

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
FOR
REMEDIAL ACTION PLAN – PHASE I AT
FORMER ATHENS TANK FARM
WILLOWBROOK, CALIFORNIA
(File No. 12-103)**

The information and analysis in this Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) as provided for in Public Resources Code Section 21000 et seq. and California Code of Regulations, Title 14, Section 15000 et seq. The analysis in this document assumes that, unless otherwise stated, the project will be implemented in accordance with all applicable laws, regulations, ordinances, and permits from other agencies.

PROJECT DESCRIPTION:

1) Project Title:

Remedial Action Plan - Phase I, Former Athens Tank Farm, Willowbrook, County of Los Angeles, California.

2) Lead Agency Name and Address:

California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

3) Lead Agency Contact Person Name, Address, and Phone number:

Teklewold Ayalew (Ph.D., PG)
Project Manager
320 West 4th Street, Suite 200
Los Angeles, California 90013
(213) 576-6739

4) Project Location:

The project is located in Willowbrook, an unincorporated area within the County of Los Angeles, California (Figures 1 and 2). The former Athens Tank Farm (Site) area encompasses the Earvin Magic Johnson Regional Park (EMJRP), the Ujima Village Apartment complex (UVA), and the Ujima Housing Corporation (UHC) properties (Figure 3). The Site is bounded by Avalon Boulevard and a single-family residential development on the west, El Segundo Boulevard on the south, 120th Street on the north, and Clovis Avenue and a single-family residential development on the east.

a) Geographic Coordinates (bounding latitudes and longitudes);

North: 33° 55' 24.98" N (East 120th Street)
East: 118° 15' 22.11" W (Clovis Avenue and a residential area)
South: 33° 54' 59.36" N (El Segundo Boulevard)
West: 118° 15' 54.23" W (South Avalon Boulevard and a residential area)

b) Public Land Survey System (i.e. township, range)

The site is located in Survey Township 3 South, Range 13 West of the San Bernardino Base and Meridian.

6) Project Sponsor's Contact Name, Address, and Phone number

Dok Choe
ExxonMobil Environmental Services Company
12851 East 166th Street
Cerritos, CA 90703
(310) 212-3863

7) General Plan Designation

Existing Adopted General Plan¹

Open Space (O) - Earvin Magic Johnson Regional Park;

Low Density Residential (1) – Ujima Village Apartment Complex; and
Low Density Residential (1) - Ujima Housing Corporation (all properties)

2012 Draft General Plan 2035²

Water (OS-W) - Earvin Magic Johnson Regional Park (two artificial lakes);

Parks and Recreation (OS-PR) - Earvin Magic Johnson Regional Park;
Parks and Recreation (OS-PR) - Ujima Village Apartment Complex;

Public and Semi-Public (P) - Ujima Housing Corporation (East 126th Street and Wadsworth Avenue); and

Residential 9 (H9) - Ujima Housing Corporation (Clovis Avenue and El Segundo Boulevard);

8) Zoning

Open Space (O-S) - Earvin Magic Johnson Regional Park;

Single Family Residence (R-1) - Earvin Magic Johnson Regional Park;
Single Family Residence (R-1) - Ujima Housing Corporation;
Single Family Residence (R-1-5000) - Earvin Magic Johnson Regional Park;

Limited Multiple Residence (R-3-20U) - Ujima Village Apartment Complex;

Neighborhood Business (C-2) - Earvin Magic Johnson Regional Park; and
Neighborhood Business (C-2) - Ujima Housing Corporation.

9) Brief description of project: (briefly describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation)

Background

The former Athens Tank Farm (Site) property occupied a 122-acre area located in Willowbrook, an unincorporated area within the County of Los Angeles, California. The Site encompasses the Earvin Magic Johnson Regional Park (EMJRP), Ujima Village Apartment complex (UVA), and Ujima Housing Corporation properties (UHC).

¹ Existing adopted general plan November 25, 1980 designation from the Los Angeles County Department of Regional Planning website at <http://planning.lacounty.gov/generalplan/existing>

² 2012 Draft General Plan 2035 proposed designation from the Los Angeles County Department of Regional Planning website <http://planning.lacounty.gov/generalplan/draft2012>

Operations as a tank farm at the Site began in 1924 and ceased in 1962. Improvements at the tank farm included twenty-two 80,000 barrel above ground storage tanks (removed in 1963); two crude oil reservoirs with a combined capacity of 1.8 million barrels (removed in 1963); a pipeline pumping station (removed in 1963); and an absorption plant (removed in 1964). The Site property was sold and remained vacant from 1965 until 1971, when UVA was developed. The land now occupied by EMJRP was developed in the early to mid-1980s.

Environmental site assessment investigations at UVA and UHC properties were conducted beginning in the 1990s. Environmental investigations and human health screening evaluations/risk assessments of EMJRP, UVA, and UHC by ExxonMobil Environmental Services Company (EMES) were initiated in 2007.

A Remedial Action Plan (titled *Remedial Action Plan Phase I* and referred hereafter as RAP) was prepared for the site by EMES and submitted to the Los Angeles Regional Water Quality Control Board (Regional Board) on June 15, 2012. The RAP focuses on soil and soil vapor conditions with the specific objective of removing methane and petroleum hydrocarbon volatile organic compounds (VOCs), including benzene, present in shallow soil vapors at the Site.

The RAP proposes soil vapor extraction (SVE) as the remedial technology to be implemented in a two phase approach. The Phase I SVE system is proposed to expedite removal of waste constituents in shallow soil vapors at the south and southeast perimeter of the Site (Figure 4), reduce the potential for off-Site migration of subsurface soil vapors, provide valuable field data that will be applied to the second phase of SVE work (Phase II), and to begin to address subsurface soil vapors in adjacent off-Site areas. The Phase II SVE system will be designed based on results observed during SVE Phase I implementation, ongoing off-Site investigations, groundwater investigations, and consultation with Regional Board. The RAP also proposes that a minimum of nine locations of lead-affected shallow soil will be excavated and disposed at an appropriately licensed facility. This CEQA environmental checklist form includes activities related to Phase I SVE system implementation and soil removal and backfill at the nine locations described above. The Phase II SVE system implementation activities will be included in a subsequent CEQA environmental checklist submittal that will be developed following 6 months of operation of the Phase I SVE system.

Proposed Project

Soil Vapor Extraction System

The Phase I SVE system will consist of 15 SVE wells, buried vapor conveyance piping, an air pollution control device (off-gas unit), instrumentation and controls, and a fenced area to enclose the equipment.

Phase I SVE system wells will consist of:

- 1) Seven SVE wells to be installed along the east side of Clovis Avenue;
- 2) Four SVE wells to be installed along the west side of Clovis Avenue in locations staggered from the wells on the east side; and
- 3) Four SVE wells to be installed to the north of El Segundo Boulevard, in the southeast corner of the Site.

The future expansion of the Phase I SVE system (designated as the Phase II SVE system) will conceptually include approximately 32 additional SVE wells that would be installed after demolition of UVA is completed (currently scheduled by the County of Los Angeles for 2012).

The location and number of additional Phase II SVE system wells may be modified based on results observed during Phase I SVE system operation, ongoing off-Site investigations, groundwater investigations, consultation with Regional Board, and as future use of the Site becomes better understood (continued use as a park, plans for UVA property, park improvements, etc.).

Phase II SVE system wells conceptually consist of:

- 1) Seven SVE wells installed along the east side of Clovis Avenue in Phase I;
- 2) Four SVE wells installed along the west side of Clovis Avenue in locations staggered from the wells on the east side in Phase I; and
- 3) Four SVE wells installed to the north of El **Segundo Boulevard**, in the southeast corner of the Site in Phase I.
- 4) Twenty four SVE wells to be installed at UVA;
- 5) Three SVE wells to be installed at UHC (900 East 126th Street property);
- 6) Two SVE wells to be installed at EMJRP to the east of UHC; and
- 7) Three SVE wells to be installed at EMJRP to the west of UHC.

The installation of the SVE wells and system piping will cause periodic temporary restrictions to public access. Once installation is completed, the public will be able to use the area during SVE system operation.

The Phase I SVE system equipment will be installed within a fenced enclosure approximately 100 feet long by 100 feet wide for security, aesthetics, and sound attenuation. The conceptual SVE system design for Phase I consists of a vacuum blower assisted by two (2) Internal Combustion Engines (ICE unit) to extract soil vapor from the SVE wells and for air pollution control. The conceptual SVE system design for Phase II will consist of vacuum blower(s) and a thermal oxidizer for air pollution control. A system of header and branch piping will be configured to convey extracted soil vapor to the SVE system enclosure.

Shallow trenches (approximately 4 feet deep and 2 feet wide) will be excavated for the installation of Phase I SVE system piping. The estimated in-place volume of soil to be excavated from trenches for SVE system piping is approximately 1,200 cubic yards. Permitting, soil excavation and backfilling activities for SVE piping trenching are expected to take approximately 6 months to complete. The excavated soil will be stockpiled at the side of the trench, placed and covered with plastic sheeting when not actively being worked on and at the end of each workday. Excavated soil, if impacted by petroleum hydrocarbons, will be transported off-site by a state-licensed waste hauler and disposed at an appropriate licensed facility. During excavation activities, dust control measures, such as watering the excavated area, will be implemented to reduce the potential for transport out of the working area. Backfill materials may consist of the excavated soil, laboratory-certified clean fill or alternative backfill materials (e.g. cement slurry). After the backfill areas are brought to grade, the current ground cover will be replaced and returned to previous condition(s).

The SVE system, including the SVE wells, is anticipated to be temporary until remedial action objectives for the Site are achieved. When the regulatory agencies direct it, the site remediation system, including piping and SVE wells will be removed and the Site returned to present surface conditions.

Soil Removal Excavations

Soil will be excavated at nine locations that have lead impacted soil (Figure 5). The vertical extent of the excavations will be limited to 10 feet below ground surface (bgs). The estimated in-place volume of lead impacted soil to be excavated is approximately 72 cubic yards. These soil removal excavations do not include trenching excavations for SVE system piping installation.

Soil excavation and backfilling activities for soil removal are expected to take approximately two weeks to complete. Work will be typically performed between 7:00 a.m. and 3:30 p.m., Monday through Friday. The excavated soil will be directly loaded into trucks or, as an alternative, stockpiled or placed in covered soil bins. Stockpiled soil will be placed and covered with plastic sheeting when not actively being worked on and at the end of each workday.

Excavated soil will be transported off-site by a state-licensed waste hauler and disposed of at an appropriate licensed facility. During excavation activities, dust control measures, such as watering the excavated area, will be implemented to reduce the potential for transport out of the working area. Backfill materials may consist of laboratory-certified clean fill or alternative backfill materials (e.g. cement slurry). After the backfill areas are brought to grade, the current ground cover will be replaced and returned to previous condition(s).

10) Surrounding land uses and setting: Briefly describe the project's surroundings

The Site is bounded by 120th Street and single-family and apartment **developments** on the north, Clovis Avenue and a single-family residential development on the east, El Segundo Boulevard on the south, and Avalon Boulevard and a single-family residential development on the west. The area east of Clovis Avenue consists of single-family residential developments, with some commercial properties that are generally located along the major thoroughfares that traverse the area. The area south of El Segundo Boulevard consists of single-family residential developments, with some commercial properties.

11) Other public agencies whose approval is required for Phase I RAP (e.g., permits)

- County of Los Angeles Department of Public Works Encroachment, Excavation, and Construction permits;
- Los Angeles County Fire Department, Use and Storage of Liquefied Propane and inspection for natural gas connections permits; and
- South Coast Air Quality Management District (SCAQMD), Permit to Construct and Permit to Operate.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist on the following pages.

- | | | |
|---|---|---------------------------|
| X Aesthetics | <input type="checkbox"/> Agricultural Resources | X Air Quality |
| <input type="checkbox"/> Biological Resources | X Cultural Resources | X Geology and Soils |
| X Greenhouse Emission | X Hazards/Hazardous Materials | X Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | X Noise and Vibration |
| <input type="checkbox"/> Population and Housing | X Public Services | X Recreation |
| X Transportation and Traffic | X Utilities and Services Systems | |
| X Mandatory Findings of Significance | | |

EVALUATION OF ENVIRONMENTAL IMPACTS:

Potential environmental impacts associated with the proposed project are provided below in a checklist format developed pursuant to 2011 CEQA Statue and Guidelines - Appendix G. The checklist has been used to assess the significance or insignificance of each potential impact. A brief explanation of each impact analysis is provided after the checklists. Mitigation measures, as required, are discussed below each analysis.

Impact classifications used in the checklist are defined as follows:

"Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an Environmental Impact Report (EIR) is required.

"Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

"Less Than Significant Impact" applies to an effect that would not be significantly adverse.

"No Impact" applies where the effect occurs without impact.

I. AESTHETICS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Impact Analysis:

There are no scenic vistas or designated state scenic highways near this area. No historic buildings are located at the Site.

The project is expected to take place at Clovis Avenue, the former UVA area, the UHC, and small portions of EMJRP. The nearest potential sensitive receptor to the project would be the residential area located east of Clovis Avenue between East 122nd Street and East El Segundo Boulevard, during work activities that will take place at Clovis Avenue. All of the streets at this residential area are cul-du-sac's with no access from Clovis Avenue. Since the proposed work at Clovis Avenue will be behind the residential properties, residents at this area will not have a view and therefore there will be no negative aesthetic impact, even on a temporary basis.

The installation of the SVE wells is anticipated to take approximately two weeks. Once completed, well covers will be visible and will be flush with the ground.

Permitting and installation of the SVE system piping is anticipated to take approximately 6 months. Existing landscaping will be replaced in kind upon completion of excavation and piping installation activities.

The project is located in an urban area and the limited lighting introduced at the equipment compound will not impact the existing conditions at the project site or surrounding areas. The implementation of the operation of the SVE system proposed in RAP Phase I is anticipated to take approximately 2 years.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural Use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Impact Analysis:

The proposed project location is not within or near existing zoning for agricultural purposes. Therefore, no significant impact to agricultural resources will result.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Impact Analysis:

The Site is located within the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

The proposed project may involve the release of limited volatile organic compound (VOC) emissions and/or dust. Excavation of volatile organic compound (VOC) and semi volatile organic compound (SVOC) impacted soils within the geographic area encompassed by the SCAQMD must be conducted and managed in accordance with the requirements of a SCAQMD *Rule 1166 Permit*, VOC emissions from excavation activities of impacted soil. Several types of air monitoring will be performed during pilot test operations in accordance with the SCAQMD monitoring and reporting requirements, to assess potential release of VOCs and SVOCs to the atmosphere. The Project Proponent has included within the project description that it will obtain the applicable air quality permits and comply with associated monitoring and reporting requirements. The conditions of approval of the RAP - Phase 1 will also require compliance with the SCAQMD *Rule 1166* and *Rule 403* air quality notification, monitoring and reporting requirements. If the SCAQMD *Rule 1166* and *Rule 403* action levels are exceeded, work will stop and mitigation measures identified below will be implemented prior to re-starting work.

Phase I SVE System Piping Installation

Trenching excavation and backfilling activities will be performed for the installation of Phase I SVE system piping using diesel-power construction equipment that will have emissions of carbon dioxide, carbon monoxide, nitrogen oxides, VOCs, and particulate matter. These activities may result in the release of methane, VOCs, and SVOCs, by several mechanisms, including volatilization, dust emissions, and/or soil vapors escaping to the atmosphere. Additionally, trench excavation at areas with petroleum hydrocarbon impacted soils could give off an odor. The estimated in-place volume of soil to be excavated from SVE system piping trenches is approximately 1,200 cubic yards. Trench excavated soil with photoionization detector (PID) screening VOC values of less than 50 ppm may be used for trench backfill.

Phase I SVE System Operation

Emissions from Phase I SVE system operation activities will include carbon dioxide, carbon monoxide, nitrogen oxides, and particulate matter from the use of two (2) propane-powered internal combustion

engines (ICE) integrated into one unit. Residual concentrations of methane, VOCs and SVOCs will also be emitted. SVE system operations will be conducted and managed consistent with the requirements of SCAQMD operation permit monitoring and reporting requirements. The Phase I SVE system operation will be conducted approximately 2 years prior to start-up of the Phase II system.

Operation of the ICE unit for off-gas treatment will result in estimated emissions of 8 metric tons of nitrogen oxides per year. These emissions are equivalent to 43 pounds on nitrogen oxides per day, which is below the SCAQMD CEQA threshold of 55 pounds of nitrogen oxide per day. Nitrogen oxides are ozone precursors and are included as criteria pollutants; the project region is non-attainment for ozone under applicable federal and state ambient air quality standards.

Soil Removal Excavations

Soil excavation and backfilling activities will be performed at nine locations using diesel-power construction equipment that will have emissions of carbon dioxide, carbon monoxide, nitrogen oxides, VOCs, and particulate matter. These activities may result in the release of methane, VOCs, and SVOCs, by several mechanisms, including volatilization, dust emissions, and/or soil vapors escaping to the atmosphere and particulate matter containing lead by dust emissions. Additionally, excavation at areas with petroleum hydrocarbon impacted soils could give off an odor. The estimated in-place volume of soil to be excavated is approximately 72 cubic yards. Excavated soil will be properly disposed at a licensed facility.

Measures in Project Propsoal:

Implementation of the following measures identified as part of the project will reduce the level of impact to less than significant:

1. **Dust Suppression:** During SVE system piping trenching excavation, soil removal excavation, and backfilling activities, dust and particulate matter at the excavation exclusion zone boundary will be continuously monitored using a miniRAM™ dust monitor, or equivalent, during excavation and loading operations in accordance with SCAQMD *Rule 403 Fugitive Dust* requirements. Dust and particulate matter control measures will be implemented to prevent or minimize migration. Periodic watering of the active excavation areas will be conducted throughout trench and soil removal excavation and backfilling activities. Water mist may also be used on soil placed in the transport trucks or bins. After the soil is loaded into the transport trucks, the load will be covered with a tarp to prevent dust generation during transportation from the Site to the disposal facility. Soil will be brushed from truck tires and truck bodies. Trucks may also be required to run over rumble strips to remove excess soil before leaving the Site.
2. **Odor Suppression:** During SVE system piping trenching excavation, soil removal excavation, and backfilling activities, odor control measures will be implemented in sequential steps that will include: (a) application of water spray to the working area and excavated soils; (b) spraying the excavation surface and excavated soils with Simple Green™ using a pump sprayer; (c) application of Odex®, a commercial vapor and odor suppressant chemical manufactured by Kuma Corporation; and (d) application of vapor/odor suppressant foam, if warranted. Odex® is an all-natural, biodegradable, odor neutralizing solution made entirely of food-grade products. If unpleasant odor emissions cannot be promptly controlled, work will be temporarily halted so that alternative odor control methods can be evaluated and implemented.
3. **VOCs Suppression:** During SVE system piping trenching excavation and soil removal excavation, excavated soils and the excavation face will be monitored for VOCs using a photoionization detector (PID) calibrated to hexane. Monitoring will be performed at a distance of not more than 3 inches above the soil surface. Monitoring will be performed at a frequency of not less than one reading for every two cubic yards of soil excavated and not exceeding 15 minutes between monitoring readings. If PID readings of 50 parts per million (ppm) or greater are detected for a sustained period of 15 seconds, SCAQMD will be notified within 24 hours of the first detection of VOC-impacted soil and appropriate mitigation measures will be implemented immediately as required by SCAQMD *Rule 1166 Volatile Organic Compound Emissions from Decontamination of Soil*. If PID measurements of 1,000 ppm or greater are detected for a sustained period of 15 seconds, excavation work will stop

and SCAQMD will be notified within one hour of detection and appropriate mitigation measures will be implemented immediately as required by SCAQMD *Rule 1166*. Once these notification and mitigation measures have been accomplished, work will resume.

4. Methane Suppression: SVE piping trenching and soil removal excavations will be monitored for potential presence of methane using a flame ionization detector (FID) or a four-gas meter. If methane is detected at a concentration of 10 percent of the lower explosive limit (LEL), work will stop and the area will be ventilated using portable fans. Once methane concentrations have been reduced to less than 10 percent of the LEL, excavation activities will be resumed.

Therefore, the project as proposed includes measures to avoid significant impacts to air quality and no additional mitigation is required.

IV. BIOLOGICAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Impact Analysis:

The site is located in an urban area of the County of Los Angeles and has been developed since the early 1920s. The native habitat was removed during the initial site development. Since that time, the area has been developed with residential housing and a public park. The public park is heavily managed with regular lawn, a parking area, and paved walkway maintenance. The project will not impact any of the existing trees within the park. There are also two artificial lakes within the park. The project will not impact the lakes in any way with installation, operation, or maintenance of the remediation activities.

Mitigation Measures:

The proposed project would not result in any impact to biological resources; therefore, no mitigation is required.

V. CULTURAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to §15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Impact Analysis:

Operations at the Site as a Tank Farm began in 1924 and ceased in 1962. The Site property was sold and remained vacant from 1965 until 1971, when UVA was developed. The land now occupied by EMJRP was developed in the early to mid-1980s.

The project is expected to take place in Clovis Avenue, the former UVA area, the UHC, and small portions of EMJRP. There are no known historic, archaeological, paleontological or unique geologic resources that exist or existed at the Site. Therefore, there would be no significant cultural resources impacted by the project.

While the project is not anticipated to impact cultural resources, if any suspect object with regards to cultural resources is encountered, work will be temporarily suspended and the appropriate local authorities informed. After a finding has been appropriately addressed, as necessary, work in the area will resume.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

VI. GEOLOGY AND SOILS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii. Strong seismic ground shaking? iii. Seismic-related ground failure, including liquefaction? iv. Landslides? 				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is, unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18M 1-B of the Uniform Building Code (1994), creating substantial risks of life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X

Impact Analysis:

The project does not include housing or structures that would cause the public harm during a strong seismic event. The ground has been previously graded for park and groundwater is relatively deep so liquefaction is not anticipated. The Site surrounding areas are relatively level, and not susceptible to landslides.

The proposed project activities are not expected to be located on soil that is unstable. A geotechnical engineer will make periodic inspections to observe excavation areas for signs of instability. If these observations reveal instability or potential instability, the excavation work will be stopped. A geotechnical engineer will evaluate Site conditions and if appropriate, the trench excavation will be promptly shored. Upon completion, excavation areas will be backfilled to grade. Backfill soil will be approved by a geotechnical engineer prior to its import to the site.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

VII. GREENHOUSE GAS EMISSIONS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Impact Analysis:

Equipment used in soil removal excavation, SVE wells installation, SVE piping trench excavation, loading and transporting of soil, SVE system compound construction, SVE system operation, and personnel vehicle movement during the implementation of the proposed project will generate greenhouse gas emissions (i.e., carbon dioxide) from combustion of fossil fuels in engine-powered equipment.

The duration of the Phase I SVE system implementation and operation approximately will be approximately 2 years prior to start-up of the Phase II SVE system. The data collected during the first 6 months of operation of the Phase I SVE system will be used to support the design of the Phase II SVE system. The emissions associated with construction activities are temporary and minimal, thus emissions are not estimated here. The Phase I SVE system operation will generate greenhouse gas emissions estimated at approximately 1,400 metric tons of carbon dioxide equivalent (CO₂e) per year, consistent with carbon dioxide emissions from the combustion equipment that are integral to the off-gas treatment system. The estimated operational emissions are below the SCAQMD interim industrial standard of 10,000 metric tons of CO₂e per year.

Mitigation Measures:

The resulting greenhouse gas emissions from the proposed project would have less than significant impact to the environment. Therefore, no additional mitigation is required.

VIII. HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X

Impact Analysis:

The proposed project activities involve excavation of impacted soil and soil vapor extraction (SVE) of volatile organic compounds that are or may be considered hazardous. These materials will be transported and disposed of off-site by a state-licensed waste hauler. Soils will be sprayed with water mist as they are loaded for dust, vapor and odor control in accordance with Southern California Air Quality Management District (SCAQMD) *Rule 1166* requirements. All transport vehicles will be loaded on plastic sheeting. Loaded trucks will be covered with tarps prior to leaving the site. Waste manifests will be completed for each load removed from the Site and will accompany the haul truck to the disposal facility. During transportation and use, these materials will be properly containerized and secured from the general public. Thus, any hazardous materials will not be accessible by the general public.

The SVE equipment was configured to: extract soil vapor from SVE wells and treat the extracted soil vapor to meet the SCAQMD permit requirements. The SVE operation uses a Trailer-mounted VR Systems, model V4, dual-internal combustion engine (dual- IC Engine) unit to induce vacuum on the SVE well and treat extracted soil vapor to meet SCAQMD permit requirements;

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

IX. HYDROLOGY AND WATER QUALITY

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off-site?				X
e) Creates or contributes runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Impact Analysis:

Proposed Phase I project activities will not exceed a depth of 30 feet below ground surface (bgs). Based on observations from the groundwater monitoring well installations and sampling performed at the Site, the first encountered groundwater beneath the Site is located at depths ranging from approximately 40 to 65 feet bgs and therefore Phase I project activities would not result in any impact to groundwater. Thus, a violation of a water quality standard or a waste discharge requirement is not anticipated.

The proposed project activities would not result in a substantial alteration of existing drainage patterns, nor would it increase the rate or amount of surface runoff such that flooding would result (Figure 6).

In the event a rainfall runoff that exceeds the capacity of existing stormwater drainage systems or the soil becomes over-saturated, generating runoff that would need to be managed, care will be taken that the excavated soil is placed in covered bins or encapsulated in Visqueen[®] plastic sheeting until loading and off-site transport can be coordinated. Stockpiling of excavated soils on plastic sheeting will be minimized. Loaded trucks will be covered with tarps prior to leaving the Site.

Therefore, the proposed project would not result in significant impacts to hydrology and water quality.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

X. LAND USE PLANNING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal, program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Impact Analysis:

The proposed project would not result in significant impacts to land use planning.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XI. MINERAL RESOURCES

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Impact Analysis:

The project site has no known mineral resources.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XII. NOISE

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Impact Analysis:

The proposed project will result in temporary changes to noise and vibration levels. The proposed project includes monitoring and mitigation measures to avoid and/or reduce impacts to noise or vibration levels. The conditions of approval of the RAP – Phase I will require conducting and documenting noise levels at the Site. Noise measurements will be conducted to assess source noise levels and directional characteristics associated with site excavation and SVE equipment to confirm that noise levels are not excessive at residential homes near the site operation and ensure that safe conditions are being maintained for onsite workers. Real-time noise monitoring will be conducted during SVE and excavation activities to document noise levels and to assess the need for noise mitigation. Noise levels must comply with the City of Los Angeles Noise Control Ordinance.

Noise producing equipment that may be used over the course of the project includes construction vehicles, excavation equipment, power tools, vacuum blowers and off-gas treatment units. Specific drilling and excavation equipment has not been selected at this time. Elevated noise levels resulting from the proposed project trenching, excavation, and backfill activities would be temporary in nature. There may be short duration activities where noise reduction is not feasible or warranted (i.e., asphalt or concrete saw cutting). The use of equipment on-site during soil removal excavation, SVE piping trench excavation, SVE well installation, as well as the temporary increase in construction vehicles, would only result in a temporary change to the existing noise levels at the Site. The duration of the project activities would be limited to approximately 6 months for the installation of the SVE system and 2 years for the Phase I SVE system operation. The Phase I SVE system equipment (blowers and off-gas units) will be installed within a fenced enclosure located more than 500 feet from the closest private residence and will incorporate sound attenuation elements.

The County of Los Angeles Noise Control Ordinance Standard limits exterior noise levels at residential structures to below 50 decibels (dB) during daytime (7:00 a.m. to 10:00 p.m.) and below 45 dB during nighttime (10:00 p.m. to 7:00 a.m.). The trench excavation activity would be restricted between the hours

of 7:00 a.m. and 5:00 p.m. on weekdays, and would be prohibited on weekends. Thus, during the hours of 7:00 a.m. and 5:00 p.m. Monday through Friday, persons may be temporarily exposed to noise levels exceeding ambient levels during the proposed project operation.

Mitigation Measures:

With the mitigation measures proposed, the project would result in less than significant noise impacts. Noise mitigation will be triggered when noise levels at the perimeter of the Site exceed background levels and the levels provided in the County of Los Angeles Noise Ordinance. Noise mitigation measures to avoid or reduce exceedances may include the following:

1. Contractors performing trench excavation work will be required to utilize well maintained equipment fitted with properly functioning mufflers. In selecting equipment to be used, contractors will be directed to utilize the smallest, quietest equipment capable of effectively and safely completing planned trench excavation tasks. If necessary, equipment will be retrofitted with sound damping materials and exhaust and intake mufflers.
2. Truck operators will be directed to shut down engines when trucks are staged or during soil loading, if they are stationary for a period of 5 minutes or longer.
3. When necessary, and to the extent practicable where it can be done safely, sound attenuation barriers or blankets will be used between the area of the property where trench excavation is conducted and adjacent properties. Sound attenuation barriers may be constructed on-site using wood framing for support and plywood covered with sound absorbing materials, or sound blankets supported on metal frames may be used. Depending on the site physical layout and excavation location, use of such sound attenuation barriers may require modification of excavation areas and layout. Sound attenuation barriers will not be placed between the excavation area and the street due to the need for equipment to operate, excavate, and transfer soil to trucks staged in the street.
4. If noise levels from project activities measured at adjacent residential property lines exceed background levels and applicable County of Los Angeles noise standards, work will be temporarily halted so that further noise mitigation measures can be evaluated and implemented.

There may be short duration activities where noise reduction is not feasible or warranted (i.e., asphalt or concrete saw cutting). In these cases, notices to property owners or residents providing details of scheduled activities and anticipated noise levels will be mailed in advance of starting activities.

Therefore, the proposed project activities are expected to result in less than significant groundborne vibration or groundborne noise level impact to nearby residences.

XIII. POPULATION AND HOUSING

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Impact Analysis:

The proposed project will not result in significant impacts to population or housing. Population growth will not be affected and displacement of housing or people will not occur. The proposed project will not require construction of replacement housing.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XIV. PUBLIC SERVICES

<i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?			X	
e) Other public facilities?				X

Impact Analysis:

The project activities would not generate an increase in the demand for public services. The nature and extent of the proposed project activities would not generate a need for any new or physically altered governmental facilities. There may be limited areas of the park not available for public use during excavation, but it will be less than significant in area and length of time.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XV. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Impact Analysis:

The proposed project will result in less than significant recreation impacts. No increase in the use of existing parks or recreational facilities is expected to occur with implementation of the proposed project activities.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XVI. TRANSPORTATION AND TRAFFIC

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

Impact Analysis:

The proposed project will not result in significant transportation and traffic impacts. The scale of the activities would not result in a significant impact to traffic and transportation.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

XVII. UTILITIES AND SERVICES SYSTEMS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board??				X
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Impact Analysis:

The proposed project would not result in significant impacts related to utilities or service systems. The project does not involve the construction or expansion of water or wastewater treatment facilities, the construction or expansion of stormwater drainage facilities, or new or expanded entitlements.

The project related construction and operation activities, including excavation and well drilling activities, would not result in significant impacts to utilities and service systems.

Mitigation Measures:

There are no significant impacts identified for this issue area, and therefore no mitigation measures are necessary.

DETERMINATION OF APPROPRIATE ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all the potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Samuel Unger, PE
Executive Officer
Los Angeles Regional Water Quality Control Board

Date

LIST OF RESOURCES

Kleinfelder, 2007. Evaluation of Site History and Potential Contaminant Sources, Former Athens Tank Farm, Willowbrook, Los Angeles County, California, December 10.

Kleinfelder, 2008a. Report, Air Quality Survey and Limited Subsurface Investigation, Ujima Village Apartment Complex, Ujima Housing Corporation Property, Willowbrook, Los Angeles County, California, August 20.

Kleinfelder, 2008b. Preliminary Shallow Soil Investigation Report, Earvin Magic Johnson Regional Park, Willowbrook, Los Angeles County, California, October 31.

Kleinfelder, 2008c. Preliminary, Multimedia Lake Investigation Report, Earvin Magic Johnson Regional Park, Willowbrook, Los Angeles County, California, December 12.

Kleinfelder, 2009a. Report, Initial Site Assessment, Earvin Magic Johnson Regional Park, Willowbrook, Los Angeles County, California, March 27.

Kleinfelder, 2009b. August 18, (First Revision January 30, 2009, Second & Final Revision August 18, 2009), Revised Human Health Screening Evaluation, Ujima Village Apartment Complex, Ujima Housing Corporation Property, Willowbrook, Los Angeles County, California.

Kleinfelder, 2010a. Groundwater Monitoring Well Installation Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California, March 31.

Kleinfelder, 2010b. Site Assessment Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. May 31.

Kleinfelder, 2010c. Second Quarter 2010 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. July 15.

Kleinfelder, 2010d. Human Health Risk Assessment, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. July 30.

Kleinfelder, 2010e. Revised Human Health Risk Assessment, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. September 1.

Kleinfelder, 2010f. Third Quarter 2010 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. October 15.

Kleinfelder, 2011a. Fourth Quarter 2010 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. January 15.

Kleinfelder, 2011b. Revised Human Health Risk Assessment, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. February 11.

Kleinfelder, 2011c. Interim Remedial Action Plan, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. February 18.

Kleinfelder, 2011d. Methane Hazard Evaluation Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. February 18.

Kleinfelder, 2011e. Groundwater Monitoring Well Installation Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. April 15.

Kleinfelder, 2011f. First Quarter 2011 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. April 15.

Kleinfelder, 2011g. Soil Management Plan, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. May 6.

Kleinfelder, 2011h. Report Investigation of Ambient Metals Concentrations, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. June 30.

Kleinfelder, 2011i. Second Quarter 2011 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. July 15.

Kleinfelder, 2011j. Shallow Soil and Soil Vapor Assessment Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. August 5.

Kleinfelder, 2011k. Quality Assurance Project Plan Site Investigation Addendum No. 3, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. September 14.

Kleinfelder, 2011l. Third Quarter 2011 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. October 13.

Kleinfelder, 2011m. Soil Vapor Extraction Pilot Test Update, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. October 14.

Kleinfelder, 2011n. Off-Site Assessment Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. October 28.

Kleinfelder, 2011o. Soil Vapor Extraction Pilot Test Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. December 2.

Kleinfelder, 2011p. Human Health Screening Evaluation of Potential Vapor Intrusion, Residential Properties Located Along the East Edge of the Former Athens Tank Farm, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. December 5.

Kleinfelder, 2011q. Response to LARWQCB on Review of Soil Vapor Extraction Pilot Test Report, Correspondence Dated December 14, 2011, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. December 23.

Kleinfelder, 2012a. Fourth Quarter 2011 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. January 13.

Kleinfelder, 2012b. Supplemental Off-Site Assessment Report, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. March 2.

Kleinfelder, 2012c. Report, Investigation of Ambient Metals Concentrations, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. March 30.

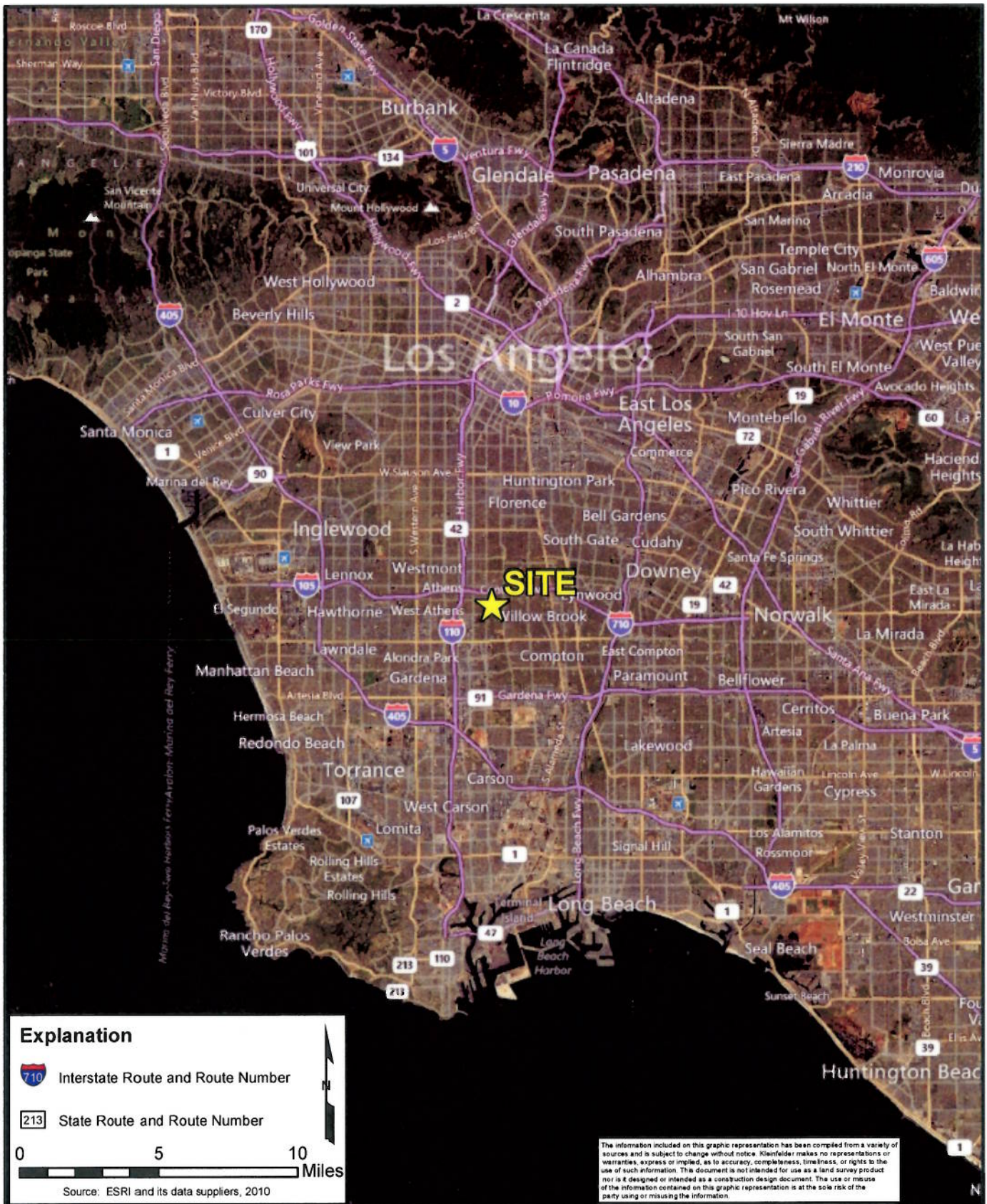
Kleinfelder, 2012d. Soil Vapor Extraction Pilot Test Report Addendum, Former Athens Tank Farm, Willowbrook, Los Angeles County, California. March 9.

Kleinfelder, 2012e. First Quarter 2012 Groundwater Monitoring Report, Former Athens Tank Farm, 939 East El Segundo Boulevard, Willowbrook, California, Site Cleanup No. 0374, Site ID 2040306. April 13.

Kleinfelder, 2012f. Remedial Action Plan Phase I, Former Athens Tank Farm, Willowbrook, Los Angeles County, June 15.

ATTACHMENTS

- Figure 1 General Location Map
- Figure 2 Site Vicinity Map
- Figure 3 Site Plan
- Figure 4 Phase 1 SVE Wells and Excavation Areas Locations
- Figure 5 Proposed Excavation Areas
- Figure 6 FEMA Flood Insurance Rate Map



PROJECT NO.	124094
DRAWN:	06/2012
DRAWN BY:	R. ALVAREZ
CHECKED BY:	M. PATE
FILE NAME:	124094p3_1.mxd

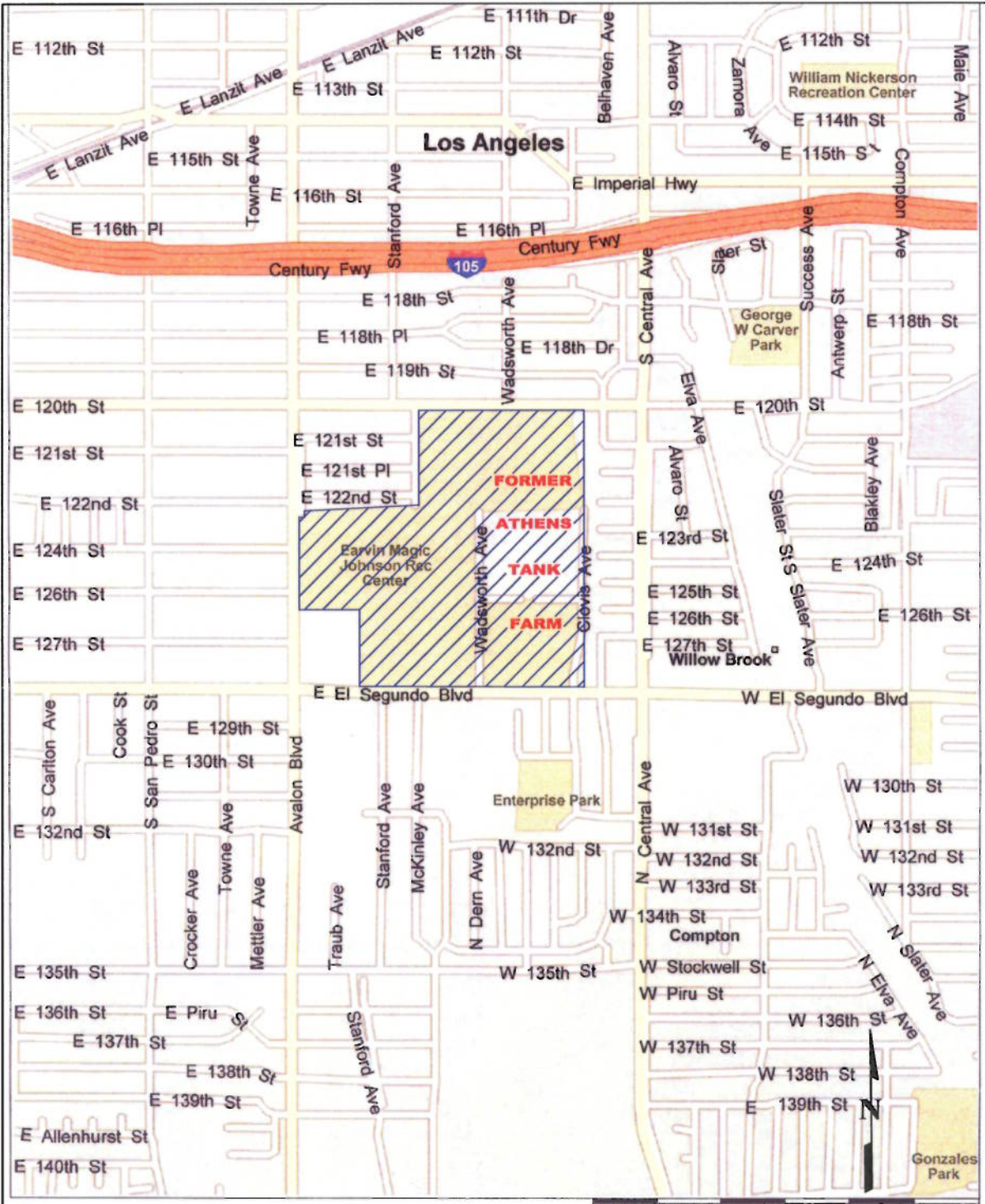
General Location Map

FORMER ATHENS TANK FARM
939 E. EL SEGUNDO BOULEVARD
WILLOWBROOK, CALIFORNIA 90059

PLATE

2.1

Figure 1



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SITE VICINITY MAP

FORMER ATHENS TANK FARM
 WILLOWBROOK,
 LOS ANGELES COUNTY, CALIFORNIA 90059

DRAWN BY: DRD
 REVISED BY:
 CHECKED BY:

Figure 2

DATE: 12-2007

APPROVED BY:

PROJECT: 86512

FILE NAME:

L:\2007\86512\Site_Vicinity_Map.dwg
 Attached Image L:\2007\86512\Athens.jpg





Reference:
 Base map provided by Los Angeles Department of Public Works.
 Aerial photograph from Arrowhead Mapping Corp., 09/22/2012.
 Drawing is Big approximate layout of the former tank farm.

Projected Coordinate System: NAD 1983,
 State Plane, California V Fips 0405 Feet
 Projector: Lambert Conformal Conic

The information contained on this graphic representation has been compiled
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Explanation

- City of Los Angeles
- Ujima Village Apartment Complex
- Earvin Magic Johnson Regional Park
- Animo Watts Charter High School
- Ujima Housing Corporation



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PROJECT NO. 124094
 DRAWN: 08/20/12
 DRAWN BY: R. ALVAREZ
 CHECKED BY: M. PATE
 FILE NAME: 124094_3.mxd

Site Plan

FORMER ATHENS TANK FARM
 839 E. EL SEGUNDO BOULEVARD
 WILLOWBROOK, CALIFORNIA 90059

PLATE

2.3

Figure 3

