 3701 Pacific Pl., Long Beach (Assessor's Parcel Number [APN] 7140-014-019) (Site No. 2051)

- 16312 S. Atlantic Blvd. (APN 7301-002-007) (Site No. 3015)
- 5625 Southern Ave., South Gate (Site No. 4104)
- Former Cheli Air Force Station (Site Nos. 5031, 6032, 6034, 6037, and 6040)

**HW-2**

If Alternatives 6A/B/C are selected as the preferred alternative, Caltrans will conduct file reviews for the following on-site properties associated with Alternatives 6A/B/C:

- 1326 W. 12th St., Long Beach (Site No. 1033)
- 1234 W. Cowles St., Long Beach (Site Nos. 1048 and 1049)
- Neill Aircraft Co. (Site Nos. 1050, 1051, 1053, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1067, 1068, 1402, 1403, 1404, 1405, 1406, 1407, and 1408)
- 3701 Pacific Pl., Long Beach (APN 7140-014-019) (Site No. 2051)
- 16312 S. Atlantic Blvd., Paramount (APN 7301-002-017) (Site Nos. 3015, 3016, 3017)
- 5625 Southern Ave., South Gate (Site No. 4104)
- Former Cheli Air Force Station (Site Nos. 5031, 6032, 6034, 6036, 6037, 6040, and 6312)
- 2416 Bedessen Ave., City of Commerce (Site Nos. 6024, 6025, 6026, and 6205)
- 2500 S. Atlantic Blvd., City of Commerce (Site No. 6042)
- Address Unavailable (APN 5243-005-003)
- 2414 Connor Ave., City of Commerce (Site No. 6204)
- 5553 Bandini Blvd., City of Commerce (Site No. 6312)

**HW-3**

For any build alternative, Caltrans will conduct additional file review on the following off-site properties:

- 970 Chester Pl., Long Beach
- 620 San Francisco Ave., Long Beach
- 1250 W. 7th St., Long Beach
- 929 W. Anaheim St., Long Beach
- 718 W. Anaheim St., Long Beach
- 702 W. Anaheim St., Long Beach
- 1410 Pacific Coast Hwy., Long Beach
- 1322 17th St., Long Beach
- 960 DeForest Ave., Long Beach
- 100 W. Victoria St., Long Beach
- 1500 Hughes Wy., Long Beach
- 19402 Susana Rd., Compton
- 157 E. Alondra Blvd., Compton
- 2820 E. Alondra Blvd., Compton
- 6020 Long Beach Blvd., Long Beach
- 5211 Southern Ave., South Gate
- 5321 Firestone Ave., South Gate
- 9530 Garfield Ave., South Gate
- 5920 Alamo Ave., Maywood
- Address Unavailable (APN 6332-002-933)
- 4530 E. Pacific Wy., City of Commerce
- 4000 E. Washington Blvd., City of Commerce

- 4400 Washington Blvd., City of Commerce
- 1365 S. Eastern Ave., City of Commerce

**HW-4** Prior to completion of acquisition of any property with existing buildings, Caltrans will conduct a predemolition survey for asbestos-containing material (ACM) and lead-based paint (LBP). If ACMs and/or LBP are detected, a licensed contractor will remove the ACMs and/or LBP materials prior to demolition.

**HW-5** During preparation of Plans, Specifications, and Estimates, Caltrans will inspect utility pole-mounted transformers within the project area for leaks. Leaking transformers will be considered a polychlorinated biphenyl (PCB) hazard unless tested and will be handled accordingly.

**HW-6** Prior to soil excavation, Caltrans will conduct a soil investigation for aerially deposited lead (ADL) and other contaminants of concern. The analytical results of the soil sampling will assess the potential presence of hazardous contaminants and determine the appropriate handling of the soil and disposal of surplus materials. The soil investigation will consist of an ADL investigation (along Interstate 710 [I-710]) and investigation for other contaminants of concern due to impacts from adjoining properties.

**HW-7** During preparation of Plans, Specifications, and Estimates, Caltrans will conduct a groundwater evaluation to assess disposal alternatives for groundwater encountered during construction and to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permitting process.

**HW-8** Prior to completion of right-of-way acquisition, an updated Initial Site Assessment (ISA) will be conducted by Caltrans. Based on the results of the updated ISA, preliminary site investigations (PSIs) will be conducted for properties identified as having the potential to create an environmental concern to the I-710 Corridor Project. A parcel-by-parcel investigation will be performed for these properties. Caltrans will ensure that individual properties will not be acquired for the project before complete testing is done and case closure is achieved to ensure that each property acquired is free of hazardous wastes.

**HW-9** During preparation of Plans, Specifications, and Estimates, soils within and immediately adjacent to existing railroads that will be disturbed as part of the railroad relocation under the I-710 Corridor Project, will be tested by Caltrans for contaminants commonly found in association with railroads. The soil investigation

will include, but not be limited to the following constituents, total petroleum hydrocarbons, lead, and arsenic.

**HW-10**

During the Plans, Specifications, and Estimates phase, Caltrans shall ensure that the construction contractor prepares a Construction Contingency Plan (CCP) in accordance with Caltrans' Unknown Hazards Procedures for Construction. The CCP will include provisions for emergency response in the event that unidentified underground storage tanks (USTs), hazardous materials, petroleum hydrocarbons, or hazardous or solid wastes are discovered during construction activities. The CCP will address UST decommissioning, field screening, contaminant materials testing methods, mitigation and contaminant management requirements, and health and safety requirements for construction workers.

Caltrans will require the construction contractor to implement the CCP during all construction activities.

During construction, Caltrans will require the construction contractor to cease work immediately if an unexpected release of hazardous substances is found in reportable quantities. If an unexpected release of hazardous substances is found in reportable quantities, Caltrans will require the construction contractor to notify the National Response Center by calling 1-800-424-8802. Caltrans will require the construction contractor to perform cleanup of unexpected releases under the appropriate Federal, State, or local agency oversight.

**HW-11**

During final design and prior to any ground-disturbance, Caltrans will require the construction contractor to test all wooden utility poles, railroad ties, and other treated wood waste material that will be removed and disposed of as part of the project for wood treatments/preservatives. Caltrans will also require the construction contractor to test soils surrounding railroad ties for wood treatments/preservatives.

Prior to and during construction, Caltrans will require the construction contractor to properly dispose of all treated wood waste, Alternative Management Standards for Wood Treated Waste in Section 67386.6(a)(2)(B) 3 of the California Code of Regulations (CCR). In addition, Caltrans will require the construction contractor to require that any personnel who come in contact with treated wood waste or contaminated soils to follow all applicable requirements under Section 67386.6(a)(2)(B) 3 of the CCR and be trained in the proper

identification, disposal, and safe handling of treated wood waste and contaminated soils.

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