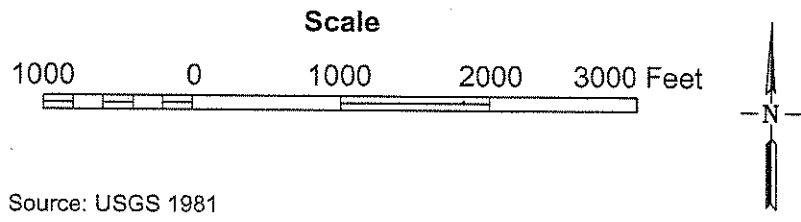
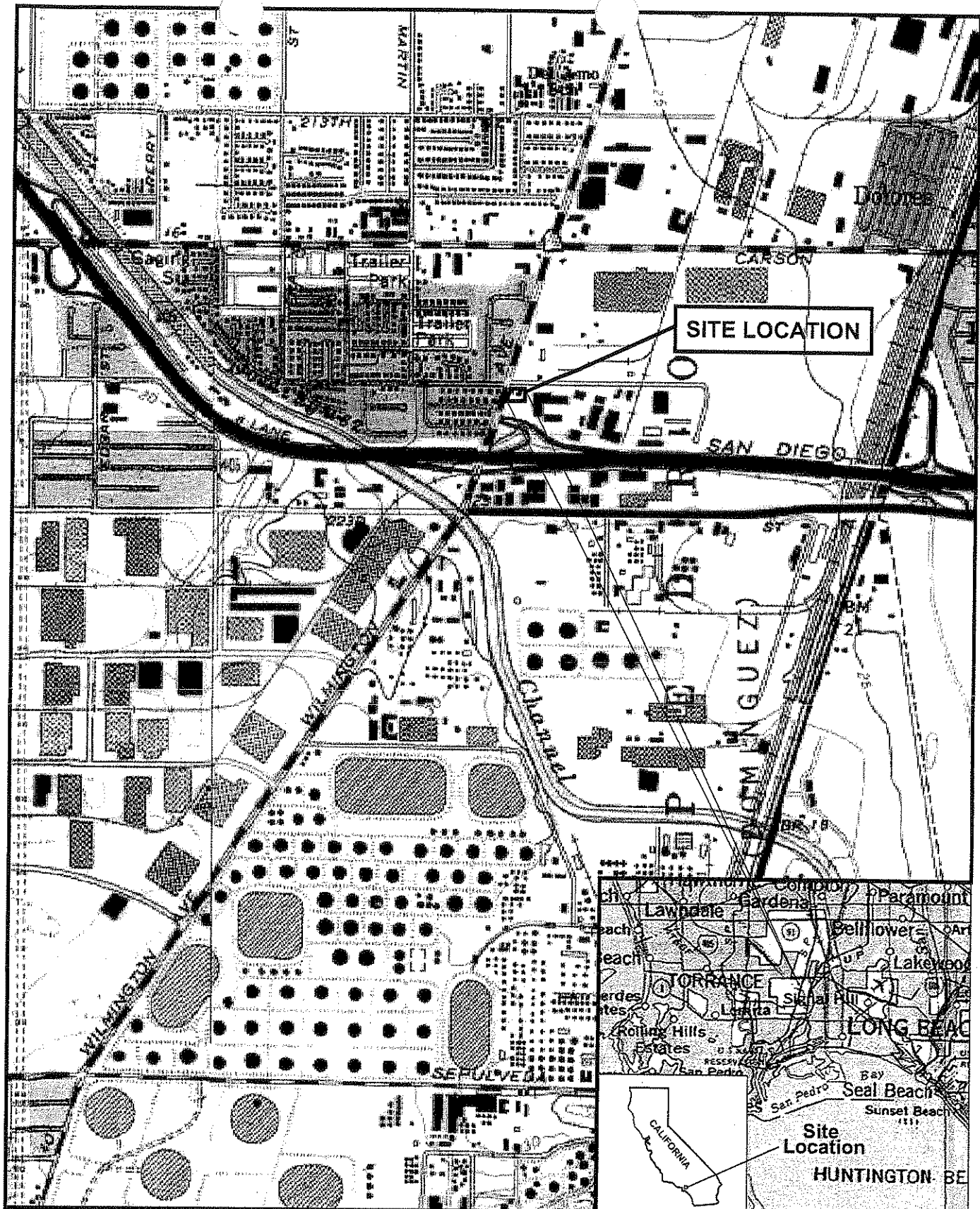


6.0 **Figures**  
*Figures 1 - 5*



Source: USGS 1981

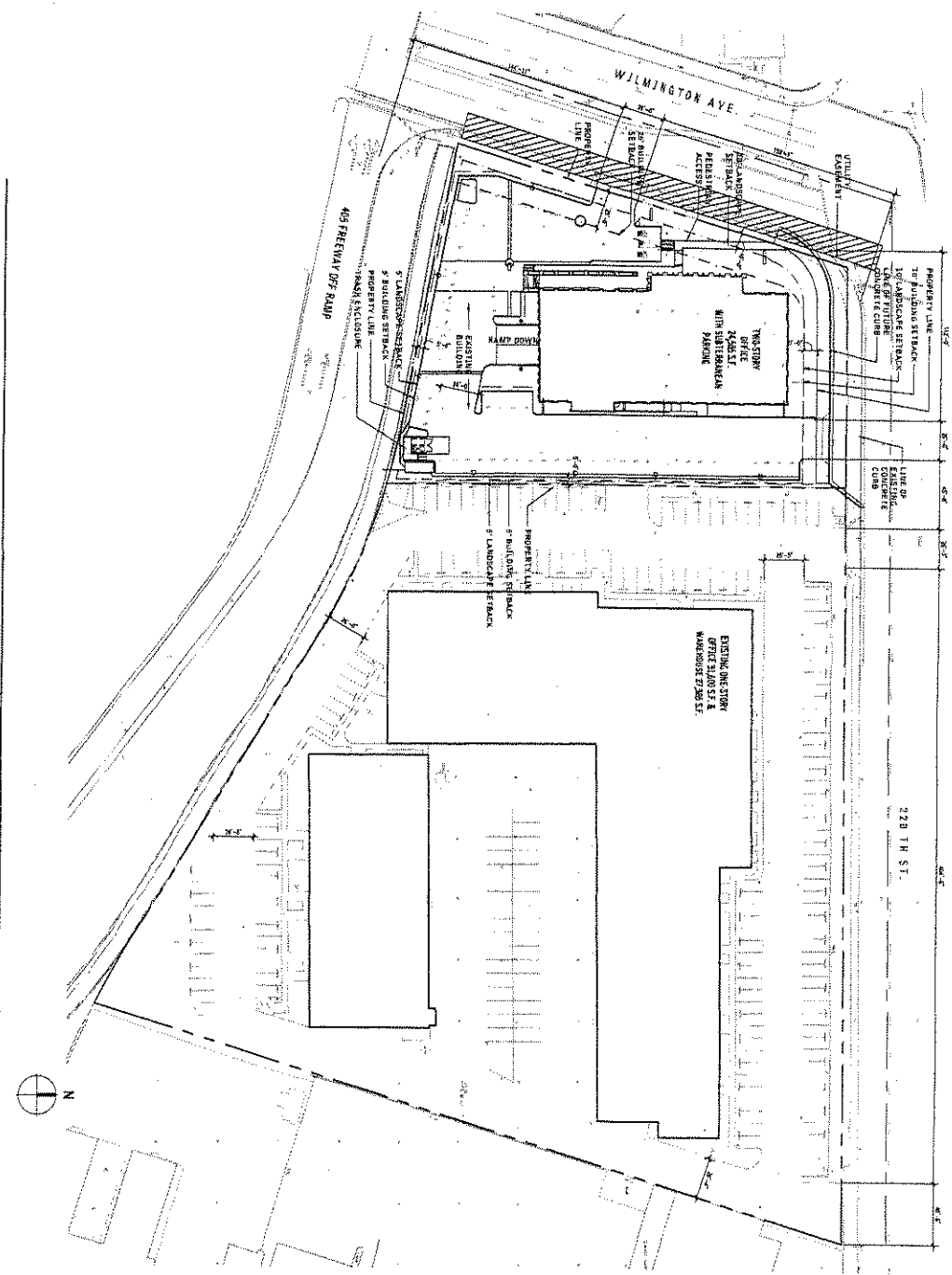
Figure 1: Vicinity Map

Watson Corporate Headquarters Building  
 22010 South Wilmington Avenue  
 Carson, California



Project No. XX

Figure 2: Site Plan



LEGEND

1. 20'x20' FOOTING - 1.67' S.F. / 1.67' S.F.

2. 20'x20' FOOTING - 1.67' S.F. / 1.67' S.F.

3. 20'x20' FOOTING - 1.67' S.F. / 1.67' S.F.

WATSON LAND COMPANY HEADQUARTERS - PARCEL A		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

WATSON BUSINESS CENTER - PARCEL B		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

WATSON LAND COMPANY HEADQUARTERS		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

WATSON BUSINESS CENTER		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

PARKING TABULARS		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

FLOOR AREA RATIO		
DESCRIPTION	AREA (S.F.)	AREA (SQ. FT.)
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.
EXISTING OFFICE BUILDING	26,000 S.F.	26,000 S.F.

**Watson Land Company Headquarters**

22010 Wilmington Ave.  
Carson, CA

Developed for  
Watson Land Co.

No.	Revision Description	Date

Architect: **TPA**

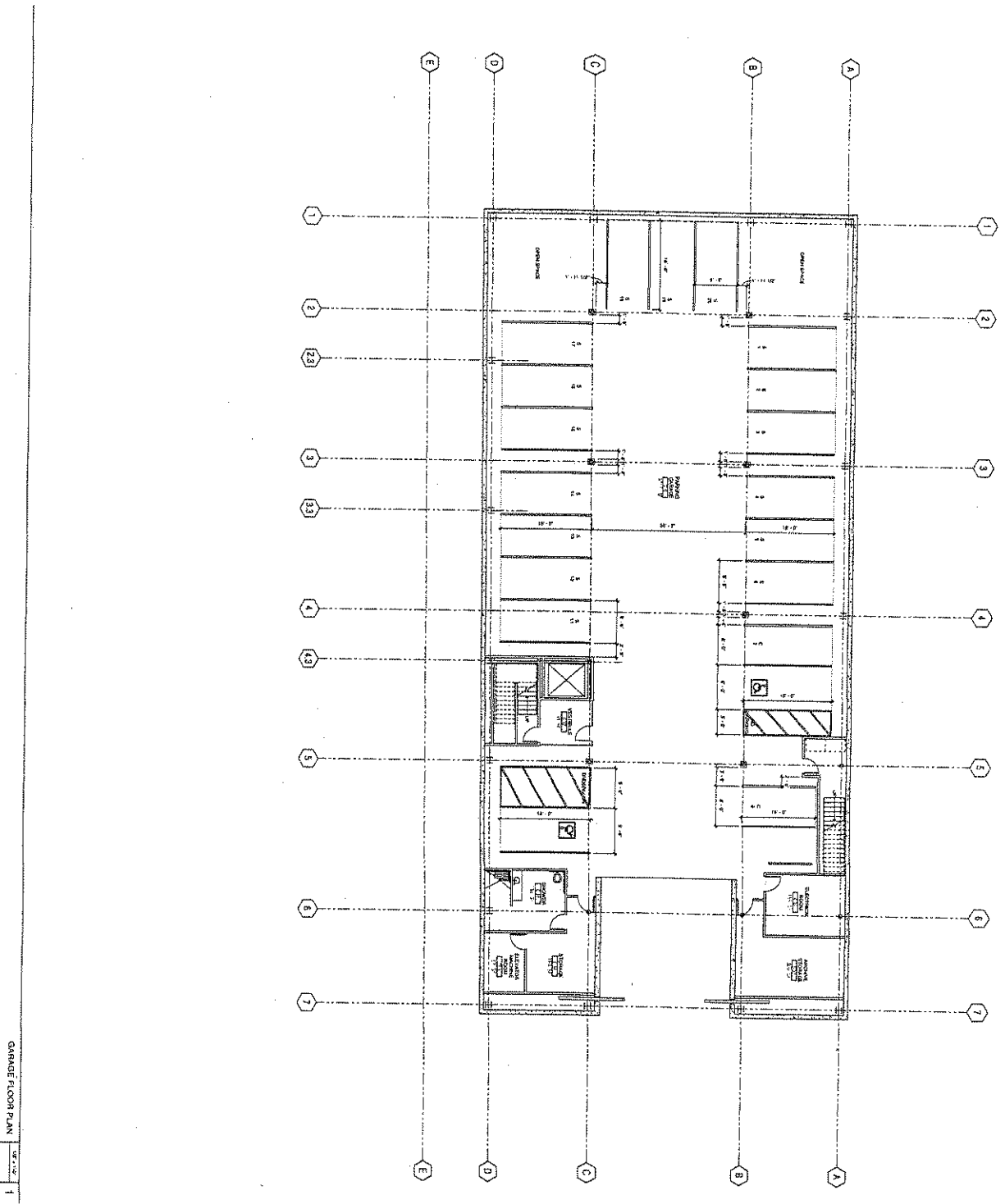
Project: **Watson Land Company Headquarters**

Location: **Carson, California**

Date: **11.10**

Scale: **1/4" = 1'-0"**

Sheet: **11.10**



GARAGE FLOOR PLAN  
1/2" = 1' - 0"  
1

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
9	REVISED PER COMMENTS	11/15/11
10	REVISED PER COMMENTS	11/15/11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
9	REVISED PER COMMENTS	11/15/11
10	REVISED PER COMMENTS	11/15/11

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/15/11
2	REVISED PER COMMENTS	11/15/11
3	REVISED PER COMMENTS	11/15/11
4	REVISED PER COMMENTS	11/15/11
5	REVISED PER COMMENTS	11/15/11
6	REVISED PER COMMENTS	11/15/11
7	REVISED PER COMMENTS	11/15/11
8	REVISED PER COMMENTS	11/15/11
9	REVISED PER COMMENTS	11/15/11
10	REVISED PER COMMENTS	11/15/11

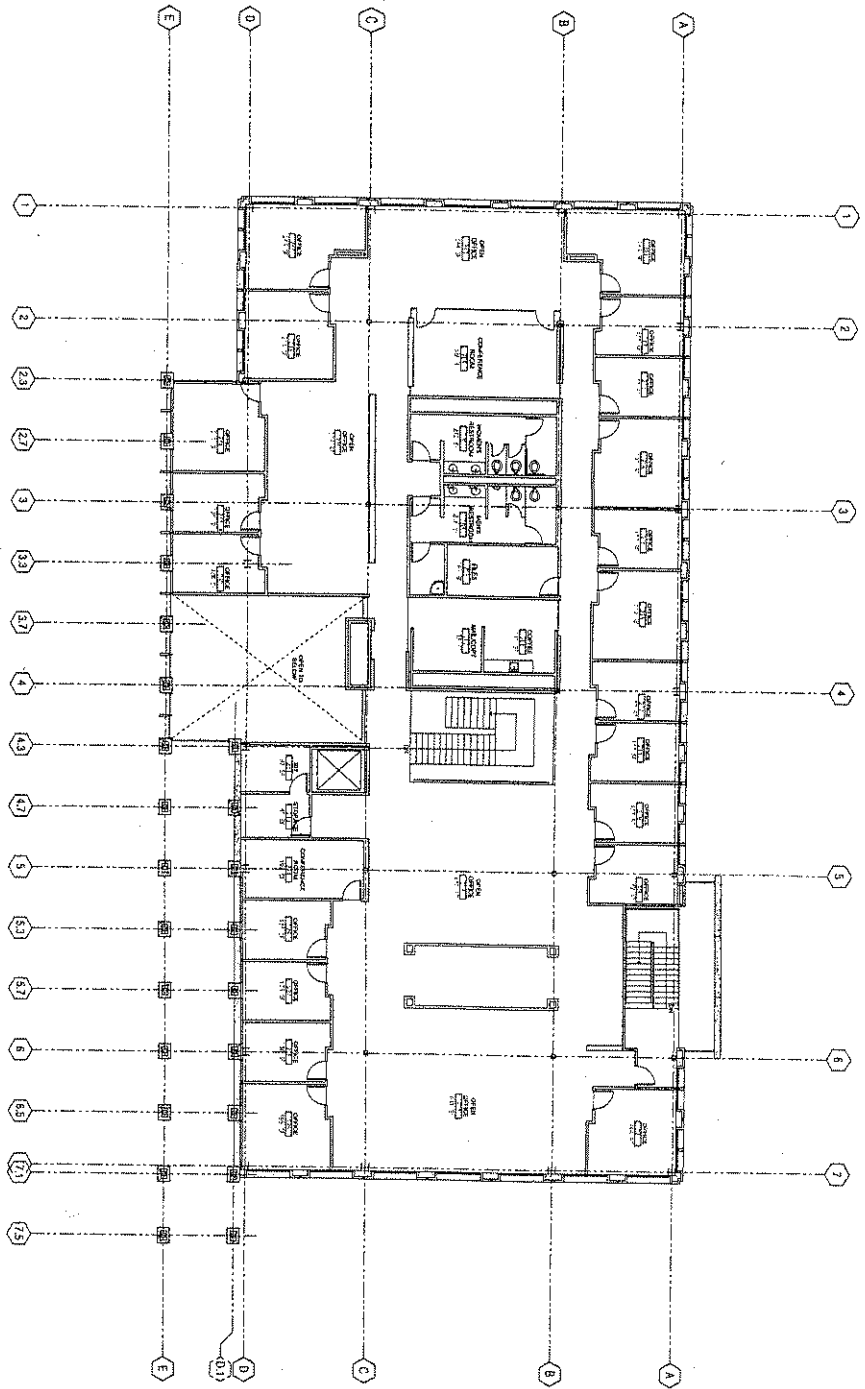
Watson Land Company Headquarters  
 PROGRESS SET  
 Carson, CA  
 Developer for  
 WATSON LAND COMPANY



110 California Ave, Suite 200  
 Irvine, California 92617  
 Phone: 949-451-1000  
 Fax: 949-451-1001  
 Website: www.lpa.com



DOR\_A2.11



SECOND FLOOR PLAN

DOR A2.13

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/15/11
2	ISSUED FOR PERMITTING	11/15/11
3	ISSUED FOR PERMITTING	11/15/11
4	ISSUED FOR PERMITTING	11/15/11
5	ISSUED FOR PERMITTING	11/15/11
6	ISSUED FOR PERMITTING	11/15/11
7	ISSUED FOR PERMITTING	11/15/11
8	ISSUED FOR PERMITTING	11/15/11
9	ISSUED FOR PERMITTING	11/15/11
10	ISSUED FOR PERMITTING	11/15/11
11	ISSUED FOR PERMITTING	11/15/11
12	ISSUED FOR PERMITTING	11/15/11
13	ISSUED FOR PERMITTING	11/15/11
14	ISSUED FOR PERMITTING	11/15/11
15	ISSUED FOR PERMITTING	11/15/11
16	ISSUED FOR PERMITTING	11/15/11
17	ISSUED FOR PERMITTING	11/15/11
18	ISSUED FOR PERMITTING	11/15/11
19	ISSUED FOR PERMITTING	11/15/11
20	ISSUED FOR PERMITTING	11/15/11
21	ISSUED FOR PERMITTING	11/15/11
22	ISSUED FOR PERMITTING	11/15/11
23	ISSUED FOR PERMITTING	11/15/11
24	ISSUED FOR PERMITTING	11/15/11
25	ISSUED FOR PERMITTING	11/15/11
26	ISSUED FOR PERMITTING	11/15/11
27	ISSUED FOR PERMITTING	11/15/11
28	ISSUED FOR PERMITTING	11/15/11
29	ISSUED FOR PERMITTING	11/15/11
30	ISSUED FOR PERMITTING	11/15/11

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/15/11
2	ISSUED FOR PERMITTING	11/15/11
3	ISSUED FOR PERMITTING	11/15/11
4	ISSUED FOR PERMITTING	11/15/11
5	ISSUED FOR PERMITTING	11/15/11
6	ISSUED FOR PERMITTING	11/15/11
7	ISSUED FOR PERMITTING	11/15/11
8	ISSUED FOR PERMITTING	11/15/11
9	ISSUED FOR PERMITTING	11/15/11
10	ISSUED FOR PERMITTING	11/15/11
11	ISSUED FOR PERMITTING	11/15/11
12	ISSUED FOR PERMITTING	11/15/11
13	ISSUED FOR PERMITTING	11/15/11
14	ISSUED FOR PERMITTING	11/15/11
15	ISSUED FOR PERMITTING	11/15/11
16	ISSUED FOR PERMITTING	11/15/11
17	ISSUED FOR PERMITTING	11/15/11
18	ISSUED FOR PERMITTING	11/15/11
19	ISSUED FOR PERMITTING	11/15/11
20	ISSUED FOR PERMITTING	11/15/11
21	ISSUED FOR PERMITTING	11/15/11
22	ISSUED FOR PERMITTING	11/15/11
23	ISSUED FOR PERMITTING	11/15/11
24	ISSUED FOR PERMITTING	11/15/11
25	ISSUED FOR PERMITTING	11/15/11
26	ISSUED FOR PERMITTING	11/15/11
27	ISSUED FOR PERMITTING	11/15/11
28	ISSUED FOR PERMITTING	11/15/11
29	ISSUED FOR PERMITTING	11/15/11
30	ISSUED FOR PERMITTING	11/15/11

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	11/15/11
2	ISSUED FOR PERMITTING	11/15/11
3	ISSUED FOR PERMITTING	11/15/11
4	ISSUED FOR PERMITTING	11/15/11
5	ISSUED FOR PERMITTING	11/15/11
6	ISSUED FOR PERMITTING	11/15/11
7	ISSUED FOR PERMITTING	11/15/11
8	ISSUED FOR PERMITTING	11/15/11
9	ISSUED FOR PERMITTING	11/15/11
10	ISSUED FOR PERMITTING	11/15/11
11	ISSUED FOR PERMITTING	11/15/11
12	ISSUED FOR PERMITTING	11/15/11
13	ISSUED FOR PERMITTING	11/15/11
14	ISSUED FOR PERMITTING	11/15/11
15	ISSUED FOR PERMITTING	11/15/11
16	ISSUED FOR PERMITTING	11/15/11
17	ISSUED FOR PERMITTING	11/15/11
18	ISSUED FOR PERMITTING	11/15/11
19	ISSUED FOR PERMITTING	11/15/11
20	ISSUED FOR PERMITTING	11/15/11
21	ISSUED FOR PERMITTING	11/15/11
22	ISSUED FOR PERMITTING	11/15/11
23	ISSUED FOR PERMITTING	11/15/11
24	ISSUED FOR PERMITTING	11/15/11
25	ISSUED FOR PERMITTING	11/15/11
26	ISSUED FOR PERMITTING	11/15/11
27	ISSUED FOR PERMITTING	11/15/11
28	ISSUED FOR PERMITTING	11/15/11
29	ISSUED FOR PERMITTING	11/15/11
30	ISSUED FOR PERMITTING	11/15/11

Watson Land Company Headquarters  
 PROGRESS SET  
 Carson, CA  
 Developer for  
 WATSON LAND COMPANY

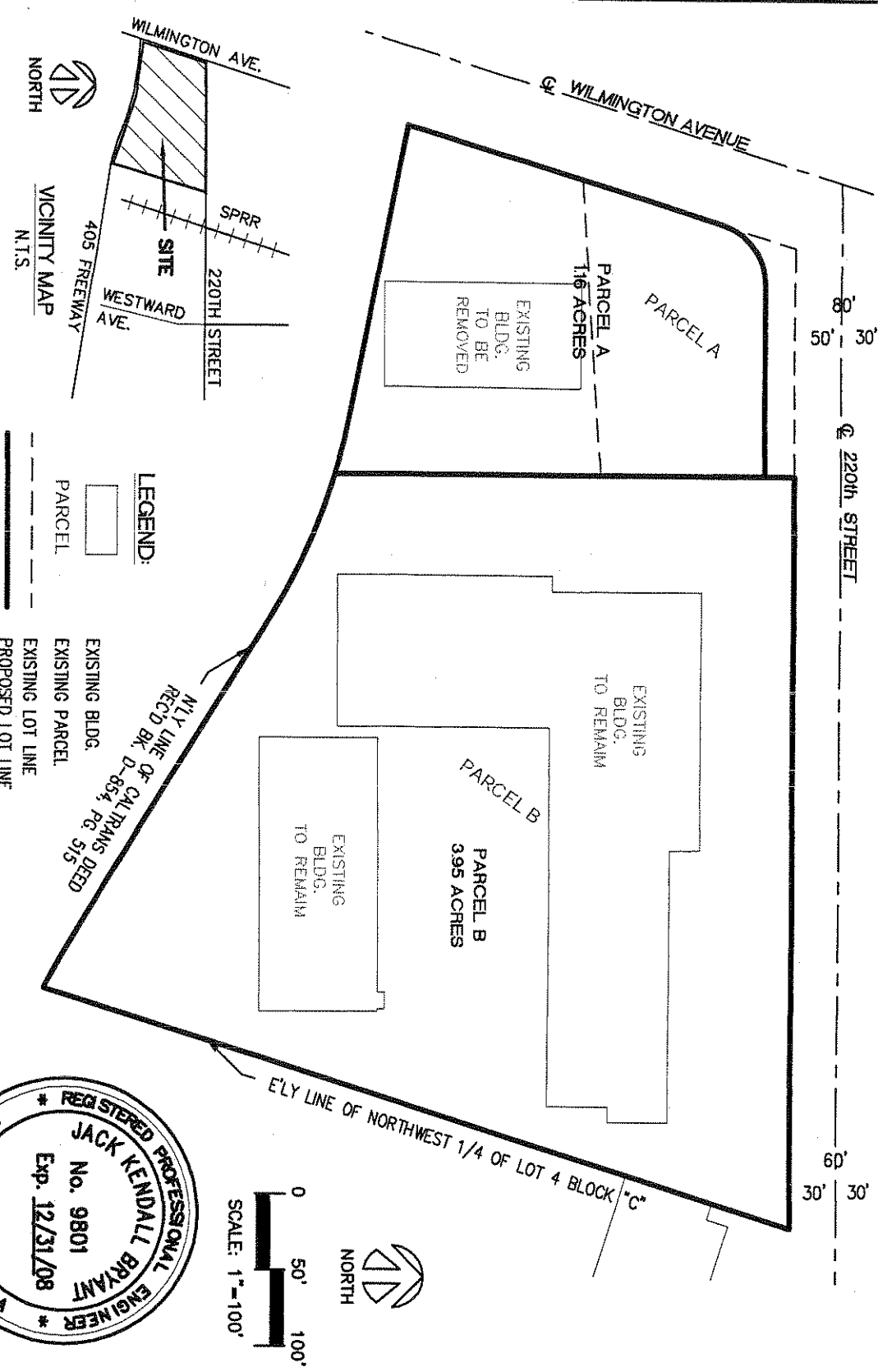


Architect  
 LPA&S  
 1411 Clarendon Ave. Suite 100  
 Irvine, California 92614  
 949.451.1234  
 949.451.1235  
 949.451.1236  
 949.451.1237  
 949.451.1238  
 949.451.1239  
 949.451.1240



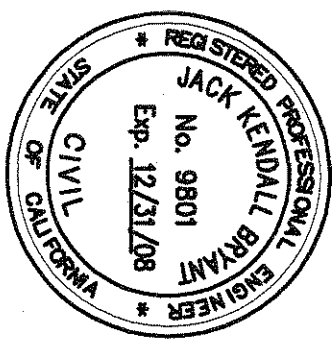
Figure 3: Lot Line Adjustment

# LOT LINE ADJUSTMENT NO. 230-08



**NOTE:**  
BASIS OF BEARING  
@ OF 220TH STREET PER P.M. 28236  
AS NORTH 89°46' 35" EAST

**OWNER:** WATSON LAND COMPANY  
**ADDRESS:** 22010 SOUTH WILMINGTON AVENUE,  
SUITE 400 CARSON, CALIFORNIA 90745  
**PHONE:** (310) 952-6434 FAX (310) 522-8788  
**ZONING:** M.L.



**PREPARED BY:** JACK K BRYANT  
RCE NO. 9801

**DATE:**

## Bryant·Palmer·Soto Inc.

Neil Stanton Palmer ARCHITECTS/Jack K. Bryant ENGINEERS  
2601 Airport Drive, Suite 310, Torrance, CA 90505  
Telephone: (310) 326-9111  
Fax: (310) 325-0271

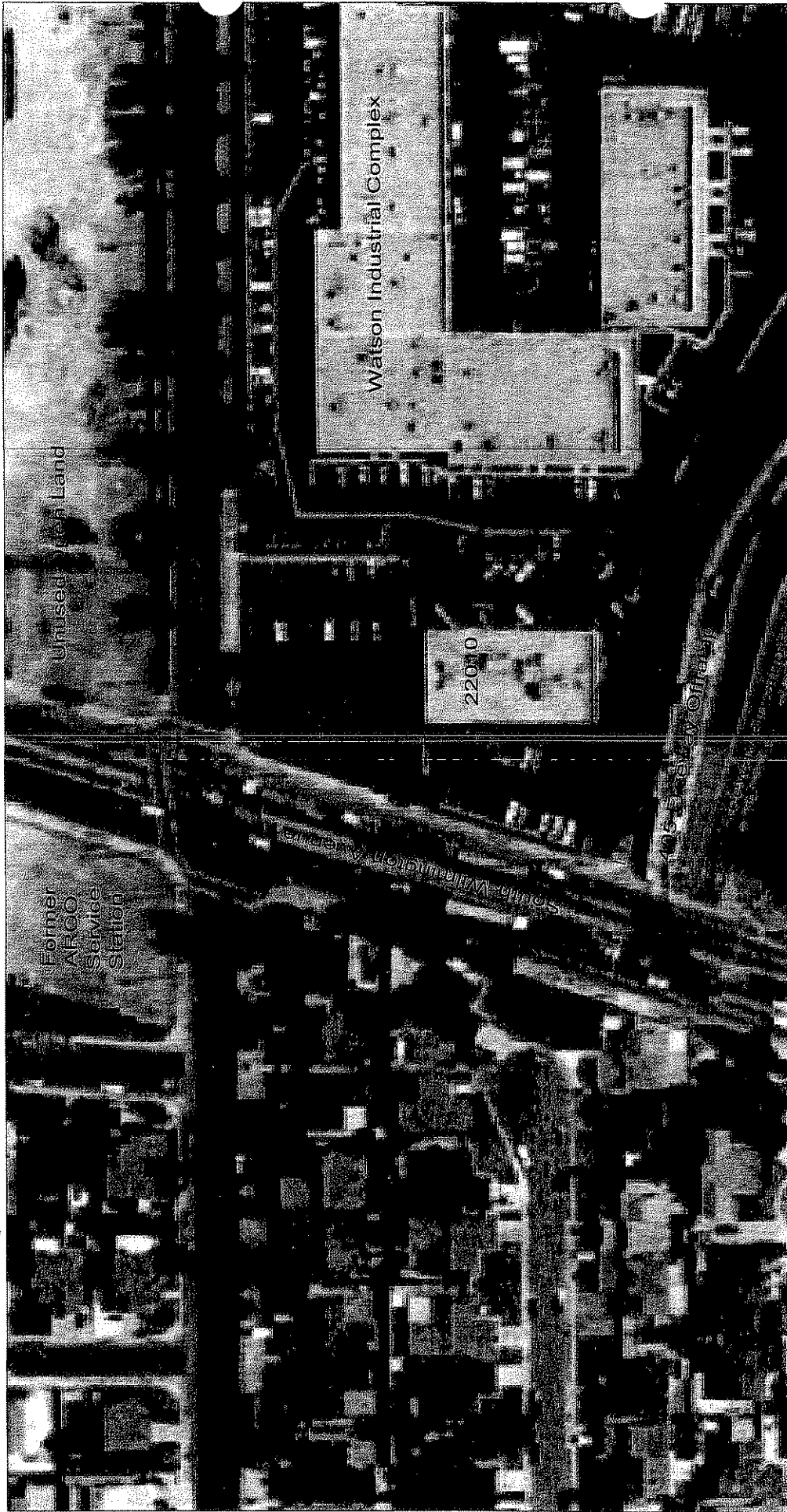
## INDEX SHEET

LOT LINE ADJUSTMENT NO.  
WATSON LAND COMPANY  
6/06/2008

SCALE 1"=100'  
PAGE 1 OF 5

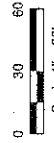
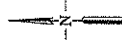
K:\11-0628-015 WATSON OFFICE BLDG\LOT LINE ADJUSTMENT\8x11 LL SHTS\1 OF 5 INDEX SHEET 6-06-08.dwg 6-06-08 02:32:17 PM mike

EL6



Legend

--- Site Boundary



Scale 1" = 60'

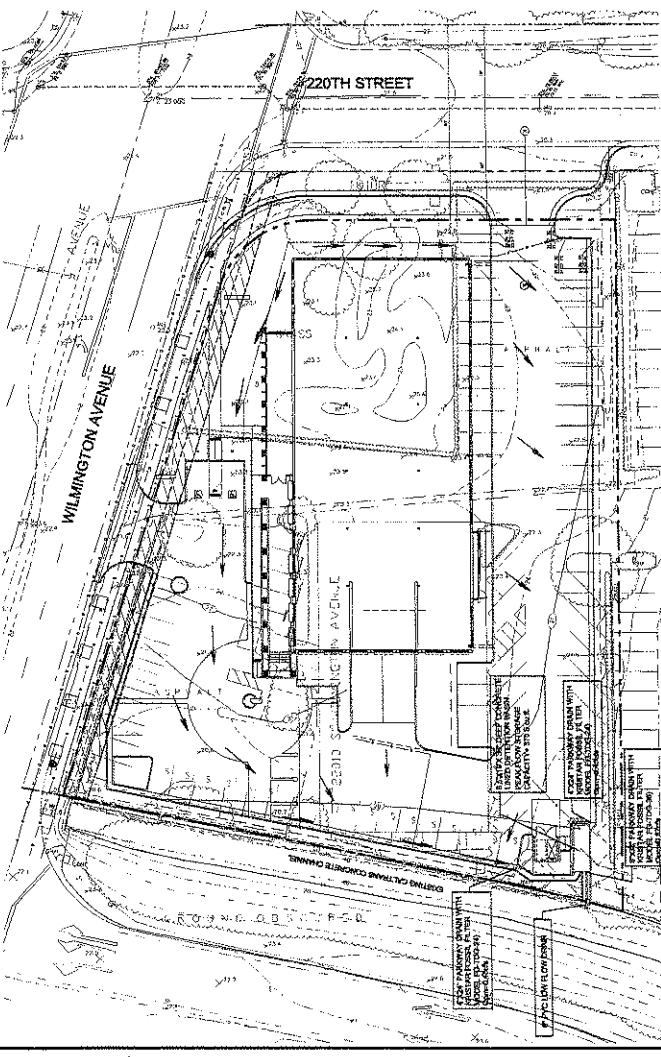
Figure 4: Surrounding Land Uses

Watson Corporate Headquarters Building  
 22010 South Wilmington Avenue  
 Carson, California

Project No. XX



57



**HYDROLOGY REPORT SUMMARY**

TOTAL SITE AREA: 1.21 ACRES  
 TOTAL PRE-DEVELOPMENT (Q10)<sup>1</sup>: 3.25 cfs  
 AREAS: A1, A2  
 TOTAL POST-DEVELOPMENT (Q60)<sup>2</sup>: 3.72 cfs  
 (AREAS A, B, C)  
 DELTA (Q): 0.47 cfs  
 STORAGE REQUIREMENTS:  
 VOLUME (Pre-event x Retention, x C.F.T/In) (Q60) cfs-ft  
**STANDARD URBAN STORMWATER MITIGATION PLAN (SUSMP)**

TOTAL Q60: 3.72 cfs  
 TOTAL Q10: 3.25 cfs  
 Delta = 0.47 cfs (REQUIRED)  
 Delta = 0.27 cfs (REQUIRED)

**Q60 SPECIFIED PER PLANS**

DEVICE SPECIFICATION NO.	Q10	Q10 (TOTAL)
1	0.60 cfs	0.55 cfs
2	0.67 cfs	0.17 cfs

TOTAL Q60 capacity = 1.37 cfs  
 Q60 capacity > Q10 (required) o.k.

**STANDARD STORMWATER URBAN MITIGATION PLAN**

**STORM WATER TREATMENT DEVICES**  
**DETAILS AND SPECIFICATIONS**

**ProCure® Trash & Debris Guard**

ProCure® Trash & Debris Guard is a self-cleaning, self-maintaining, self-cleaning device that is designed to catch and hold debris, trash, and other floating materials in stormwater runoff. It is designed to be installed in a stormwater pipe or channel, and it is designed to be maintained by a trained professional.

NO.	DESCRIPTION	Q10	Q60	Q10 (TOTAL)	Q60 (TOTAL)
1	ProCure® Trash & Debris Guard	0.60 cfs	0.67 cfs	0.55 cfs	0.17 cfs

**Fossil Filter**

Fossil Filter is a self-cleaning, self-maintaining, self-cleaning device that is designed to catch and hold debris, trash, and other floating materials in stormwater runoff. It is designed to be installed in a stormwater pipe or channel, and it is designed to be maintained by a trained professional.

**Storm Water Infiltration**

Storm Water Infiltration is a self-cleaning, self-maintaining, self-cleaning device that is designed to catch and hold debris, trash, and other floating materials in stormwater runoff. It is designed to be installed in a stormwater pipe or channel, and it is designed to be maintained by a trained professional.

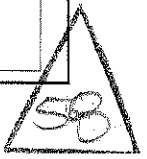
**FOSSIL FILTER GENERAL SPECIFICATIONS FOR FLOW-GUARD AND FLOW-GUARD PLUS CATCH BASIN INSERTS**

The Fossil Filter is a self-cleaning, self-maintaining, self-cleaning device that is designed to catch and hold debris, trash, and other floating materials in stormwater runoff. It is designed to be installed in a stormwater pipe or channel, and it is designed to be maintained by a trained professional.

**STORM WATER INFILTRATION**

Storm Water Infiltration is a self-cleaning, self-maintaining, self-cleaning device that is designed to catch and hold debris, trash, and other floating materials in stormwater runoff. It is designed to be installed in a stormwater pipe or channel, and it is designed to be maintained by a trained professional.

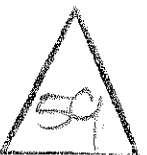
Figure 5: Drainage Map





# 7.0 Exhibits

*Exhibits 1 & 2*



**Phase I Environmental Site Assessment**

**22000 S. Wilmington Avenue  
Carson, California**

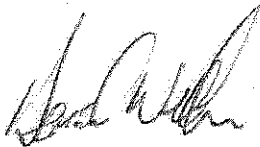
January 22, 2008

*Prepared For:*

Watson Land Company  
22010 S. Wilmington Avenue, Suite 400  
Carson, California 90745

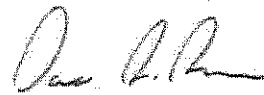
*Prepared By:*

Northgate Environmental Management, Inc.  
1100 Quail Street, Suite 102  
Newport Beach, California 92660



---

Derrick S. Willis  
Principal



---

Dana R. Brown, P.G.  
Senior Geologist



## TABLE OF CONTENTS

<b>1.0</b>	<b>SUMMARY .....</b>	<b>1</b>
<b>2.0</b>	<b>INTRODUCTION.....</b>	<b>3</b>
2.1	Purpose.....	3
2.2	Detailed Scope of Services .....	3
2.3	Limitations and Exceptions.....	4
2.3.1	Limitations .....	4
2.3.2	Exceptions.....	5
2.4	User Reliance .....	5
<b>3.0</b>	<b>SITE DESCRIPTION.....</b>	<b>6</b>
3.1	Location and Legal Description.....	6
3.2	Site and Vicinity General Characteristics .....	6
3.3	Geology and Groundwater .....	6
3.4	Current Use of the Property .....	7
3.5	Description of Structures, Roads, Sewage, and Potable Water Sources.....	7
3.6	Current Uses of Adjoining Properties.....	8
<b>4.0</b>	<b>USER PROVIDED INFORMATION.....</b>	<b>9</b>
4.1	Title Records.....	9
4.2	Environmental Liens or Activity and Use Limitations .....	9
4.3	Valuation Reduction for Environmental Issues .....	9
4.4	Owner, Property Manager, and Occupant Information .....	9
4.5	Specialized Knowledge.....	9
4.6	Reason for Performing the Phase I ESA.....	9
<b>5.0</b>	<b>RECORDS REVIEW .....</b>	<b>10</b>
5.1	Standard Environmental Record Sources .....	10
5.1.1	Subject Site .....	10
5.1.2	Off-Site Sources.....	10
5.2	Additional Environmental Record Sources .....	13
5.2.1	Department of Toxic Substances Control.....	14
5.2.2	Regional Water Quality Control Board .....	14
5.2.3	City of Carson Community Development Department (Building & Safety and Planning) 15	
5.2.4	City of Carson Department of Public Works.....	15
5.2.5	Los Angeles County Department of Public Works.....	16
5.2.6	Los Angeles County Fire Department .....	16
5.2.7	Los Angeles County Environmental Health Department .....	16
5.2.8	City of Torrance Fire Department.....	16
5.2.9	City of Compton Fire Department.....	17
5.3	Other Environmental Issues .....	17
5.3.1	Natural Areas Maps .....	17
5.3.2	Historic Site Maps.....	17
5.4	Land Use History .....	19
5.4.1	Aerial Photographs.....	19
5.4.2	Sanborn Maps .....	20



5.4.3	Topographic Maps .....	20
5.4.4	City Directories .....	21
5.5	Interviews.....	21
5.6	Previous Reports .....	21
<b>6.0</b>	<b>SITE RECONNAISSANCE .....</b>	<b>23</b>
6.1	Methodology and Limiting Conditions.....	23
6.2	General Site and Vicinity Conditions .....	23
<b>7.0</b>	<b>PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>24</b>
<b>8.0</b>	<b>REFERENCES.....</b>	<b>26</b>
<b>9.0</b>	<b>ENVIRONMENTAL PROFESSIONAL STATEMENT.....</b>	<b>27</b>

**FIGURES**

- 1 Site Location Map
- 2 Site Plan

**SITE PHOTOGRAPHS**

**APPENDICES**

- A Environmental Data Resources, Inc. Report—Lien Search
- B Environmental Data Resources, Inc. Report—Radius Report
- C Agency Records
- D Environmental Data Resources, Inc. Report—NEPA Check
- E Aerial Photographs
- F Environmental Data Resources, Inc.—Sanborn Map Search
- G Topographic Maps
- H City Directory
- I Questionnaire
- J Prior Reports
- K Environmental Professional Qualifications



## 1.0 SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Northgate Environmental Management, Inc. (Northgate) for Watson Land Company, for the property located at 22000 S. Wilmington Avenue, in Carson, Los Angeles County, California (the Site). The Site consists of approximately 0.5 acres of land improved with paved parking and landscaping. The Site is identified as Assessor's Parcel Number 7316-027-013, and has been assigned an address of 22000 South Wilmington Avenue. A Site Location Map is shown on Figure 1 and a Site Plan is shown on Figure 2.

Our review of available historic information indicates that the Site was the location of a residence (possibly a farm) on the western portion of the Site and was also used for growing row crops on the eastern portion of the Site from at least 1947 until the mid- 1960s. The Site was developed with a service station from the early 1970s to 1983. Following demolition of the service station in 1983, the Site has been a parking lot with landscaping.

The Dominguez Channel, located approximately 0.25 miles south of the Site, is a mapped Wetland Inventory Area. The nearest surface body of water is the channelized run of the Dominguez Channel, but the Los Angeles River is also located approximately 2 miles to the east of the Site.

No endangered species or sensitive habitat areas were identified on the Site.

The Site was not listed on any environmental regulatory database lists pertaining to leaking underground or aboveground storage tanks (USTs or ASTs), hazardous waste sites, or abandoned sites within the specified radii of the ASTM 1527-00 standard; however, a service station was present at the site during the approximate time period 1971 to 1983.

In Northgate's professional opinion, an appropriate level of inquiry (in conformance with the scope and limitations of ASTM 1527-05) has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability. In summary, our investigation did not identify the presence of Recognized Environmental Conditions except for the following:

- Three fuel and one waste-oil UST were utilized as part of the former operation of the Site as a fueling station. Due to the age of the former operations, no sampling was conducted when the fueling station was decommissioned, and documentation of how the USTs were closed (in-place or removed) was not available. Northgate recommends that a



geophysical survey be conducted to locate the former tank cavity and to verify the removal of the USTs and associated underground lines, and a sampling program be implemented to evaluate the potential presence of petroleum hydrocarbons in soil, soil vapor, and groundwater beneath the Site.

- A release of petroleum hydrocarbons from the former ARCO #5093 located 120 feet northwest of the subject Site impacted soil and groundwater locally; however, groundwater remediation and monitoring under Regional Water Quality Control Board (RWQCB) oversight is in progress. Groundwater monitoring and reporting is conducted quarterly, and the monitoring well located at the subject Site (GW-9) is sampled routinely. Northgate recommends that Watson Land Company continue to receive and review reports on the ARCO site over time to evaluate conditions in the dissolved contaminant plume and their potential impact to the subject Site.

Finally, our review indicates the presence of one area of potential environmental concern:

- Our site history review indicates that the Site was used for agricultural purposes prior to construction of the gas station in the early 1970s. As such, it is possible that residual pesticide or herbicide compounds may be present in shallow soil at the Site. If soil is to be removed from the Site during development, it may be prudent to evaluate if residual pesticides and/or herbicides are present in the soil.



## 2.0 INTRODUCTION

This report presents the results of a Phase I ESA performed by Northgate for Watson Land Company, for the property located at 22000 S. Wilmington Avenue, in Carson, Los Angeles County, California "the Site". The Site is identified as Assessor's Parcel Number 7316-027-013 and consists of approximately 0.5 acres of land improved with paved parking and landscaping. In the mid 1970's the Site was developed as a service station the Site was assigned an address of 22000 South Wilmington Avenue.

### 2.1 Purpose

The purpose of this investigation has been to identify and evaluate the presence of Recognized Environmental Conditions at the Site. The term "Recognized Environmental Conditions" means the presence, or likely presence of hazardous substances or petroleum products on the Site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous materials or petroleum products into structures on the subject Site; or into the ground, groundwater, or surface water of the subject property. The term includes hazardous substances or petroleum products even under conditions in compliance with existing laws. The term is not intended to include de minimus conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Northgate has endeavored to perform the ESA in general conformance with the scope and limitations of the ASTM E1527-05 Phase I assessment standard, and 40 CFR Part 312, *Standards and Practices for All Appropriate Inquiry—Final Rule*. It is understood that Watson Land Company intends to develop the Site commercially.

### 2.2 Detailed Scope of Services

This Phase I ESA Update included the following services:

- Review readily available information regarding the history of the Site, including historic aerial photographs, maps, previous reports, and other information, and discussions with individuals familiar with the Site, if available;
- Review environmental lien documents obtained for the Site;
- A reconnaissance of the Site and near vicinity;
- Review readily available regulatory agency publications and files, and discussions with regulatory officials, as applicable;



- Evaluation of Recognized Environmental Conditions, development of conclusions, and recommendations, as appropriate; and
- Preparation of this report.

## 2.3 Limitations and Exceptions

### 2.3.1 Limitations

The purpose of an environmental assessment is to reasonably evaluate the potential for, or actual impact of, past practices on a given site area. In performing an environmental assessment, it is understood that a balance must be struck between a reasonable inquiry into the environmental issues and an exhaustive analysis of each conceivable issue of potential concern. No investigation is thorough enough to absolutely rule out the presence of hazardous materials at a given site. If hazardous conditions have not been identified during the assessment, such a finding should not be construed as a guarantee of the absence of such materials on the Site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

Environmental conditions may exist at the Site that cannot be identified by visual observation. Where subsurface work was performed, our professional opinions are based in part on interpretation of data from discrete sampling locations that may not represent actual conditions at un-sampled locations.

Except where there is express concern of our client, or where specific environmental contaminants have been previously reported by others, naturally occurring toxic substances, potential environmental contaminants inside buildings, or contaminant concentrations that are not of current environmental concern may not be reflected in this document.

Where the scope of services is limited to interview and/or review of readily available reports and literature, any conclusions and/or recommendations are necessarily based largely on information supplied by others, the accuracy or sufficiency of which may not be independently reviewed by Northgate.

Any opinions and/or recommendations presented apply to Site conditions existing at the time of performance of services. We are unable to report on, or accurately predict, generally unforeseeable events that may impact the Site following performance of services, whether occurring naturally or caused by external forces. Therefore, we cannot assume responsibility for such events or their impact. We also cannot assume responsibility for changes in environmental standards, practices, or regulations.





### **2.3.2 Exceptions**

It should be noted that the time intervals between historical information sources may exceed five years, due to the availability of such records. However, in our opinion, this does not significantly impact our ability to evaluate historic land use conditions at the Site.

### **2.4 User Reliance**

This report has been prepared for the exclusive use of Watson Land Company, and others may not rely on the information contained in this report without the express written consent of Northgate.



### 3.0 SITE DESCRIPTION

#### 3.1 Location and Legal Description

The Site consists of approximately 0.51 acres of improved land located at the southeast corner of Wilmington Avenue and 220<sup>th</sup> Street in the City of Carson, California. The Site consists of one individual parcel identified as APN 7316-027-013, Los Angeles County, California. A Site Location Map is shown on Figure 1, and a Site Plan is shown on Figure 2.

#### 3.2 Site and Vicinity General Characteristics

The Site is developed with paved parking, open space, and landscaped areas. The Site is bordered on the north by 220<sup>th</sup> Street, beyond which is an asphalt-paved vacant lot behind a chain-link fence. The Site is bordered on the west by Wilmington Avenue, beyond which are residential developments. Northwest of the Site, across the intersection of Wilmington Avenue and 220<sup>th</sup> Street, is a vacant lot that was formerly an ARCO service station (ARCO #5093). The Site is bordered on the south and east by Watson Corporate and Business Center. The San Diego Freeway (405) is located 0.1 miles south of the Site, and the Dominguez Channel is located 0.25 miles south of the Site. The Los Angeles River and the Long Beach Freeway (710) are located approximately 2 miles east of the Site. The Site is located in an area of mixed commercial, light industrial, and residential development.

#### 3.3 Geology and Groundwater

The Site is located 0.25 miles north of the Dominguez Channel, and within the Dominguez Gap area of the West Coast Groundwater Basin at an approximate elevation of 24 feet above mean sea level (msl). Land in the Site vicinity slopes gently to the west, toward the Dominguez Channel, at a rate of approximately 5 feet per mile. On a regional basis the Site is in a gap between low hills with topography generally sloping southeast along the trend of the Dominguez Channel. No bodies of water, springs, or potable water wells are present at the Site, but one shallow groundwater monitoring well (GW-9) is located in the southwest corner of the Site.

The Site is underlain by Holocene to Recent age unconsolidated alluvial deposits of the former Compton Creek, and overbank sediments from the distributary system along the lower reaches of the former Los Angeles River. These natural river systems have now been confined in concrete channels forming the Dominguez Channel and Los Angeles River flood control systems. The unconsolidated deposits beneath the site contain shallow groundwater in an unconfined aquifer system that may be influenced locally by water levels within the unlined portions of the flood control channels.



Hydrologic units beneath the Site consist of members of the upper Pleistocene Lakewood Formation, which is underlain by lower Pleistocene deposits of the San Pedro Formation. Below the Holocene to Recent alluvial deposits the Gage aquifer and an unnamed aquiclude (part of the upper Pleistocene Lakewood Formation) are unconformably underlain by the lower Pleistocene San Pedro Formation. The San Pedro Formation contains both the Lynwood and Silverado aquifers in the Site vicinity. All of the deeper aquifers are confined or semi-confined in nature, and yield good amounts of fresh water to wells.

A total of 22 wells were identified within a one-mile radius of the Site, 14 are listed as production wells and the remainder are groundwater monitoring wells. One groundwater monitoring well (GW-9) is in the southwest portion of the Site, and one additional well (GW-15) is located in 220<sup>th</sup> street just north of the Site (see Figure 2). Municipal water production well 277-01 is located approximately 1,000 feet south of the site, beyond the 405 freeway, and three other production wells are located within approximately 4,400 feet east of the Site.

Depth to first groundwater has been measured between 25 and 36 feet in the site vicinity, with a flow direction that varies between southeast and southwest at an approximate gradient of 0.008 feet per foot (Secor Inc., 2007). Based on available information and evaluation of regional topography and structure, the regional groundwater generally flows toward the south and southwest along the trend of the Dominguez Channel.

### **3.4 Current Use of the Property**

The Site is currently paved and divided into parking stalls in the eastern section, and vacant open land with landscaping in the western section.

### **3.5 Description of Structures, Roads, Sewage, and Potable Water Sources**

Asphalt paving, landscaping, and parking stalls are located on the east and south portion of the subject Site. No other roads or structures are present on the Site.

One shallow groundwater monitoring well (MW-9) is located in the southwest portion of the Site, and one additional groundwater monitoring well is located adjacent to the northern Site boundary in 220<sup>th</sup> Street. No potable water wells are present at the Site.

According to staff for the City of Carson, water service in the City of Carson is provided by either California Water Company or Golden State Water, while sewer service is provided by the Los Angeles County Department of Public Works (DPW).



### 3.6 Current Uses of Adjoining Properties

The Site is bordered on the north by 220<sup>th</sup> Street, a two-lane street at this location. The area north of 220<sup>th</sup> Street consists of land paved with asphalt and surrounded by a chain-link fence. Beyond the empty lot is Action Mobile Office Rentals.

The Site is bordered on the west by Wilmington Avenue, a four-lane street. Beyond Wilmington Avenue is a single-family residential development. Northwest of the Site, across the intersection of Wilmington Avenue and 220<sup>th</sup> Street, is an empty lot (former Arco #5093).

South and east of the Site is the Watson Land Company Corporate Business Center, a complex of one- and two-story office buildings. Beyond the Watson Land Company office complex to the south is Interstate 405. Beyond the complex to the east is Standard Metals, a recycling center.



## **4.0 USER PROVIDED INFORMATION**

### **4.1 Title Records**

Northgate did not view title documents for the Site.

### **4.2 Environmental Liens or Activity and Use Limitations**

Northgate reviewed an environmental lien report for the Site (APN 7316-027-013) provided by NETR Real Estate Research & Information, a subcontractor to Environmental Data Resources, Inc. (EDR). The lien report (presented in Appendix A) indicates that title to the Site is vested in Watson Equity Company, a Corporation, as of December 8, 1965. None of the documents provided by NETR, or other regulatory information reviewed during this investigation, indicate the presence of known environmental liens or activity and use limitations related to soil or groundwater contamination at the Site.

### **4.3 Valuation Reduction for Environmental Issues**

Watson did not provide Northgate with any information indicating that the property value of the Site has been reduced due to environmental issues.

### **4.4 Owner, Property Manager, and Occupant Information**

The Site is currently owned by Watson Land Company, as shown in Section 4.2. There are no structures on the Site beyond an asphalt parking area on the eastern portion of the Site and asphalt paving on the southern portion. The remainder of the Site is open and landscaped.

### **4.5 Specialized Knowledge**

An ASTM Phase I ESA User Questionnaire was provided to Mr. Chris Trujillo, Vice President of Construction for Watson. According to the questionnaire responses, Mr. Trujillo indicated that Watson Land Company had been associated with the Site for 20+ years, and knew that the Site was formerly a service station that inventoried gasoline and lubricants. He was not aware of any releases at the Site.

### **4.6 Reason for Performing the Phase I ESA**

It is understood that Watson intends to develop the Site commercially.



## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

To determine if the subject Site has documented environmental concerns, or if other sites with documented environmental concerns exist within the search radii of the subject Site prescribed by ASTM 1527.04 and *All Appropriate Inquiry*, Northgate reviewed a summary of regulatory agency databases prepared by EDR. In addition, where appropriate, we reviewed local regulatory agency files for additional specific information regarding sites identified in the EDR report judged to be of possible concern to the subject Site. The EDR report presenting a summary of the agency databases reviewed and a map showing the location of the identified facilities is provided as Appendix B. The results of the database search and follow-up agency file review are summarized below, and copies of information obtained from the agency research are included in Appendix C.

#### 5.1.1 Subject Site

The Site is not listed on any regulatory agency database pertaining to the use, storage, or release of hazardous materials reviewed during this investigation.

#### 5.1.2 Off-Site Sources

The regulatory agency database search prepared by EDR indicates the presence 151 agency listings for sites within an approximate one-mile radius of the subject Site. Sites with releases impacting groundwater are located within one-quarter mile upgradient and/or cross-gradient of the subject Site, or otherwise judged to be of potential impact to soil or groundwater quality at the subject Site, include the following:



Off-Site Property	Agency Database	Location Relative to Subject Site	Potential Environmental Concern
Arco #5093	HAZNET, LUST, Cortese, UST, Hist UST, Sweeps UST, CA FID UST, Los Angeles County HMS	120 feet northwest (up or cross-gradient) of Site.	A release from this property was identified in May, 1995. Soil and groundwater has been impacted with gasoline range hydrocarbons, and Methyl-tert butyl ether (MTBE). Site remediation is ongoing, and a contaminant plume from the release has migrated beneath the subject Site. This property has impacted groundwater, and is considered a concern to the subject Site.
Timco / Torrance Iron & Metal Co.	LUST, Cortese, Hist UST, CA WDS, CA FID UST, Sweeps UST, Los Angeles County HMS	997 feet east (up gradient) of Site.	A release from a UST at this facility was confirmed in 1990, and groundwater was impacted. The case is listed as closed with the Regional Water Quality control Board (RWQCB). Based on the distance of the facility from the Site, and the closed status this facility is not considered an environmental concern to the subject Site.
Niklor Chemical	CERCLIS-NFRAP CORRACTS, LUST, CA FID UST, Hist UST, Sweeps UST	1,158 feet east (up and cross-gradient) of Site.	A 2,000-gallon gasoline UST and 5,000-gallon diesel UST were removed from the facility in 1986. Groundwater was impacted with petroleum compounds. The case is listed as closed with the RWQCB. Based on the distance of the facility from the Site, and the closed status this facility it is not considered an environmental concern to the subject Site.



Off-Site Property	Agency Database	Location Relative to Subject Site	Potential Environmental Concern
Texaco #61-106-0186	LUST, Cortese, UST, Hist UST, Sweeps UST, CA FID UST, Los Angeles County HMS	1032 feet south (down or cross-gradient) of Site.	A release of gasoline was discovered during a UST closure in 1993. Soil and groundwater were impacted with petroleum products and MTBE. The case is listed as active with the RWQCB, and site remediation is ongoing. Based on the distance of this facility from the Site, and the cross to downgradient location, this property is not considered an environmental concern to the Site.
Shell #129350 (former #204-1312-0401)	LUST, Cortese, UST, Hist UST, Sweeps UST, CA FID UST, Los Angeles County HMS	1050 feet south (down or cross-gradient) of Site.	A release of gasoline was discovered in 1993. Soil and groundwater have been impacted with petroleum products and MTBE. The case is listed as active with the RWQCB, and site remediation is in progress. Based on the distance of the facility from the Site, and the cross to downgradient direction, this property is not considered an environmental concern to the Site.
Watson Land Company	LUST, Cortese	1483 feet east (up or cross-gradient) of Site.	A release of aviation gasoline to soil was discovered in 1991. The case is listed as closed by the RWQCB. Based on the distance of the facility from the Site, the type of release and material impacted, and the closed status of the case, this facility is not considered an environmental concern to the Site.





Off-Site Property	Agency Database	Location Relative to Subject Site	Potential Environmental Concern
Dominguez Energy Reyes Well No. 27	SLIC	Listed by EDR as 77 feet east of the Site, however Well No. 27 is actually located over 2 miles north of the subject Site near 18431 Wilmington Avenue.	The site is listed as having a release of petroleum and volatile organic compounds. The status of this SLIC case is "Open", but based on location and distance from the Site, this facility is not considered to be an environmental concern to the Site.

## 5.2 Additional Environmental Record Sources

Northgate contacted local regulatory agencies for information regarding the use or storage of hazardous materials at the subject Site and the occurrence of cultural, paleontological, and biological resources on the Site. Northgate reviewed the agency files at any agency maintaining a file for the subject Site. The following agencies were contacted for information regarding the use or storage of hazardous materials at the Site:

- Department of Toxic Substances Control
- Regional Water Quality Control Board
- City of Carson Development Services Department (Building and Planning);
- City of Carson Department of Public Works;
- Los Angeles County Department of Public Works;
- Los Angeles County Fire Department;
- Los Angeles County Environmental Health Department;
- Torrance Fire Department; and
- Compton Fire Department.

The results of our review are described in the following sections.

### **5.2.1 Department of Toxic Substances Control**

Northgate performed a review of the DTSC EnviroStor database, and obtained information regarding nearby sites with confirmed releases. A request to review files was sent to the Glendale Records Coordinator, but at the time of publication of this document a response had not been received. Northgate will perform the file review and update this document when the information becomes available.

### **5.2.2 Regional Water Quality Control Board**

Northgate performed a review of the RWQCB Geotracker database, and obtained information regarding nearby sites with confirmed releases. Section 5.1.2 summarizes the information obtained from the Geotracker database search, and Appendix C contains copies of some information that was obtained in the database search.

The Niklor Chemical site was issued a case closure letter by the RWQCB on November 21, 2007 (see Appendix C). When contacted by Northgate, the caseworker for the Niklor Chemical site (Mr. Magdy Baiady) was not able to provide any details about the Niklor site, and referred us to the file review process. The Public Health Investigations and UST sections of the Los Angeles RWQCB had files on the Niklor site, which were reviewed by Northgate. The other units of the RWQCB did not have files for the Niklor Chemical site.

The Public Health Investigations file contained letters from the Los Angeles County Fire Department (LACFD) with information regarding the discovery of chemicals stored at the Niklor Chemical site, and contaminated soils observed near the partially dismantled equipment.

The UST section file contained documentation of a UST case (No. R-06532) related to the former 2,000-gallon gasoline UST and 5,000-gallon diesel UST removed from the site in 1986. A total of 2,500 cubic yards of soil were subsequently excavated and disposed at the Puente Hills Landfill in Whittier. According to the UST removal report, the purpose to excavate and dispose of the soil was to address the concern that the soil was impacted with chloropicrin.

Soil and soil vapor samples collected at the Niklor Chemical site did not contain fuel constituents, but groundwater samples from on and offsite monitoring wells do contain relatively low concentrations of fuel constituents (benzene up to 11.2 µg/L, ethylbenzene up to 0.88 µg/L, toluene up to 3.35 µg/L, and xylenes up to 8.32 µg/L). Depth to groundwater has been measured at about 20 feet below ground surface and a flow direction to the south-southeast.



76

Northgate contacted Mr. Yi Lu, Unit Chief for the UST section regarding the site, and he stated that the contaminant exposure pathway of direct contact was considered to be minimal because the residual concentrations of fuel constituents in the soil beneath the Niklor Chemical site are either non-detect or below the respective PRGs. The Niklor Chemical site is not considered to pose an impact to the underlying drinking water aquifer, because concentrations of fuel constituents in soil are all below the respective soil screening levels (SSLs). He also stated that the Niklor Chemical site was listed as a threat level of "A", the highest priority ranking, because of the proximity of the release to a public drinking water supply well.

Regarding the listing of groundwater impacts associated with the Dominguez Energy Reyes Lease at 18431 South Wilmington Avenue; Ms. Thizar Tintut-Williams the RWQCB caseworker was able to provide information regarding the location of impacted wells. She stated that the contaminated wells are over two miles up and cross gradient of the subject Site, and not at the address listed in the case file (18431 Wilmington Avenue). Because the contaminated wells are a large distance north of the subject Site, the Dominguez Energy Reyes Lease is not an environmental concern for the subject Site.

#### ***5.2.3 City of Carson Community Development Department (Building & Safety and Planning)***

Counter staff of the Building & Safety Department provided Northgate with one building permit and microfiche files of other permits for review. Permit #6114 was approved on April 21, 1983 for demolition of the gas station formerly located at the Site. The earliest permit issued was dated February 2, 1966, and was for demolition and debris removal. A grading permit dated November 12, 1970 was for the proposed use by an Enco service station. Building permit #2306 dated November 24, 1970 was approved for installation of three gasoline tanks and one waste oil tank, with capacities of 9,940, 8,000, 6,000, and 1,000 gallons, respectively. No permits for the demolition of these tanks were found. Copies of the permits are contained in Appendix C.

Counter staff for the Planning Department indicated that the Site is zoned ML (light manufacturing). The City of Carson lies within the Federal Emergency Management Agency's (FEMA's) Zone X, which is a 500-year flood zone.

#### ***5.2.4 City of Carson Department of Public Works***

Counter staff for the Department of Public Works stated that water for the City of Carson is supplied by either California Water Company or Golden State Water. Sewer service is provided by the DPW.



### ***5.2.5 Los Angeles County Department of Public Works***

According to Mr. Tim Smith, the Los Angeles County Department of Public Works does not maintain any files indicating the current or past presence of USTs, aboveground fuel storage tanks (ASTs), or other hazardous material use or storage at the subject Site (22000 S. Wilmington Ave). According to DPW records, an Industrial Waste Discharge permit was issued to G&G Exxon at that address on May 11, 1971 for a 510-gallon sand and grease interceptor. An inspection record dated November 30, 1983 indicated that the "buildings were razed and trap removed." No mention of USTs was made in the inspection report. A copy of the permit is contained in Appendix C.

Mr. Smith also stated that the UST program at Los Angeles County did not come into existence until 1982 or 1983, and prior to that date the UST programs were handled by local fire departments. Records at the DPW for Niklor Chemical, 2060 East 220<sup>th</sup> Street, indicate that an unauthorized release of acetone, benzene, and chloroform was discovered on June 29, 2005 during UST closure activities at the facility. Based on the findings in a Hazardous Materials UST Permit Closure and Site Assessment Report dated June 29, 2005, significant soil and groundwater contamination was present at Niklor Chemical, and the case was being referred to the RWQCB.

### ***5.2.6 Los Angeles County Fire Department***

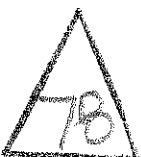
The Los Angeles County Fire Department (LACFD) is the local Certified Unified Program Agency for the city of Carson area. According to staff at the main office in Commerce, CA the LACFD does not maintain any files for the subject Site, and referred all inquiries to the LACDPW.

### ***5.2.7 Los Angeles County Environmental Health Department***

According to Ms. Kathy Goldberry in the Land Use Permits section of the Environmental Protection Program, the Los Angeles County Environmental Health Department does not have any records for 22000 S. Wilmington Avenue or Assessor's Parcel Number 7316-027-013.

### ***5.2.8 City of Torrance Fire Department***

The City of Torrance Fire Department (TFD) is the local Certified Unified Program Agency for the city of Torrance area, and based on proximity may have been responsible for UST work performed in the late 1970's locally. According to Mr. Ken Lew of the Haz Mat program, the TFD does not maintain any files for the subject Site or sites within the City of Carson.



### **5.2.9 City of Compton Fire Department**

The City of Compton Fire Department (CFD) is the local Certified Unified Program Agency for the city of Compton area, and based on proximity may have been responsible for UST work performed in the late 1970's locally. According to Mr. Marvin Porter, coordinator of the Haz Mat program, the CFD does not maintain any files for the subject Site or sites within the City of Carson.

### **5.3 Other Environmental Issues**

Northgate performed a reconnaissance-level evaluation of other environmental issues, as outlined in Section 13.1.5 of ASTM E1527-05, including radon, wetlands, cultural, and historic resources, ecological resources, and endangered species. The evaluation consisted of reviewing a search of National Environmental Policy Act (NEPA)-related databases performed by EDR. The EDR search results are included in Appendix D. The results of our review are summarized below.

#### **5.3.1 Natural Areas Maps**

Natural areas maps reviewed during this investigation include the following:

- Officially Designated Wilderness Area: No sites are listed in the EDR report within a 1-mile radius of the subject Site.
- Officially Designated Wildlife Preserve: No sites are listed in the EDR report within a 1-mile radius of the subject Site.
- Threatened or Endangered Species or Critical Habitat: The EDR report does not identify the presence of any threatened or endangered species or critical habitat at the subject Site. The EDR report shows California Natural Diversity Database listings for threatened or endangered species in the general vicinity of the subject Site includes 47 separate listings for endangered species in Los Angeles County.

#### **5.3.2 Historic Site Maps**

Historic site maps reviewed during this investigation include the following:

- National Register of Historic Places: No sites are listed in the EDR report within a 1-mile radius of the subject Site.
- California Historic Landmarks: No sites are listed in the EDR report within a 1-mile radius of the subject Site.



### 5.3.2.1 *Floodplain Maps*

Floodplain maps reviewed during this investigation include the following:

- FEMA Floodplain Designation: According to the EDR report, the Site is not located within a designated 100-year flood zone area.

### 5.3.2.2 *Wetlands Maps*

Wetland maps reviewed during this investigation include the following:

- National Wetlands Inventory: The Dominguez Channel is a designated wetlands area identified by the EDR report on the subject Site. It is classed as E1OWL (Estuarine, Subtidal, Open Water/Unknown Bottom, Subtidal). Electronic data is available for the Site and vicinity.

### 5.3.2.3 *FCC and FAA Site Maps*

The following FCC and FAA site maps were reviewed:

- FCC Cellular Towers: Four FCC cellular towers are located within a 1/2-mile radius of the Site, and three more are located within 1-mile. No towers are located within a 1/8-mile radius of the Site.
- FCC Tower: No sites are listed within a 1-mile radius of the Site.
- FCC Antenna: No sites are listed within a 1-mile radius of the Site.
- Airports: No sites are listed within a 1-mile radius of the Site.
- Power Lines: One pPower line was identified within a 1/8-mile radius of the Site, and one additional line within 1 mile of the Site.

### 5.3.2.4 *Radon*

Information provided by EDR (Appendix B) indicates that radon concentrations from seven indoor air samples collected in a nearby zip code (90810 [Long Beach]) by the California Department of Health Services were less than 4.0 pico-curries per liter (pCi/L). Federal testing at 63 first-floor sites in Los Angeles County produced an average radon concentration of 0.711 pCi/L for living areas on the first floor and 0.933 pCi/L for basements. These results indicate that radon gas does not appear to constitute a significant environmental concern at the subject Site.

The State of California Division of Drinking Water and Environmental Management maintains a database of radon test results, indicating that out of five samples collected in the zip code 90745,



no samples exceeded 4 pCi/l. The California Department of Health Services and the U. S. EPA recommend that some form of mitigation be conducted for houses with indoor air radon concentrations of 4 pCi/l or greater.

#### 5.4 Land Use History

Information on historical land use at the Site and adjacent area was evaluated by reviewing historic aerial photographs, maps, and other documents. A summary of our investigation findings is presented below.

##### 5.4.1 *Aerial Photographs*

Northgate reviewed historic aerial photographs of the Site from 1947, 1956, 1965, 1976, 1989, 1994, and 2002, obtained from EDR. Copies of the aerial photographs are provided in Appendix E. A summary of our aerial photograph review is presented below.

In the 1947 aerial photograph, the Site vicinity appears as agricultural land divided into small patches used for row crops. 220<sup>th</sup> Street is visible west of Wilmington Avenue, and a residence composed of three buildings is present at the subject Site.

The photograph from 1956 shows the Site in the same configuration as the previous photo, with no significant changes apparent in the photograph from 1947. Some residential tracts are visible in the surrounding areas, and grading for a new development is observed north of the Site.

In 1965 the Site and surrounding areas have changed substantially. The same residential buildings are present at the subject Site, but the surrounding land has been cleared. The San Diego Freeway (I-405) has been constructed, 220<sup>th</sup> Street extends west beyond the subject Site, and much residential development is observed in the surrounding area. The natural riverbed of the Dominguez Channel has been replaced with concrete, and widened.

The 1976 photograph shows a service station operating at the Site, and the surrounding land is developed with large buildings. The land south of the Site is open, and across 223<sup>rd</sup> Street to the north the land is also open, but the surrounding areas have been extensively developed with residential, commercial, and industrial buildings.

The 1989, 1994, and 2002 photographs show the Site in basically the same configuration observed during the site inspection with open land at the corner of 223<sup>rd</sup> Street and Wilmington Avenue, parking lots and large industrial buildings east of the Site, and additional development to the north.



### 5.4.2 *Sanborn Maps*

According to EDR, our Sanborn Map supplier, Sanborn Map coverage is not available for the Site. Appendix F contains the EDR Sanborn Map search results.

### 5.4.3 *Topographic Maps*

Northgate reviewed historic topographic maps for the Site obtained from EDR for the years 1901, 1902, 1930, 1947, 1951, 1964, 1972, and 1981. Copies of the topographic maps are provided in Appendix G. Information from the topographic maps is summarized below.

<b>Quadrangle:</b> Southern California Sheet 1	<b>Scale:</b> 1:250,000	<b>Series:</b> 60 Minute
<b>1901:</b>	This large scale map shows the Site as vacant land with the Southern Pacific railroad tracks near the eastern Site boundary. It also shows the former Watson Lakes in the Site vicinity.	

<b>Quadrangle:</b> Downey	<b>Scale:</b> 1:62,500	<b>Series:</b> 15 Minute
<b>1902:</b>	Same as previous map but smaller scale.	

<b>Quadrangle:</b> Compton	<b>Scale:</b> 1:24,000	<b>Series:</b> 6 Minute
<b>1930:</b>	The Site is shown as vacant land with Wilmington Avenue, 220 <sup>th</sup> Street (west of Wilmington Avenue, but not extending to the east), Compton Creek is shown passing just south of the Site, and a flood control channel is located farther south. One building is shown near the Site, just south of 220 <sup>th</sup> Street.	

<b>Quadrangle:</b> Downey	<b>Scale:</b> 1:50,000	<b>Series:</b> 15 Minute
<b>1947:</b>	The Site is shown as in the previous map with Wilmington Avenue as a secondary road, and 220 <sup>th</sup> Street ending at Wilmington Avenue. The flood control channel is shown, but not Compton Creek.	

<b>Quadrangle:</b> Long Beach Vicinity	<b>Scale:</b> 1:24,000	<b>Series:</b> 7.5 Minute
<b>1951:</b>	Same as previous map with the addition of a dirt road south of the Site connecting Wilmington Avenue and 223 <sup>rd</sup> Street. Four structures are shown along the dirt road.	





The flood control channel has been renamed the Dominguez Channel and levees have been constructed south of the subject Site.

<b>Quadrangle:</b> Long Beach	<b>Scale:</b> 1:24,000	<b>Series:</b> 7.5 Minute
1964:	The San Diego Freeway has been constructed south of the Site, and an offramp/onramp is located where the dirt road was observed in the previous map. 223 <sup>rd</sup> street extends beyond Wilmington Avenue to the east, and a small building is shown at the subject Site.	
1972:	Same as previous map, with the addition of large buildings east of the Site.	
1981:	Same as previous map, with the addition of a small building at the southeast portion of the Site.	

#### 5.4.4 *City Directories*

Northgate reviewed a summary of local city directory listings for the Site and vicinity obtained from EDR, available at various year intervals beginning in 1920. A copy of the EDR summary report is provided in Appendix H. The directories contain a listing for the Site (22000 Wilmington Avenue) in the years 1975 and 1980 as "Exxon Products Service Stations" and G & G Exxon Service". In 1980 there was also a listing for "Long Beach (22000)" with no further details. No other listings are present for the subject Site.

#### 5.5 **Interviews**

Northgate sent a questionnaire to Mr. Chris Trujillo, Vice President of Construction and Site representative for the owner, Watson Land Company, on October 23, 2007. Mr. Trujillo responded that Watson Land Company had 20+ years of association with the Site, which was a former service station with a history of storage and usage of gasoline and lubricants. He was not aware of any chemical spills occurring at the Site, or any environmental cleanups. A copy of the questionnaire is included in Appendix I.

#### 5.6 **Previous Reports**

Northgate was not able to locate any previous reports for the subject Site; however, a former Exxon service station was located at the subject Site during the approximate time period 1975 to 1983. Information provided by Watson Land Company in the form of correspondence and a site plan describe tasks related to the removal of the former G&G Exxon station, and renovation of



the Site as a parking lot and open area (see Appendix J). The information provided by Watson Land Company does not contain specific data regarding the location, size, or composition of the USTs, or details regarding removal or decommissioning of the tanks. The ExxonMobile company was contacted to obtain information regarding the former G & G Exxon. Mr. Thomas Bourguignon sent information that stated the company archives had been closed, and the material dispersed (see Appendix J). Some of the information was donated to the University of Texas in Austin, and Mr. Bourguignon provided a contact name and address at the University. Northgate contacted the University to request information on the former G & G Exxon, but as of the time of publication of this document no response has been received.

Because the subject Site contains a groundwater monitoring well (MW-9) that is routinely monitored as part of an ongoing cleanup at the former Arco #5093; data for the subject Site exists in reports generated for the Arco site. Watson Land Company provided Northgate with electronic versions of previous site reports, and Northgate located a *Site Conceptual Model Update* from the third quarter, 2007 (Secor, 2007). The report indicates that 568 cubic yards of contaminated soil were removed from the Arco #5093 site, and 6,011 pounds of hydrocarbons have been removed from the groundwater. It also details a dissolved contaminant plume with detectable levels of MTBE that has migrated downgradient of the facility and impacted the subject Site.

Additional site remediation is required at the Arco site, and a proposal to inject chemical oxidants to treat residual contamination has been sent to the RWQCB. Groundwater monitoring is conducted quarterly, and GW-9 is sampled routinely. Appendix J contains excerpts from the Secor report, and the full text is found on the CD provided with this document.



## 6.0 SITE RECONNAISSANCE

Current site conditions were observed during a reconnaissance of the Site and near vicinity performed by Northgate on November 7, 2007. Photographs from the reconnaissance are attached to the end of this report.

### 6.1 Methodology and Limiting Conditions

The Site reconnaissance was performed by traversing the Site on foot. There were no limiting conditions.

### 6.2 General Site and Vicinity Conditions

The Site consists of approximately 0.5 acre of land improved with paved parking and landscaping at the southeast corner of Wilmington Avenue and 220<sup>th</sup> Street in the City of Carson, Los Angeles County, California. One groundwater monitoring well is located on-Site beneath some shrubbery near the southwest corner of the Site. A second groundwater monitoring well is located adjacent to the northern Site boundary on 220<sup>th</sup> street (see Figure 2). No other features of concern were observed on the Site. No signs of stressed vegetation, were observed, and the asphalt pavement was in good condition with no significant staining.

The Site is bordered on the north by 220<sup>th</sup> Street, followed by a paved lot surrounded by chain-link fencing. This lot appears to be unused currently. The Site is bordered on the south and east by Watson Corporate Business Center. This complex contains a one-story office building to the east of the Site and a two-story office building to the south of the Site. Standard Metals, a metal recycling facility, lies east of the Watson center. Beyond the Watson Land Company office building to the south is I-405 freeway and exit ramp to Wilmington Avenue. The Site is bordered on the west by Wilmington Avenue, followed by a single-family residential development. Northeast of the Site, across the intersection of Wilmington Avenue and 220<sup>th</sup> Street, is an empty lot (formerly a gas station). Five standpipes located on this lot appear to be groundwater monitoring wells.



## 7.0 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

Our review of available historic information indicates that the Site was the location of a residence (possibly a farm) on the western portion of the Site and was also used for growing row crops on the eastern portion of the Site from at least 1947 until the mid- 1960s. The Site was developed with a service station from the early 1970s to 1983. Following demolition of the service station in 1983, the Site has been a parking lot with landscaping.

The Dominguez Channel, located approximately 0.25 miles south of the Site, is a mapped Wetland Inventory Area. The nearest surface body of water is the channelized run of the Dominguez Channel, but the Los Angeles River is also located approximately 2 miles to the east of the Site.

No endangered species or sensitive habitat areas were identified on the Site.

The Site was not listed on any environmental regulatory database lists pertaining to leaking underground or aboveground storage tanks (USTs or ASTs), hazardous waste sites, or abandoned sites within the specified radii of the ASTM 1527-00 standard; however, a service station was present at the site during the approximate time period 1971 to 1983.

In Northgate's professional opinion, an appropriate level of inquiry (in conformance with the scope and limitations of ASTM 1527-05) has been made into the previous ownership and uses of the property consistent with good commercial and customary practice in an effort to minimize liability. In summary, our investigation did not identify the presence of Recognized Environmental Conditions except for the following:

- o Three fuel and one waste-oil UST were utilized as part of the former operation of the Site as a fueling station. Due to the age of the former operations, no sampling was conducted when the fueling station was decommissioned, and documentation of how the USTs were closed (in-place or removed) was not available. Northgate recommends that a geophysical survey be conducted to locate the former tank cavity and to verify the removal of the USTs and associated underground lines, and a sampling program be implemented to evaluate the potential presence of petroleum hydrocarbons in soil, soil vapor, and groundwater beneath the Site.
- o A release of petroleum hydrocarbons from the former ARCO #5093 located 120 feet northwest of the subject Site impacted soil and groundwater locally; however, groundwater remediation and monitoring under Regional Water Quality Control Board



(RWQCB) oversight is in progress. Groundwater monitoring and reporting is conducted quarterly, and the monitoring well located at the subject Site (GW-9) is sampled routinely. Northgate recommends that Watson Land Company continue to receive and review reports on the ARCO site over time to evaluate conditions in the dissolved contaminant plume and their potential impact to the subject Site.

Finally, our review indicates the presence of one area of potential environmental concern:

- Our site history review indicates that the Site was used for agricultural purposes prior to construction of the gas station in the early 1970s. As such, it is possible that residual pesticide or herbicide compounds may be present in shallow soil at the Site. If soil is to be removed from the Site during development, it may be prudent to evaluate if residual pesticides and/or herbicides are present in the soil.



## 8.0 REFERENCES

### *Contacts*

City of Carson Building Department

Contact: Counter Staff.

City of Carson Planning Department

Contact: Counter Staff.

City of Compton Fire Department

Contact: Marvin Porter.

City of Torrance Fire Department

Contact: Ken Lew.

Department of Toxic Substances Control

Contact: Records Coordinator, Glendale office.

Los Angeles County Fire Department

Contact: Megan-counter staff.

Los Angeles County Environmental Health Department, Environmental Protection Program

Contact: Kathy Goldberry, Land Use Permits.

Los Angeles County Department of Public Works

Contact: Tim Smith, UST Section.

Regional Water Quality Control Board

Contacts: Yi Lu, Magdy Baiady, Ruben Sasaka, and Thizar Tintut-Williams.

### *Publications and Reports*

Environmental Audit, Inc. January 15, 2007. *Request for Site (Soil) Closure, Niklor Chemical Co. Inc., 2060 East 220<sup>th</sup> Street, Carson, California 90810.*

SECOR International, Inc., October 15, 2007. *Site Conceptual Model Update, ARCO Station No. 5093, Carson, California, Third Quarter 2007.*

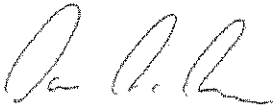
U.S. Geologic Survey, *Long Beach Quadrangle, California, 7.5-Minute Series (Topographic), Photorevised 1964-1981.*

WGR Southwest, Inc., October 12, 2007. *Update to the Site Conceptual Mode, Third Quarter 2007, 22232 South Wilmington Avenue.*



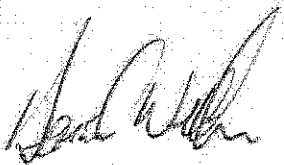
**9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT**

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



---

Dana R. Brown, P.G.  
Senior Geologist



---

Derrick Willis  
Principal

Qualifications of the Environmental Professionals are provided as Appendix K.

