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September 12, 2024

VIA EMAIL clerk.plumcommittee@lacity.org

City of Los Angeles
Planning and Land Use Management Committee
200 N. Spring Street
City Hall, Room 395
Los Angeles, CA 90012

Re: 3601-3615 Mission Road/2010-2036 Lincoln Park Avenue
ENV-2022-6190-CE
Council File No. 23-0796-SI
Hearing Date: September 17, 2024
Support for Project Approval/Opposition to Request for Continuance

Dear Chair Harris-Dawson and Honorable Committee Members,

This office represents Lincoln Park Holdings, LLC (the “Applicant”) in matters relating the pending appeal of Case No. ENV-2022-6190-CE. The purpose of this correspondence is to provide support for denial of the appeals and upholding the CEQA determination of the Los Angeles City Planning Commission. In addition, we strongly oppose the eleventh-hour request for a continuance of the hearing on this appeal, which has already been pending for over one year.

As a reminder, this matter was previously before this Committee on August 6, 2024. At the hearing, staff for Council District 14 recommended denial of the appeal filed by SAFER, but granting of the appeal filed by the Lincoln Heights Preservation Coalition on the ground that the Applicant has not provided environmental testing results to support that the project site does not include contaminated soil or groundwater. It is important to note that the Appellants have failed to provide any support for their claims that soil or groundwater contamination originating at 2037 Lincoln Park Boulevard and/or 3801 Mission Road has migrated to the Project site. In fact, both properties were successfully cleaned of contamination under appropriate regulatory agency oversight and have received case closure letters. In response to the Appellants’ baseless claims, the Applicant previously provided a formal response to such claims in the letter dated November 6, 2023 prepared by Earth Science, LLC, a USEPA AAI Qualified Environmental Professional and a licensed California Professional Geologist, attached again here as Exhibit A. Despite the Applicant’s substantial evidence that the Project site contains no soil or groundwater

contamination, this was the sole environmental concern communicated by the Council Office at the August 6, 2024 hearing.

In response, and despite the lack of any evidence to support the Appellants' claims, the Applicant volunteered to complete a Phase II Environmental Site Assessment ("Phase II") for the project site to provide further scientific evidence that the Project site contains no contamination. That report has been completed. Attached as Exhibit B is the Phase II Environmental Site Assessment Report for the project site prepared by Earth Science, LLC, dated September 6, 2024.

The report concludes:

The objective of this Phase II ESA was to assess the presence of contamination at the Site, including presence or absence of lead and PCBs in soils at the Site, and the presence or absence of TPH and VOCs, including BTEX and fuel oxygenates, in groundwater at the Site.

This Report documents the advancement of three borings (B-1 through B-3) to a terminal depth of 20 feet below ground surface and the collection and analysis of soil and groundwater samples from the Site.

No contaminants were detected at concentrations exceeding the applicable residential or commercial/industrial use DTSC SLs in any of the analyzed soil samples collected from the Site.

No contaminants were detected at concentrations exceeding the applicable SWRCB MCLs in any of the analyzed groundwater samples collected from the Site.

As previously stated in the Environmental Review document (dated November 6, 2023) prepared by Earth Science and as confirmed by the results of this Phase II ESA, there is no evidence that the 2037 Lincoln Park Avenue or 3801 North Mission Road properties have impacted the Site or that the Site contains any soil or groundwater contamination.

Based on the findings of this Phase II ESA, Earth Science recommends no further investigation of the Site.

As the Applicant has provided conclusive evidence that the project site does not contain contaminated soil or groundwater, we respectfully request that the pending appeals be denied in their respective entirety and that the decision of the City Planning Commission be upheld.

I. Background.

At its meeting of May 25, 2023, the Los Angeles City Planning Commission (“CPC”) approved a Conditional Use Permit, Density Bonus Compliance Review, Zoning Administrator’s Adjustment, and Site Plan Review to permit a housing development project consisting of 184 dwelling units with 47 units reserved for Very Low Income Households at the Property (the “Project”). The CPC also found that the Project qualifies for a Class 32 Categorical Exemption under CEQA as an infill development. The CPC’s Letter of Determination was issued on June 20, 2023, and the present appeals were filed on June 29, 2023 – *nearly 15 months ago*.

At the request of the Council Office, the Applicant agreed to extend the initial 75 day time period to act on the appeals of the underlying entitlements, which would have expired on September 12, 2023, to October 25, 2023. The initial hearing before this Committee was scheduled for October 3, 2023. On that date, the hearing was continued to October 17, 2023. On October 17, 2023, this Committee did not take any action, and on October 25, 2023, the Council lost jurisdiction to act on the appeals of the underlying entitlements due to a failure to timely act.

Because the City’s Municipal Code does not provide a jurisdictional time limitation within which the Council must act on CEQA appeals, the CEQA appeals have remained pending since that time.

The Applicant’s team reached out to staff for Council District 14 on numerous occasions between the end of 2023 and early August 2024 to determine what concerns the office had with the project’s environmental impacts so that it could address them and move the project forward to a hearing on the CEQA appeals. However, Council District 14 failed to respond in any manner to the Applicant’s request for direction on this issue. As such, when the matter was finally scheduled for hearing on August 6, 2024, the Applicant was surprised, and at the same time somewhat relieved, to hear that a voluntary Phase II was being requested to address community concerns regarding soil contamination. The Applicant believed that the endless delays could finally be concluded and commissioned the report to be completed in time for the September 17, 2024 continued hearing date.

II. No Further Continuance is Justified.

We have reviewed the September 10, 2024 correspondence from Council District 14, requesting yet a further hearing continuance of at least 60 days, to purportedly independently review soil sample results from the subject property. This request is inappropriate for a number of reasons.

First, independent review of soil sample results from the property, when the Phase II concludes that no contaminants were detected at concentrations exceeding the applicable standards from both soil and groundwater samples, is a tremendous waste of the City’s time and resources. Not only does the Phase II reflect that test results came back clean, but the previously provided letter from Earth Science, LLC dated November 6, 2023, attached again here as Exhibit A, concludes

that there is no pathway for soil or groundwater contamination from the nearby properties to impact the Project site. Unsubstantiated claims by project opponents that the Project site contains contaminated soil do not justify further continuance of this matter, which again has been pending for well over a year. See Gentry v. City of Murrieta (1995) 36 Cal.App.4th 1359, 1417 [“[I]n the absence of a specific factual foundation in the record, dire predictions by nonexperts regarding the consequences of a project do not constitute substantial evidence.”]; Perley v. County of Calaveras (1982) 137 Cal.App.3d 424, 436-437 [unsubstantiated fears and desires of project opponents do not constitute substantial evidence].

Second, had it been communicated to the Applicant at any point between the date that the appeals were filed in June 2023 and the August 6, 2024 PLUM Committee hearing that Council District 14 wanted the Applicant to complete a voluntary Phase II, the Applicant would have immediately done so and the Council Office would have had more than sufficient time to review its results. That the office elected not to communicate with the Applicant for nearly one year regarding its supposed concern of soil contamination, despite the Applicant’s repeated efforts to communicate with the Council Office, is not the fault of the Applicant.

Finally, this last-minute request for a continuance is reflective of the Councilmember’s treatment of this project since the appeals were filed: continue, continue, continue. There is no doubt in the Applicant’s mind that ceding to this requested continuance will lead to another request for a continuance 60 days from now. Had the Council Office desired a Phase II environmental report plus sixty days to independently review its results, it had the opportunity to request that at the August 6, 2024 hearing.

III. The Housing Accountability Act Mandates Denial of the Appeals.

As detailed in our letter to this Committee dated August 2, 2024, the Housing Accountability Act (“HAA”) mandates Project approval in this case. As specifically found by the CPC, there is no dispute regarding the Project’s consistency with the applicable general plan and zoning standards and criteria in effect at the time the application was deemed complete. The Project site is located in a highly urbanized area and is adjacent to properties zoned for open space, public facility, and medium residential uses, and will provide housing opportunities for a diverse sector of the community. As detailed by the CPC, the Project advances a number of specific goals and objectives of the Northeast Los Angeles Community Plan and is consistent with other elements of the General Plan, including the Framework Element, the Housing Element, and the Mobility Element.

Since the HAA applies to the Project, City Council can only deny the Project if it finds that the Project “would have a specific, adverse impact upon the public health or safety” and “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact identified...other than the disapproval of the housing development project...” Gov. Code § 65589.5(j)(1). Further, both findings must be based on the “preponderance of the evidence on the record.” Gov. Code §65589.5(j)(1). A “preponderance of the evidence” poses a high bar for the City, requiring that

the evidence in favor of the finding has more convincing force than that opposed to it. People v. Miller (1916) 171 Cal. 649, 652. The City cannot meet this high bar.

Here, there is no evidence in the record to support a finding that the Project “would have a specific, adverse impact upon the public health or safety,” much less enough evidence to meet the high bar of a “preponderance of the evidence on the record” required to support such a finding. Gov. Code § 65589.5(j)(1). While the “specific, adverse impact” language in Government Code §65589.5(j)(1) does not directly implicate “significant impacts” as the terms is used within the context of the California Environmental Quality Act, as found by the CPC, the Categorical Exemption document for the Project provides the full analysis and justification for project conformance with the definition of a Class 32 Categorical Exemption, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines § 15300.2 applies.

Should the City deny the Project, the HAA permits the Applicant to bring a writ of mandate action pursuant to Code of Civil Procedure Section 1094.5. Gov. Code §65589.5(m). If the court finds that the “[t]he local agency...disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required [by the HAA] or without making findings supported by a preponderance of the evidence” in “bad faith,” then the court may issue an order compelling the local agency to approve the housing development Project. Gov. Code Section 65589.5(k)(1)(A).

Further, the court “shall award reasonable attorney’s fees and costs of suit to the plaintiff or petitioner, except under extraordinary circumstances in which the court finds that awarding fees would not further the purposes of [the HAA].” Gov. Code § 65589.5(k)(1)(A)(ii). Finally, failure of the City to comply with the HAA’s mandates exposes the City to a ***minimum*** fine of \$10,000 ***per housing unit*** in the 184-unit Project proposed by the Applicant here. Gov. Code § 65589.5(k)(1)(B)(i).

IV. Conclusion.

The Project, bringing 184 dwelling units, including 47 units reserved for Very Low Income households, to a surface parking lot has been inexcusably delayed for what appears to be a political purpose. Further delay will support the Applicant’s claims of bad faith in any future litigation. The HAA’s mandates are clear and the City’s failure approve the project will expose the City to fines and fees in excess of \$2,000,000.00.

For the reasons detailed in our letter dated August 2, 2024 and as provided herein, and any such additional reasons and evidence presented at the hearing, we respectfully request that no further continuance of this matter be granted and that the appeals be denied in their entirety. Appellants have provided no substantial evidence to support their arguments that the Class 32 CE does not apply.

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Thank you for your time and consideration of this matter. As always, please do not hesitate to contact me at any time with any questions or comments that you may have.

Sincerely,

GAINES & STACEY LLP

Alicia B. Bartley

By

Alicia B. Bartley

Attachments

cc: All PLUM Committee Members
Kathryn Phelan (Via Email: Kathryn.Phelan@lacity.org)
Trevor Martin (Via Email: Trevor.Martin@lacity.org)
Heather Bleemers (Via Email: Heather.Bleemers@lacity.org)

Exhibit A

November 6, 2023

Mr. Shay Yadin
Lincoln Park Holdings, LLC
100 South Citrus Avenue
Los Angeles, California 90036

RE: ENVIRONMENTAL REVIEW

Earth Science LLC (Earth Science) is pleased to present this Environmental Review Report for the property located at 3601-3615 North Mission Road, Los Angeles, California 90031 (herein referred to as the “Site”) and the offsite properties located at 2037 Lincoln Park Avenue, Los Angeles, California 90031 and 3801 North Mission Road, Los Angeles, California 90031.

As part of this Environmental Review, Earth Science reviewed various publically-available documents from the California State Water Resources Control Board’s GeoTracker Database, including but not limited to the following documents:

- Approval of Site Closure – Amistad Apartments Property, 2037 Lincoln Park Avenue, Los Angeles, CA (SLIC No. 996), prepared by the California State Water Resources Control Board Los Angeles Region, dated May 7, 2002.
- Underground Storage Tank Program Low Risk Case Review Form, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (LUSTIS File No. 900310361), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 26, 2009.
- Underground Storage Tank Program – Case Closure, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (File No. 900310361; D-1 Site), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 30, 2009.

Copies of the above-listed and reviewed documents are attached to this Environmental Review Report.

This Environmental Review Report has been prepared by Earth Science at the request of Lincoln Park Holdings, LLC and in response to the following comments from a third party which were provided to Earth Science:

1. **Comment #1:** *“Soil contamination occurred at 2037 Lincoln Park Boulevard from a transformer factory dating back to the 1920s. This property is directly across the street from 3601 Mission Road. While remediation occurred for THPs in 2001 for the Lincoln Park Boulevard site, none has occurred at the Mission Road site. According to a preliminary analysis there is a high probability for lead and PCB contamination beyond the remediation site....”*
2. **Comment #2:** *“Under the DTSC list, the property behind the proposed site on 3801 Mission Road has contaminated water sources.”*

SUMMARY OF THE KEY FINDINGS OF EARTH SCIENCE’S ENVIRONMENTAL REVIEW

Earth Science’s response to Comment #1 above is as follows:

- According to data obtained from the United States Geological Survey 7.5 Minute Topographic Map, Los Angeles, California Quadrangle (2022) and Google Earth (2023), the 2037 Lincoln Park Avenue property is located greater than 100 feet to the west of the Site (beyond Lincoln Park Avenue), the topography in the vicinity of the Site gradually slopes towards the southwest, and the elevation at the 2037 Lincoln Park Avenue property is generally the same as the Site’s elevation.
- According to data obtained from the California State Water Resources Control Board Los Angeles Region, the soil contamination located at the 2037 Lincoln Park Avenue property was removed in 2002 and legally disposed of at an offsite landfill facility.
- According to data obtained from the California State Water Resources Control Board Los Angeles Region, confirmatory soil sampling was performed across the 2037 Lincoln Park Avenue property which indicated that the soil contamination had been successfully removed and that concentrations of contaminants in soil (including lead and PCB contamination in soil) were either below laboratory detection limits or well below the clean-up levels.

- According to data obtained from the California State Water Resources Control Board Los Angeles Region, the 2037 Lincoln Park Avenue property received a Case Closure determination on May 7, 2002 from the State environmental regulatory agency.

Based on the above findings, Earth Science concludes that there is no pathway for soil contamination from the 2037 Lincoln Park Avenue property to impact the Site and no justification for the speculation that soil contamination from the 2037 Lincoln Park Avenue property impacted offsite properties, including the Site. Specifically, the fact that the soil contamination at the 2037 Lincoln Park Avenue property was cleaned up under State environmental regulatory agency oversight to the strictest cleanup standards allowing reuse of the property for residence land use and received a Case Closure determination, the fact that there is no significant elevation difference between the 2037 Lincoln Park Avenue property and the Site, and the fact that the 2037 Lincoln Park Avenue property is located over 100 feet away from the Site, indicates that there is no evidence that the 2037 Lincoln Park Avenue property has impacted the Site or that the Site contains any potential soil contamination.

Earth Science's response to Comment #2 above is as follows:

- According to data obtained from the United States Geological Survey 7.5 Minute Topographic Map, Los Angeles, California Quadrangle (2022) and Google Earth (2023), the 3801 North Mission Road property is located approximately 650 feet to the east/northeast of the Site (beyond Keith Street, Barbee Street, and Parkside Avenue).
- According to data obtained from the California State Water Resources Control Board's GeoTracker Database, the groundwater flow direction in the vicinity of the Site flows in a southwesterly direction.
- Given the vast distance from the Site to the 3801 North Mission Road, position of the 3801 North Mission Road relative to the Site, and the reported groundwater flow direction in the vicinity of the Site, the 3801 North Mission Road property is interpreted as being hydrogeologically cross-gradient relative to the Site.
- According to data obtained from the California State Water Resources Control Board Los Angeles Region, the residual groundwater plume from a historic release of fuels stored in underground storage tanks at the 3801 North Mission Road property appeared to be stable and localized and fuel constituents were only detected in one of the six groundwater monitoring wells at the 3801 North Mission Road property (only in groundwater monitoring well MW-1).

- According to data obtained from the California State Water Resources Control Board Los Angeles Region, no contamination was detected in the most hydrogeologically down-gradient groundwater monitoring well (groundwater monitoring MW-4) located on the southwestern boundary of the 3801 North Mission Road property.
- According to data obtained from the California State Water Resources Control Board Los Angeles Region, the 3801 North Mission Road property received a Case Closure/No Further Action determination on March 30, 2009 from the State environmental regulatory agency.

Based on the above findings, Earth Science concludes that there is no pathway for groundwater contamination from the 3801 North Mission Road property to impact the Site and no justification for the speculation that groundwater contamination from the 3801 North Mission Road property impacted offsite properties, including the Site. Specifically, the fact that the 3801 North Mission Road property was cleaned up under State environmental regulatory agency oversight and received a Case Closure/No Further Action determination, the fact that the 3801 North Mission Road property is located approximately 650 feet away from the Site, the fact that the 3801 North Mission Road property is inferred to be situated hydrogeologically cross-gradient relative to the Site, and the fact that the most hydrogeologically down-gradient groundwater monitoring well located on the southwestern boundary of the 3801 North Mission Road property was non-detect for contamination, indicates that there is no evidence that the 3801 North Mission Road property has impacted the Site or that the Site contains any potential groundwater contamination.

REPORT CONCLUSIONS

Based on the above findings, Earth Science concludes that no further investigation of the Site is warranted and that no concerns pertaining to potential soil or groundwater contamination exist at the Site.

REPORT LIMITATIONS

Earth Science has performed a limited environmental review for the above-referenced Site. This limited environmental review incorporates a summary of the data reviewed and a brief summary of our findings, conclusions, and recommendations. Any and all findings, conclusions, and recommendations expressed or implied in this report are limited by the contractual scope of work and standard commercial methods used to perform these services.

In preparing this report, Earth Science has relied solely on information that has been provided and/or derived from secondary and third-party sources. Earth Science cannot and does not warrant or guarantee the information provided by these other sources. The conclusions set forth in this report are strictly limited in time and scope to the date of the evaluation. No other warranties are implied or expressed. All reports, both verbal and written, are for the sole use and benefit of Lincoln Park Holdings, LLC. This report has no other purpose and may not be relied upon by any other person or entity without prior written consent from Earth Science.

Should you have any questions or comments concerning this report, please contact our office at (949) 441-0433.

Respectfully,



Sean Rakhshani
USEPA AAI Qualified Environmental Professional



Mark H. Slatten, PG, CEG, CHG, PGp
California Professional Geologist No. 4351



Attachments:

-Approval of Site Closure – Amistad Apartments Property, 2037 Lincoln Park Avenue, Los Angeles, CA (SLIC No. 996), prepared by the California State Water Resources Control Board Los Angeles Region, dated May 7, 2002.

-Underground Storage Tank Program Low Risk Case Review Form, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (LUSTIS File No. 900310361), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 26, 2009.

-Underground Storage Tank Program – Case Closure, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (File No. 900310361; D-1 Site), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 30, 2009.



Winston H. Hickox
Secretary for
Environmental
Protection

California Regional Water Quality Control Board

Los Angeles Region

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Gray Davis
Governor

May 7, 2002

Ms. Georgina Tamayo
A Community of Friends
3345 Wilshire Boulevard, Suite 1000
Los Angeles, CA 90010

APPROVAL OF SITE CLOSURE – AMISTAD APARTMENTS PROPERTY, 2037 LINCOLN PARK AVENUE, LOS ANGELES, CA (SLIC NO. 996)

Dear Ms. Tamayo:

Reference is made to the "Soil Remediation and Ground Water Assessment Activities Report" submitted by Advanced GeoEnvironmental, Inc. (AGE) on behalf of A Community of Friends to the Los Angeles Regional Water Quality Control Board (Regional Board) on February 6, 2002, which requested our review and approval of site closure.

We have completed our review of the closure report along with the previously submitted site assessment, periodic monitoring and site closure reports. The following is brief summary of the site history, current site conditions, results of soil and ground water site assessment, and soil remediation activities, conducted at the subject site:

The subject property was previously used by Hollins W.C. Electric and Engineering Company as a transformer manufacturing facility. Lead, total petroleum hydrocarbons (TPH), and PCBs-impacted soil was initially identified by AGE during Phase I and Phase II environmental assessments conducted in 1999. AGE submitted a work plan for the removal of the impacted soil in January 2001.

AGE excavated the three impacted areas in January 2002. The depth of the three excavations extended from approximately 2 to 3 feet below ground surface. Old sewer piping and piping which appeared to be connected to a 550-gallon waste oil underground storage tank were discovered during the excavation of Excavation #1. No piping or other objects were encountered in the other two excavations (Excavation #2 and Excavation #3).

The 550-gallon waste oil underground storage tank discovered on January 17, 2002, at the northeast corner of Excavation #1 was successfully removed and disposed for recycling on January 25, 2002, under City of Los Angeles - Fire Department permit and oversight. Only very low concentrations of gasoline range TPH, Total Recoverable Petroleum Hydrocarbons (heavy -TPH) and toluene were detected in the soil sample collected beneath the removed waste oil storage tank.

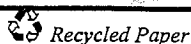
In total, approximately 868 tons of impacted soil was removed from the subject property and transported under hazardous waste manifests to Chemical Waste Management – Kettleman Hills Facility for legal disposal.

The results from the site wide confirmatory soil sampling have confirmed that lead-impacted soil, PCB's-impacted soil, and heavy TPH-impacted soil have been successfully removed. Concentrations of heavy

California Environmental Protection Agency

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For a list of simple ways to reduce demand and cut your energy costs, see the tips at: <http://www.swrcb.ca.gov/news/echallenge.html>



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Ms. Georgina Tamayo
A Community of Friends

- 2 -

May 7, 2002

TPH in soil samples were either below laboratory detection limits or well below the clean-up level of less than 1,000 mg/kg for heavy TPH.

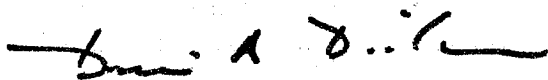
Three borings were drilled to shallow perched ground water underlying the site at approximately 15 feet below ground surface. Based on the analytical results from the grab ground water samples, it is believed that the near surface soil contamination has caused only a minor impact on the shallow perched ground water. Two water supply wells are located in the vicinity of the subject property. These wells are located approximately 0.75 mile and 1.25 miles to the west of the subject property in a hydrogeologically cross-gradient direction.

With the provision that the information and data contained in the reports submitted to this Regional Board are accurate and representative of the site conditions, in conclusion, we have determined that the soil contamination previously encountered at the subject Site had been properly delineated and remediated through excavation and legal disposal to below the specific soil cleanup levels established for the Site consistent with the current Regional Board policies and site assessment and cleanup guidelines. Therefore, no further soil remedial action and ground water monitoring activities are required at this time. However, if contaminated soil is encountered at the site during any future site development activities, you are required to submit a written report to this Regional Board for our review within 72 hours.

We would also like to thank you and your consultant for your full cooperation with this Regional Board in accomplishing the site assessment and soil remediation activity in a timely manner which enables this redevelopment project vital to the local community to be completed without further delay.

If you have any questions concerning the approval of site closure, please feel free to call Dr. Rebecca Chou at (213) 576-6733 or J.T. Liu at (213) 576-6667.

Sincerely,



Dennis A. Dickerson
Executive Officer

cc: Chris Kinne, Cal EPA
John Hinton, Cal EPA - DTSC
Arling Alexander, City of Los Angeles Fire Department
Zachary Feingold, Advanced GeoEnvironmental, Inc.

California Environmental Protection Agency

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UNDERGROUND STORAGE TANK LOW RISK CASE REVIEW FORM

Case reviewer: Jimmie Woo	Unit Chief: Yi Lu	Section Chief: Yue Rong	AEO: David Bacharowski	EO: Tracy Egoscue
Date: 03/26/09	Date: 3/26/09	Date: 3-26-09	Date: 3-20-09	Date: 3/30/09

LUSTIS File No.: 900310361		Investigation and Cleanup Priority: D1	
Site Name/Address: ACS Mission Property 3801 Mission Road Los Angeles, CA 90040	Responsible parties: Mr. Peter Cohen The Cardinal Group LLC	Address: 1875 Century Park East #700 Los Angeles, CA 90031	Phone No.: (310)407-8655

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed/Active?	Date
1-2	1,000	Gasoline	Removed	08/2007
3-4	500	Gasoline	Removed	09/2007

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, --- =Not Reported)

GW Basin: Los Angeles Coastal Plain	Beneficial uses: MUN, IND, PROC, & AGR	Depth to drinking water aquifer: 8 to 12 feet bgs (perched)	
Distance to nearest municipal supply well: Well No. 01S12W05G01S is located approximately 14,958 feet from the site.		Vertical Distance between perched GW contamination and aquifer: None	
GW highest depth: 8	GW lowest depth: 12	Well screen interval: 5-35 feet bgs	Flow direction: West-Southwest
Soil types: Silty Clay		Maximum soil depth sampled: 30 feet bgs	

III. SITE INSPECTION

Pre-closure site inspection: 01/20/09	Is there sensitive receptor next to the site (school, church, hospital, kindergarten etc.)? No If yes, brief description: No
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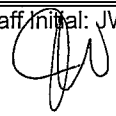
IV. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS -- Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		EPA SLs*		Soil Screening Levels (mg/kg)**	Water (µg/L)		MCLs/NL (µg/L)
	Initial (01/1989)	Latest (09/2006)	Residential (mg/kg)	Industrial (mg/kg)		Initial (01/1989)	Latest (07/2007)	
TPH (Gas)	ND***	2.9	NE	NE	100	NA	3,000	NE
TPH (Diesel)	NA	NA	NE	NE	100	NA	NA	NE
Benzene	ND***	ND	1.1	5.6	0.044	1.1	71	1
Toluene	0.12***	ND	5,000	46,000	2.3	ND	2.2	150
Ethyl benzene	0.052***	ND	5.7	29	9	ND	15	700
Xylenes	ND***	ND	600	2,600	24.5	15	37	1,750
Methyl tertiary butyl ether (MTBE)	NA	ND	39	190	0.065	NA	ND	13 (Primary) 5 (Secondary)
Di-isopropyl ether (DIPE)	NA	ND	NE	NE	NE	NA	ND	NE
Ethyl tertiary butyl ether (ETBE)	NA	ND	NE	NE	NE	NA	ND	NE
Tertiary amyl methyl ether (TAME)	NA	ND	NE	NE	NE	NA	ND	NE
Tertiary butyl alcohol (TBA)	NA	ND	NE	NE	NE	NA	ND	12 (NL)
Ethanol	NA	NA	NE	NE	NE	NA	NA	NE

* SLs =USEPA Risk Based Screening Levels (May 2008); (NE=Not Established; NRQ=Not Required; NL=Notification Level)

** Please see the attached table 4 -1

*** Composite soil sample

Site Name/Address: ACS Mission Property 3801 N. Mission Road Los Angeles, CA 90031	Staff Initial: JW 
---	---

V. FREE PRODUCT

Was free product encountered? No	Has free product been totally removed? N/A
When was free product recovery project completed? N/A	

VI. SOIL REMEDIATION

Method: None	Duration of remediation: N/A
Waste manifest document: N/A	Volume of soil disposal/mass removal: N/A

VII. GROUNDWATER REMEDIATION

Method: None	Duration of remediation: N/A
	Mass removal: N/A

VIII. RECOMMENDED ACTION

Soil Closure only: No	Case Closure: Yes	Solvent Case? No
Additional action required (i.e. additional site assessment, remediation, monitoring): N/A		

IX. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION

Site History

The site formerly consisted of four (two 1,000-gallon gasoline and two 500-gallon gasoline) underground storage tanks (USTs).

In January 1989, four USTs were removed from the site. Two soil borings (Boring 1 and Boring 2) were advanced at the UST farm area. Eleven composite soil samples were collected. Soil samples detected toluene up to 0.12 mg/kg and ethyl benzene up to 0.052 mg/kg. A groundwater sample was collected from Boring 2 at 28 feet bgs, and detected benzene up to 1.1 µg/L and xylenes up to 15 µg/L.

In May 1989, the case was referred from the City of Los Angeles Fire Department to the Regional Board.

In June 2003, two borings (B1 and B2) were drilled to a maximum depth of 25 feet bgs. Soil samples collected from the borings detected TPHg up to 62 mg/kg, benzene up to 0.22 mg/kg, and TBA up to 0.3 mg/kg.

In June 2005, three borings (B4 through B6) were drilled to a maximum depth of 30 feet bgs and converted to groundwater monitoring wells (MW1 through MW3). Soil samples collected from the borings detected TPHg up to 1,100 mg/kg, benzene up to 5 mg/kg, and TBA up to 0.07 mg/kg. Soil analytical data demonstrated a 20-foot "non-detect" zone beneath the site.

In September 2006, three borings (MW4 through MW6) were drilled to a maximum depth of 30 feet bgs and converted to groundwater monitoring wells. Soil samples collected from the borings detected TPHg up to 2.9 mg/kg. No benzene, MTBE, or TBA were detected in the soil samples.

Subsurface Lithology

The site is underlain by clay to a depth about 30 feet bgs (the deepest depth investigated).

Groundwater Monitoring Summary

Currently, there are six groundwater monitoring wells at the site (MW-1 through MW-6). The wells have been sampled quarterly between July 2005 and July 2007. Historical maximum concentrations of TPHg at 3,300 µg/L, benzene at 250 µg/L, toluene at 8.6 µg/L, ethyl benzene at 15 µg/L, xylenes at 271 µg/L, MTBE at 9.8 µg/L and TBA at 3.6 µg/L were detected in the groundwater samples. Maximum concentrations of TPHg 3,000 µg/L, benzene 71 µg/L, toluene 2.2 µg/L, ethyl benzene 15 µg/L, and xylenes 37.2 µg/L were detected in groundwater samples collected during the most recent sampling event (July 15, 2007). MTBE, TBA, DIPE, ETBE, and TBA were ND. Depth to groundwater is approximately 9 to 11 feet bgs and flow direction is to the southwest.

Site Name/Address:
ACS Mission Property
3801 N. Mission Road
Los Angeles, CA 90031

Staff Initial: JW



Contaminant Exposure Pathways Evaluation

Direct Contact

The risk of direct contact is low, since fuel constituents were not detected in the vadose zone above the respective USEPA Risk Based Screening Levels for industrial sites.

Protection of Drinking Water Aquifer

The residual soil contamination has a low possibility to impact the underlying drinking water aquifer because concentrations of fuel constituents in the soil beneath the site are below the respective Soil Screening Levels (Table 4-1).

Plume Migration

The residual groundwater plume appears to be stable. Fuel constituents have been detected in well MW-1 only. Downgradient well MW-4 has shown non-detect results.

Vapor Intrusion

The risk of vapor intrusion from the residual soil contamination is low, since benzene was not detected in soil samples in 2006. Also, benzene concentrations in groundwater are below the Johnson and Ettinger Model (Lite) screening level results (See Target Media Concentration Results).

Factors Supporting Low Risk Closure

- All USTs were removed in January, 1989.
- Extent of soil and groundwater contamination is defined.
- The nearest production well is 14,958 feet away.
- During the most recent sampling event in July 2007, TPHg and benzene were detected at concentrations (3,000 µg/L and 71 µg/L, respectively). MTBE was non-detect. The residual groundwater plume appears to be stable and localized. Fuel constituents have been detected in well MW-1 only. Downgradient well MW-4 has shown non-detect results.
- The residual soil contamination would not elevate any human health and environmental risks via major pathways, such as direct contact, drinking water ingestion, and vapor intrusion.

X. MTBE FATE & TRANSPORT PLUME LENGTH MODELING ANALYSIS

MTBE modeling was not performed, since no MTBE was detected.

XI. ELECTRONIC DELIVERABLE FORMAT (EDF) SUBMISSION

Has electronic data reporting requirement been met? Yes

XII. AB 681 REQUIREMENT (Land Owner Notification)

Verify property ownership <http://assessor.lacounty.gov/extranet/DataMaps/Pais.aspx> (date) : Yes

Has landowner or impacted site notification requirements been met? Yes

Owner : The Cardinal Group, LLC, Attn: Peter Cohen, 1875 Century Park East, #700, Los Angeles, CA 90067

Responsible party: Same as Owner

Pre-closure letter sent date: N/A

Site Name/Address:
ACS Mission Property
3801 N. Mission Road
Los Angeles, CA 90031

Staff Initial: JW

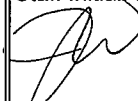


Table 4-1: Maximum Soil Screening Levels (mg/kg) for TPH, BTEX and MTBE above Drinking Water Aquifers

T P H	Distance Above Groundwater	Carbon Range			
		C4-C12	C13-C22	C23-C32	
	>150 feet	1,000	10,000	50,000	
	20-150 feet	500	1,000	10,000	
	<20 feet	100	100	1,000	
B T E X & M T B E	Distance Above Groundwater	Lithology			
		Gravel	Sand	Silt	Clay
	150 feet	B=0.044 T=2 E=8 X=23 MTBE = 0.039	B=0.077 T=4 E=17 X=48 MTBE = 0.078	B=0.165 T=9 E=34 X=93 MTBE = 0.156	B=0.8 T=43 E=170 X=465 MTBE = 0.78
	120 feet	B=0.035 T=1.57 E=6.3 X=17.9 MTBE = 0.028	B=0.058 T=3.1 E=12.7 X=36 MTBE = 0.061	B=0.123 T=7 E=25.9 X=70.3 MTBE = 0.117	B=0.603 T=32 E=128 X=351 MTBE = 0.591
	100 feet	B=0.028 T=1.3 E=5.1 X=14.4 MTBE = 0.020	B=0.046 T=2.57 E=9.86 X=28 MTBE = 0.05	B=0.094 T=5.4 E=20.4 X=55.1 MTBE = 0.091	B=0.471 T=25 E=101 X=276 MTBE = 0.464
	80 feet	B=0.022 T=1 E=4 X=11 MTBE = 0.013	B=0.033 T=2 E=7 X=20 MTBE = 0.039	B=0.066 T=4 E=15 X=40 MTBE = 0.065	B=0.34 T=18 E=73 X=200 MTBE = 0.338
	60 feet	B=0.018 T=0.72 E=2.9 X=7.9 MTBE = 0.013	B=0.026 T=1.4 E=4.9 X=13.9 MTBE = 0.03	B=0.048 T=2.8 E=10.7 X=28.4 MTBE = 0.048	B=0.241 T=13 E=52 X=141.5 MTBE = 0.247
	40 feet	B=0.015 T=0.43 E=1.8 X=4.8 MTBE = 0.013	B=0.018 T=0.87 E=2.8 X=7.8 MTBE = 0.022	B=0.029 T=1.6 E=6.3 X=16.9 MTBE = 0.03	B=0.143 T=7.5 E=30 X=83 MTBE = 0.156
	20 feet	B=0.011 T=0.15 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.3 E=0.7 X=1.75 MTBE = 0.013	B=0.011 T=0.45 E=2 X=5.3 MTBE = 0.013	B=0.044 T=2.3 E=9 X=24.5 MTBE = 0.065

- TPH = Total petroleum hydrocarbons.
- BTEX = benzene, toluene, ethylbenzene, and xylenes, respectively. MTBE = methyl tertiary butyl ether.
- Respective MCLs (ppm): B=0.001, T=0.15, E=0.7, X=1.75, MTBE=0.013.
- BTEX screening concentrations determined per the attenuation factor method as described in RWQCB Guidance for VOC Impacted Sites (March 1996), with a natural degradation factor of 11 for BTEX and of 3 for MTBE. Table values can be linearly interpolated between distance above groundwater and are proportional to fraction of each lithological thickness.
- Values in Table 4-1 are for soils above drinking water aquifers. All groundwaters are considered as drinking water resources unless exempted by one of the criteria as defined under SWRCB Resolution 88-63 (TDS>3000 mg/L, or deliverability <200 gal/day, or existing contamination that cannot be reasonably treated). Regional Board staff will make a determination of potential water use at a particular site considering water quality objectives and beneficial uses. For non-drinking water aquifers, regardless of depth, TPH for ">150 feet" category in the table should be used;
- Distance above groundwater must be measured from the highest anticipated water level. Lithology is based on the USCS scale.
- In areas of naturally-occurring hydrocarbons, Regional Board staff will make determinations on TPH levels.



Site and Receptor Map



ACS Mission Property
3801 N. Mission Road
Los Angeles, CA 90031



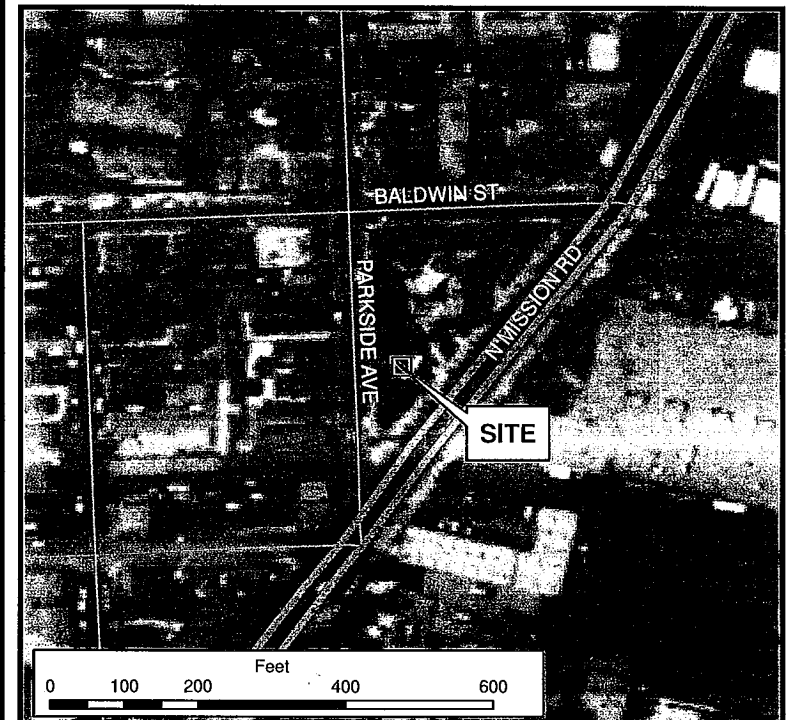
LUST Case

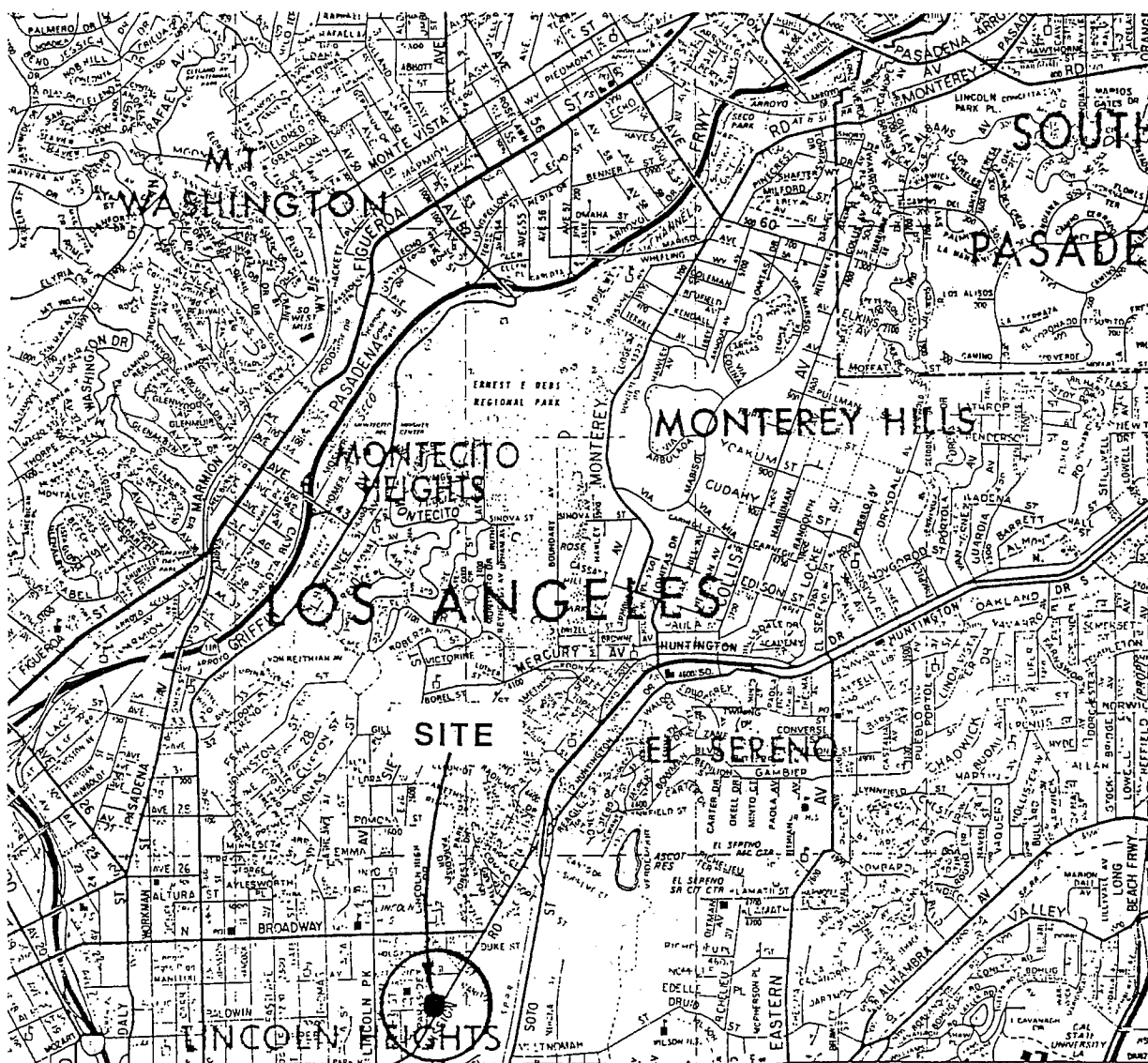
- Active, Local Agency
- Closed, Local Agency
- Active, Regional Board
- Closed, Regional Board
- ⊕ Production Wells
- 🏠 Schools

Scale 1:24,000

Feet

0 500 1,000 2,000 3,000 4,000 5,000





VICINITY MAP

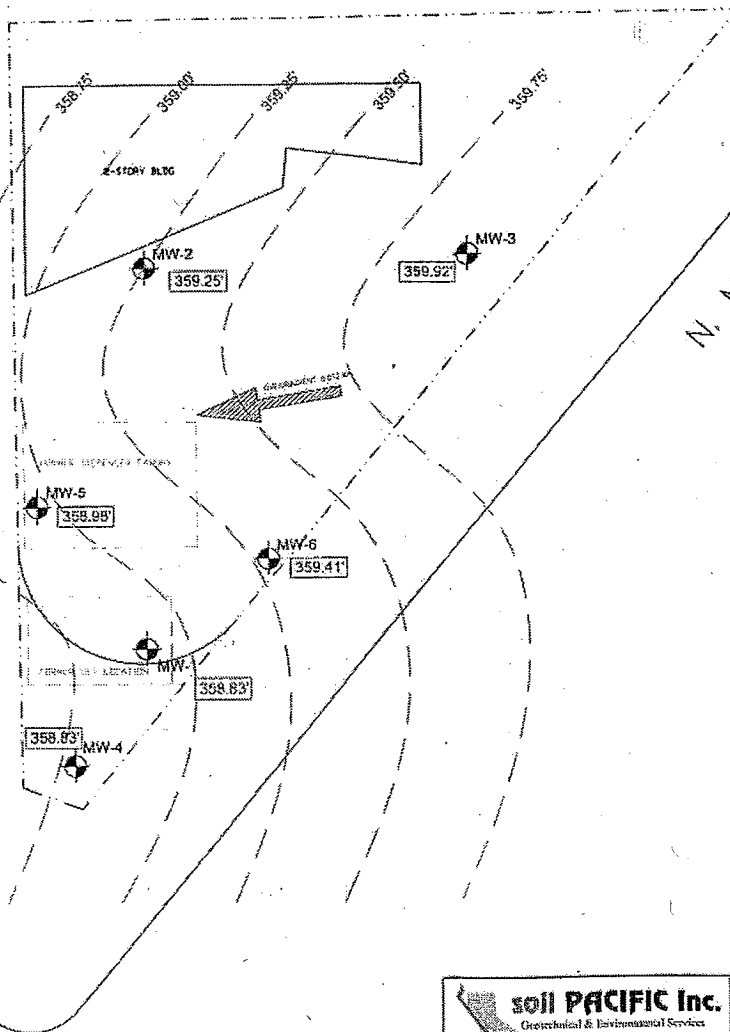
3801 MISSION ROAD
FILE NO. 18772

SMITH EMERY COMPANY

PLATE NO. A

PARKSIDE AVE

N. MISSION RD



GROUNDWATER MONITORING WELL

358.70'

GROUNDWATER ELEVATION (ft amsl)



GROUNDWATER ISOELEVATION CONTOUR



soil PACIFIC Inc.

Geotechnical & Environmental Services

675 N. Eckhardt, Suite # A
Orange, CA 92668

PROJECT SITE:
3801 N MISSION RD
LOS ANGELES, CA 90031

BASE MAP:

DHS & ASSOCIATES, INC.
45 SOL STICE
IRVINE, CA 92602
(714) 665-1580

GROUNDWATER ELEVATION MAP

SCALE: 1"=25'
DATE: 8/21/07

FIGURE 2

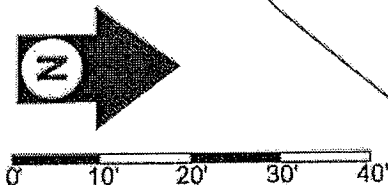
GRAPH BY: L.D.
REVISED:

PROJECT NO: H-3270-3-07

SHEET 1 OF 1



0' 10' 20' 30' 40'



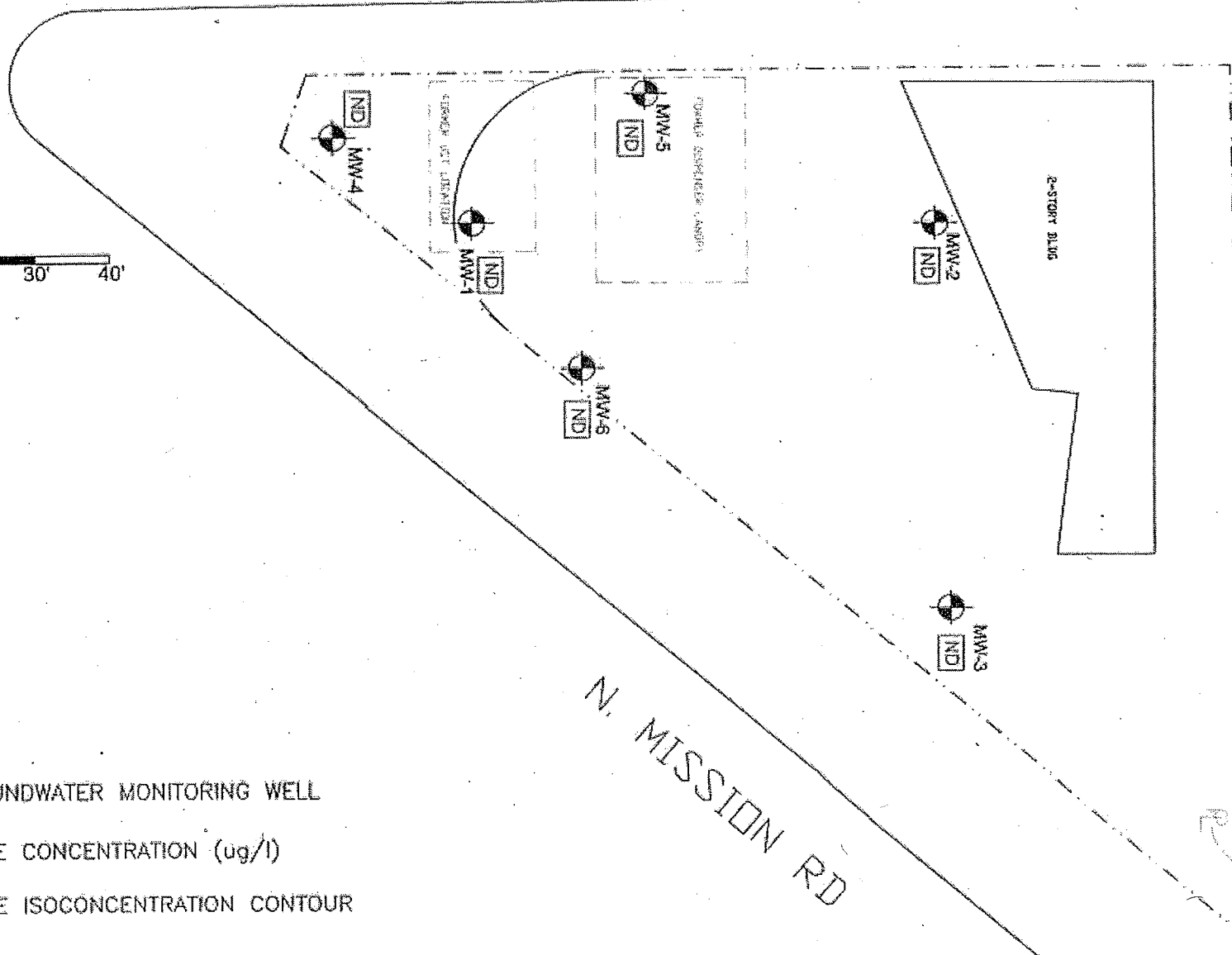
MW-1



GROUNDWATER MONITORING WELL

MTBE CONCENTRATION (ug/l)

MTBE ISOCONCENTRATION CONTOUR



PROJECT SITE:

3801 N MISSION RD
LOS ANGELES, CA 90031

BASE MAP:

DHS & ASSOCIATES, INC.
45 SOLSTICE
IRVINE, CA 92602
(714) 665-1580

MTBE DISTRIBUTION MAP

SCALE
DATE: 6/21/07

FIGURE 5

DRAWN BY: J.D.
REVISED:

PROJECT NO: H-3270-3-07

SHEET 1 OF 1

PARKSIDE AVE

N. MISSION RD

2-STORY BLDG

FORMER DISPENSER STATION

MW-2 (B-5)

MW-3 (B-6)

MW-5

MW-6

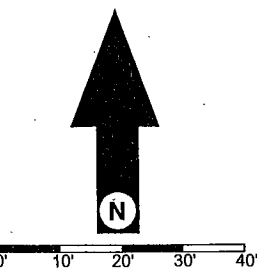
B-2

B-3


MW-1 (B-4)

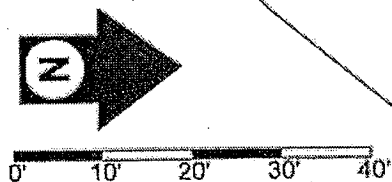
MW-4

A'



- B-1 SOIL BORING
- ⊙ MW-1 GROUNDWATER MONITORING WELL
- LINE OF CROSS SECTION A-A'

 soil PACIFIC Inc. Geotechnical & Environmental Services 675 N. Eekhoff, Suite # A Orange, CA 92668	PROJECT SITE: 3801 N. MISSION RD LOS ANGELES, CA 90031	DHS & ASSOCIATES, INC. 45 SOLSTICE IRVINE, CA 92602 (714) 665-1580	SITE PLAN	
			SCALE: 1"=20' DATE: 12/29/06	FIGURE 3 DRAWN BY: L.D. REVISED:
			PROJECT NO: H-3270-SCR-06	
			SHEET 1 OF 1	



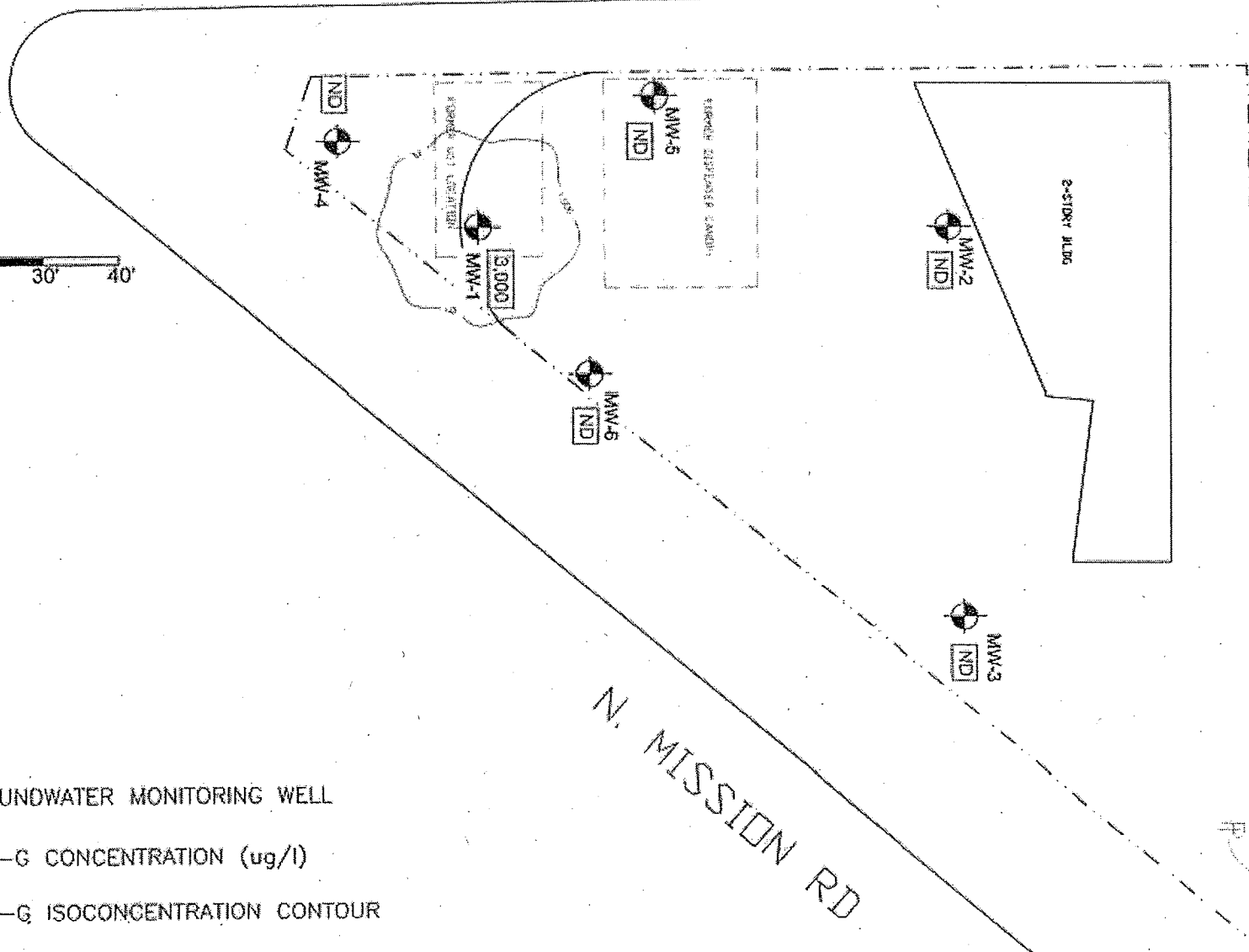
MW-1

220

GROUNDWATER MONITORING WELL

TPH-G CONCENTRATION (ug/l)

TPH-G ISOCONCENTRATION CONTOUR



soil PACIFIC Inc.

Geotechnical & Environmental Services

675 N. Eckhoff, Suite # A
Orange, CA 92668

PROJECT SITE:

3801 N MISSION RD
LOS ANGELES, CA 90031

BASE MAP:

DHS & ASSOCIATES, INC.
45 SELSTICE
IRVINE, CA 92602
(714) 665-1580

TPH-G DISTRIBUTION MAP

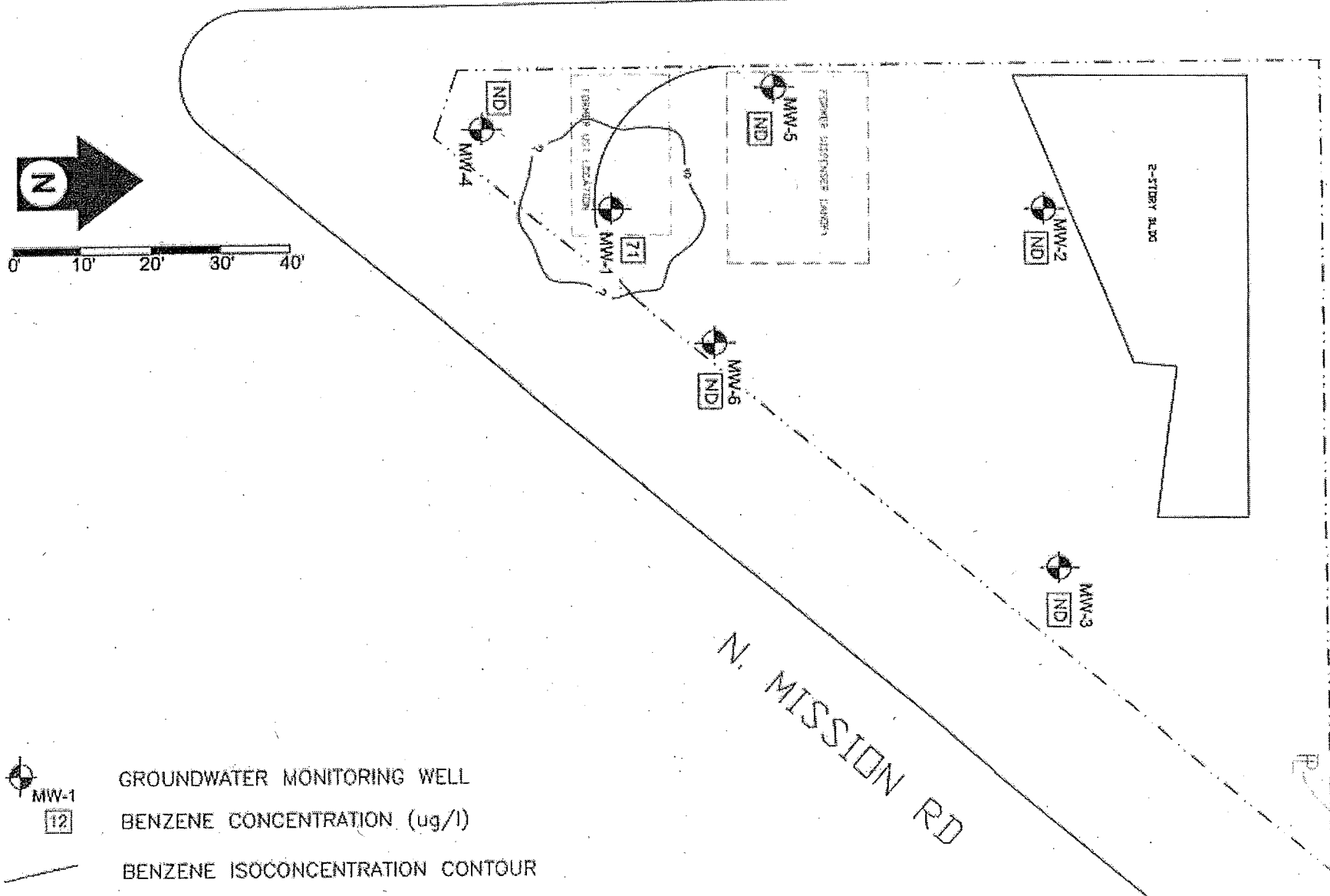
SCALE:
DATE: 8/23/97

FIGURE 3

DRAWN BY: E.O.
REVISED:

PROJECT NO: H-3270-3-07

SHEET 1 OF 1




 soil PACIFIC Inc. Geotechnical & Environmental Services 675 N. Eckhoff, Suite # A Orange, CA 92668	PROJECT SITE: 3801 N MISSION RD LOS ANGELES, CA 90031	BASE MAP: <u>DHS & ASSOCIATES, INC.</u> 45 SOLSTICE IRVINE, CA 92602 (714) 665-1580	BENZENE DISTRIBUTION MAP			
			SCALE:	FIGURE 4	DRAWN BY: RD.	
			DATE: 8/21/07		REVISED:	
			PROJECT NO: H-3270-3-07			
			SHEET 1 OF 1			

Table-6
Summary of Historical Groundwater Analytical Results
 EPA METHOD 8015M/8260B

Sample ID	Sample Date	TPH-G µg/l	Benzene µg/l	Toluene µg/l	Ethylbenzene µg/l	Xylenes µg/l	MTBE µg/l	DIPE µg/l	TBA µg/l	ETBE µg/l	TAM µg/l
MW-1	7/12/2005	ND	2.82	ND	ND	3.47	ND	ND	ND	ND	ND
	10/18/2006	3,300	250	10	6.9	271	9.8	ND	ND	ND	12
	11/13/2006	900	22	8.6	ND	ND	ND	ND	ND	ND	17
	1/11/2007	220	12	1	1.9	7.5	ND	ND	ND	ND	ND
	3/29/2007	2,400	31	3.1	4.9	33	ND	ND	ND	ND	ND
	5/18/2007	1,200	33	ND	2.9	17.8	ND	ND	ND	ND	ND
	7/31/2007	3,000	71	2.2	15	37.2	ND	ND	ND	ND	ND
MW-2	7/12/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/13/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/11/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	3/29/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/18/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/31/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-3	7/12/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	10/18/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/13/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/11/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	3/29/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/18/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/31/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4	10/18/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/13/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/11/2007	110	2.9	1.7	2.3	5.2	ND	ND	3.6	ND	1.1
	3/29/2007	400	ND	3.3	3.2	3.6	ND	ND	ND	ND	ND
	5/18/2007	260	ND	ND	3.5	ND	ND	ND	ND	ND	ND
	7/31/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5	10/18/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/13/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/11/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	3/29/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/18/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/31/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

Table-6
Summary of Historical Groundwater Analytical Results
EPA METHOD 8015M/8260B

Sample ID	Sample Date	TPH-G <small>µg/L</small>	Benzene <small>µg/L</small>	Toluene <small>µg/L</small>	Ethylbenzene <small>µg/L</small>	Xylenes <small>µg/L</small>	MTBE <small>µg/L</small>	DIPE <small>µg/L</small>	TBA <small>µg/L</small>	ETBE <small>µg/L</small>	TAM <small>µg/L</small>
MW-6	10/18/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	11/13/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	1/11/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	3/29/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	5/18/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
	7/31/2007	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

Table-3
Summary of Historical Groundwater Elevation Data

Well ID	Date	Depth to Water (feet below top of casing)	Well Head Elevation (feet above mean sea level)	Ground Water Elevation (feet above mean sea level)
MW-1	7/12/2005	8.41	366.53	358.12
	10/18/2006	9.00	367.37	357.53
	1/11/2007	9.30		358.07
	3/29/2007	8.67		358.70
	5/18/2007	8.28		359.09
	7/31/2007	8.54		358.83
MW-2	7/12/2005	10.97	369.68	358.71
	10/18/2006	11.60	370.50	358.08
	1/11/2007	11.74		358.76
	3/29/2007	11.32		359.18
	5/18/2007	10.99		359.51
	7/31/2007	11.25		359.25
MW-3	7/12/2005	8.82	368.08	359.26
	10/18/2006	9.25	368.88	358.83
	1/11/2007	9.35		359.53
	3/29/2007	9.02		359.86
	5/18/2007	8.81		360.07
	7/31/2007	8.96		359.92
MW-4	10/18/2006	8.96	367.03	358.07
	1/11/2007	9.12		357.91
	3/29/2007	8.37		358.66
	5/18/2007	7.92		359.11
	7/31/2007	8.20		358.83
MW-5	10/18/2006	10.61	369.13	358.52
	1/11/2007	10.80		358.33
	3/29/2007	10.35		358.78
	5/18/2007	9.85		359.28
	7/31/2007	10.15		358.98
MW-6	10/18/2006	8.55	367.60	359.05
	1/11/2007	8.70		358.90
	3/29/2007	8.33		359.27
	5/18/2007	8.02		359.58
	7/31/2007	8.19		359.41

Table-3
Groundwater Monitoring Well Data

Well ID	Installation Date	Well Diameter (inches)	Wellhead Elevation (feet amsl)	Total Depth (feet bgs)	Depth to Screen (feet bgs)	Screen Length (feet)	Slot Size (inches)
MW-1	6/20-21/2005	4	367.37	35	5	30	0.010
MW-2	6/20-21/2005	4	370.50	35	5	30	0.010
MW-3	6/20-21/2005	4	368.88	35	5	30	0.010
MW-4	9/8/2006	4	367.03	27	7	20	0.020
MW-5	9/8/2006	4	369.13	27	7	20	0.020
MW-6	9/8/2006	4	367.60	27	7	20	0.020

MW-2 (B-5)		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	11	
15	62	
20	ND	
25	ND	
30	ND	

MW-5		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	ND	
15	ND	
20	ND	
25	ND	
30	ND	

B-2		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	11	
15	ND	
20	ND	
25	ND	

B-3		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	0.29	
10	782	
15	ND	
20	ND	
25	ND	
30	ND	

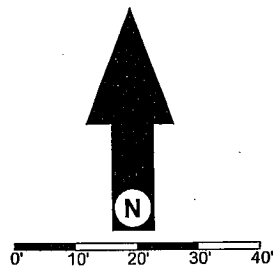
MW-4		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	2.9	
15	ND	
20	0.6	
25	ND	
30	ND	

MW-1 (B-4)		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	1,100	
15	ND	
20	ND	
25	ND	
30	ND	

B-1		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	11	
15	62	
20	ND	
25	ND	

MW-6		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	ND	
15	ND	
20	ND	
25	ND	
30	ND	

MW-3 (B-6)		
SAMPLE DEPTH (feet)	TPH-G (ng/kg)	
5	ND	
10	11	
15	62	
20	ND	
25	ND	
30	ND	



PARKSIDE AVE

N. MISSION RD

2-STORY BLDG

SERVER DISPERSED CANOPY

PERKINS LOT LOCATION

B-1 SOIL BORING
MW-1 GROUNDWATER MONITORING WELL

 soil PACIFIC Inc. Geotechnical & Environmental Services 675 N. Eckhoff, Suite # A Orange, CA 92668	PROJECT SITE: 3801 N. MISSION RD. LOS ANGELES, CA 90031	DHS & ASSOCIATES, INC. 45 SOLSTICE IRVINE, CA 92602 (714) 665-1580	SOIL - TPH-G DISTRIBUTION MAP SCALE 1"=20' DATE: 12/29/08 PROJECT NO: H-3270-SCR-06 SHEET 1 OF 1
	FIGURE 4		
	DRAWN BY: LD.		
	REVISED:		

Table-2
Summary of Historical Soil Analytical Results
EPA METHOD 8015M/8260B

Sample ID	Date	TPH-G mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAM mg/kg
B1-S2 @ 5	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B1-S4 @ 10	6/5/2003	11	ND	ND	ND	ND	ND	0.3	ND	ND	ND
B1-S6 @ 15	6/5/2003	62	ND	ND	ND	ND	ND	0.26	ND	ND	ND
B1-S8 @ 20	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B1-S10 @ 25	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2-S2 @ 5	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2-S4 @ 10	6/5/2003	11	0.22	ND	0.0062	0.0092	ND	ND	ND	ND	ND
B2-S6 @ 15	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2-S8 @ 20	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B2-S10 @ 25	6/5/2003	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B3-1 @ 5	6/20/2005	0.29	ND	ND	ND	ND	ND	0.0691	ND	ND	ND
B3-2 @ 10	6/20/2005	782	4.2	1.46	18.9	83.3	ND	ND	ND	ND	ND
B3-3 @ 15	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B3-4 @ 20	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B3-5 @ 25	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B3-6 @ 30	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-1 @ 5	6/20/2005	ND	ND	ND	ND	ND	ND	0.0107	ND	ND	ND
B4-2 @ 10	6/20/2005	1,100	5.06	2	26.1	75.3	ND	ND	ND	ND	ND
B4-3 @ 15	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-4 @ 20	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-5 @ 25	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B4-6 @ 30	6/20/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-1 @ 5	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-2 @ 10	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-3 @ 15	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-4 @ 20	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-5 @ 25	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B5-6 @ 30	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-1 @ 5	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-2 @ 10	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-3 @ 15	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-4 @ 20	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-5 @ 25	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B6-6 @ 30	6/21/2005	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

4.0 Laboratory Analysis

Soil samples were submitted to Cal-Tech Laboratories in Paramount, California for analysis of TPH-G by EPA Method 8015M and VOCs and fuel oxygenates by EPA Method 8260B. The analytical results are presented in Table-1. Contaminant distribution for current soil TPH-G data are presented in Figure-4. A copy of the laboratory report and chain-of-custody documentation is presented in Appendix-C.

Confirmation vapor samples were submitted at no charge to our client to Cal-Tech Laboratories in Paramount, California for analysis of TPH-G by EPA Method 8015M and VOCs and fuel oxygenates by EPA Method 8260B. The analytical results are presented in Table-9. A copy of the laboratory report and chain-of-custody documentation is presented in Appendix-C.

Groundwater samples were submitted to Cal-Tech Laboratories in Paramount, California for analysis of TPH-G by EPA Method 8015M and VOCs and fuel oxygenates by EPA Method 8260B. The analytical results are presented in Table-6 (October 18, 2006, collected contemporaneously with high-vacuum extraction) and Table-7 (November 13, 2006, collected after the completion of the 40-day event). Contaminant distribution for current TPH-G, benzene, and MTBE data are shown in Figure-6. A copy of the laboratory report and chain-of-custody documentation is presented in Appendix-C.

5.0 Site Characterization Results

5.1 Soil Analytical Results Discussion

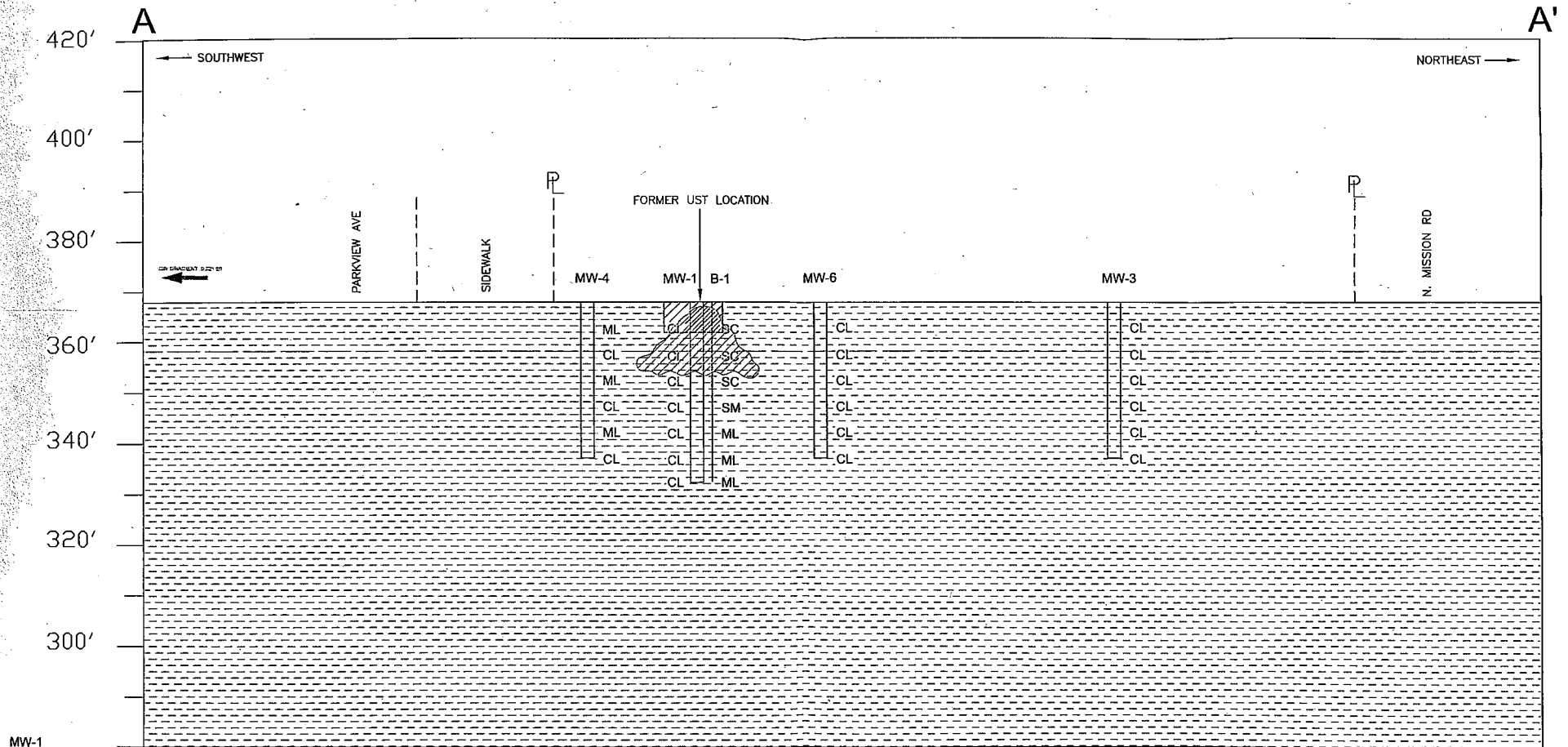
Soil samples were analyzed for TPH-G by EPA Method 8015M and VOCs and fuel oxygenates by EPA Method 8260B. TPH-G was detected at concentrations of 2.9-mg/kg in sample MW-4 @ 10 and 0.6-mg/kg in sample MW-4 @ 15. TPH-G, benzene, toluene, Ethylbenzene, xylenes, and the fuel oxygenates MTBE, TBA, DIPE, ETBE, and TAM were not detected in other soil samples.

Sample ID	Date	TPH-G mg/kg	Benzene mg/kg	Toluene mg/kg	Ethylbenzene mg/kg	Xylenes mg/kg	MTBE mg/kg	TBA mg/kg	DIPE mg/kg	ETBE mg/kg	TAM mg/kg
MW-4 @ 5	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4 @ 10	9/12/2006	2.9	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4 @ 15	9/12/2006	0.6	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4 @ 20	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4 @ 25	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-4 @ 30	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 5	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 10	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 15	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 20	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 25	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-5 @ 30	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 5	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 10	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 15	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 20	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 25	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
MW-6 @ 30	9/12/2006	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND

ND - Not Detected

Table-1: Summary of Current Soil Analytical Results

Current and historical soil analytical data indicate that soil in the capillary fringe zone in the vicinity and down gradient of the former UST location was impacted by petroleum hydrocarbon



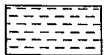
MW-1



B-1

GROUNDWATER MONITORING WELL

SOIL BORING



FINE GRAINED SOILS (SILT-CLAY MIXTURES WITH MINOR SAND FRACTION)

0' 10' 20' 30' 40'

NO VERTICAL EXAGGERATION



soil PACIFIC Inc.

Geotechnical & Environmental Services

675 N. Echolt, Suite # A
Orange, CA 92668

PROJECT SITE:

3801 N MISSION RD
LOS ANGELES, CA 90031

DHS & ASSOCIATES, INC.

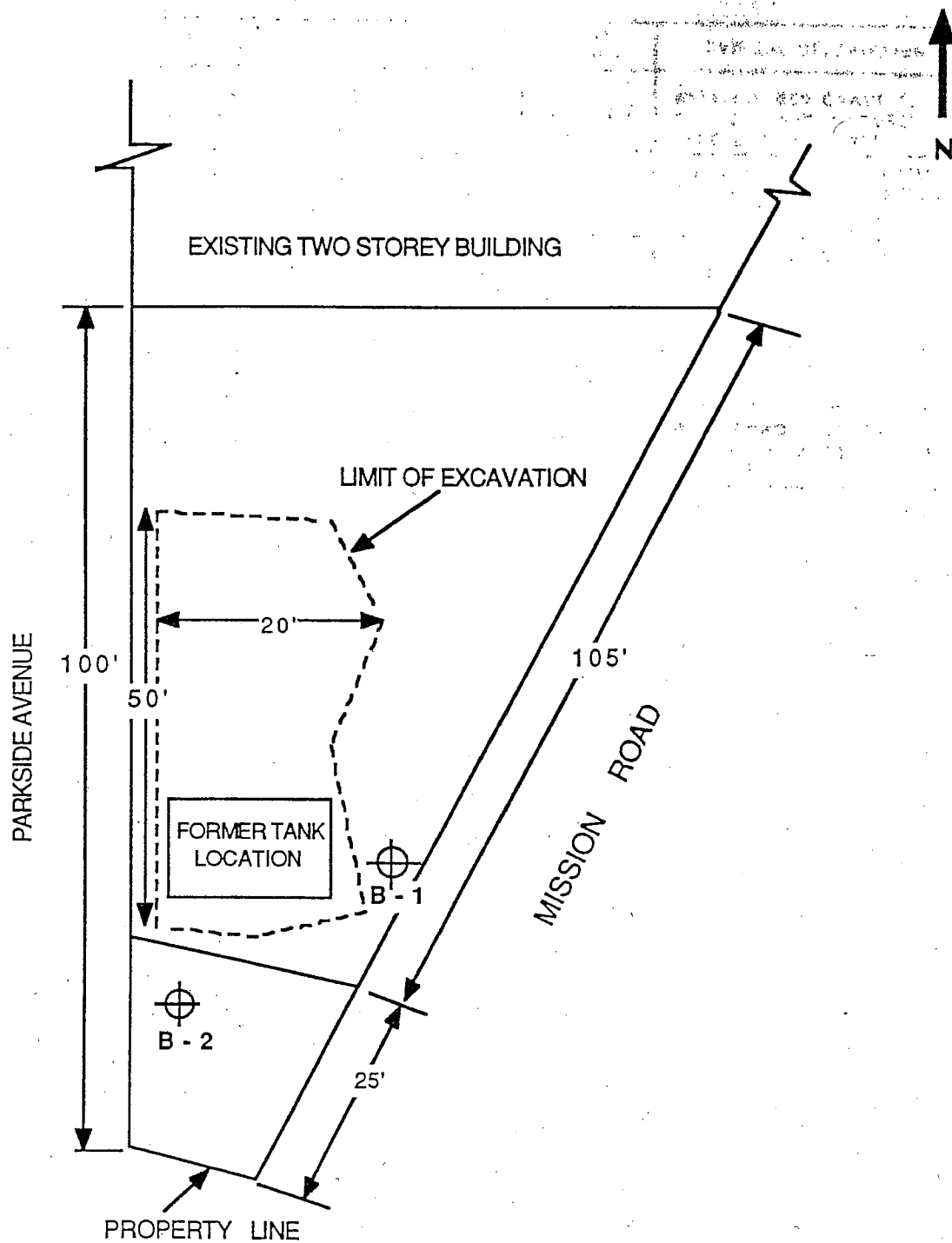
45 SOLSTICE
IRVINE, CA 92602
(714) 665-1580

GEOLOGIC CROSS SECTION A-A'

SCALE: 1"=20'
DATE: 12/29/06
FIGURE 7
DRAWN BY: LD.
REVISED:

PROJECT NO: H-3270-SCR-06

SHEET 1 OF 1



LEGEND:

 BORING LOCATION

PLOT PLAN

NOT TO SCALE

3801 MISSION ROAD
FILE NO. 18772

SMITH EMERY COMPANY

PLATE NO. B

SMITH-EMERY COMPANY

Total Petroleum Hydrocarbons (TPH) By EPA 5020/8015 Test Method

<u>Soil Sample</u>	<u>Detection Limit</u> (PPM: Parts Per Concentration Million)		<u>Maximum Allowable TPH</u> <u>Level* (PPM)</u>	
		<u>PPM</u>		
Composite Sample of 5', 10', 15', 20', 25', 30', 35', 40', @ Boring 1	1	Not Detected		100
Composite Sample of 5', 10', 15', 20', 25', 30', 35', 40', @ Boring 2	1	Not Detected		100

Benzene, Toluene, Xylene and Ethylbenzene (BTX&E) By EPA 5020/8020 Test Method

<u>Compound</u>	<u>Concentration</u> <u>for Composite</u> <u>Soil Sample</u> <u>at Boring 1</u> (PPM: Parts Per Million)	<u>Concentration</u> <u>for Composite</u> <u>Soil Sample</u> <u>at Boring 2</u> (PPM)	<u>Detection</u> <u>Limit</u> (PPM)	<u>Maximum</u> <u>Allowable</u> <u>BTX&E Level*</u> (PPM)
Benzene	Not Detected	Not Detected	0.05	0.3
Toluene	0.11	0.12	0.05	0.3
Xylene	Not Detected	Not Detected	0.05	1
Ethylbenzene	0.051	0.052	0.05	1

* In accordance with State of California Leaking Underground Fuel Tank Task Force.

SMITH-EMERY COMPANY

Benzene, Toluene, Xylene and Ethylbenzene (BTX&E)
By EPA 5020/8020 Test Method

<u>Compound</u>	Concentration for Water Sample of 28' at Boring 2 (PPB: Parts Per Billion)	Detection Limit (PPB)	Action Level** (PPB)
Benzene	1.1	0.3	0.7
Toluene	Not Detected	0.5	100
Xylene	15	0.5	620
Ethylbenzene	Not Detected	0.5	680

** In accordance with California Department of Health Services.

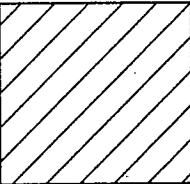
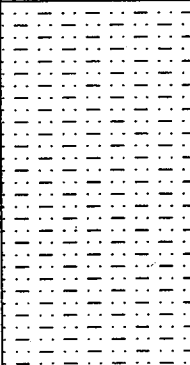
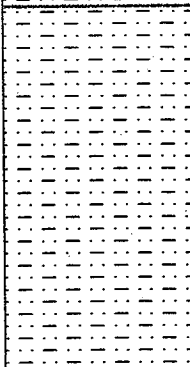
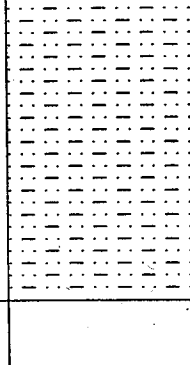
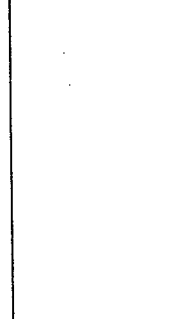

CONCLUSIONS AND RECOMMENDATIONS

Contamination Assessment

It is our conclusion, based on the test results that the total petroleum hydrocarbons and BTX&E concentration in the soil is lower than the actionable levels. However, benzene concentrations in the water exceeds the action level set by the California Department of Health Services. Decontamination and cleaning of this benzene contamination is not within our expertise however, we can recommend firms that are experienced in this field.

DATE OBSERVED: 9-8-06 METHOD OF EXCAVATION: Mobile Hollow Stem

LOGGED BY: Lilly GROUND ELEVATION: Street LOCATION: 3801 Mission Rd., L. A.

DEPTH (FEET)	UNDISTURBED SAMPLE	BLOW COUNTS	DVA (ppm)	USCS Symbols	LAB RESULTS	FORMATION	GRAPHIC LOG	BORING NO. MW-4 DESCRIPTION
						Fill		
5	8-15 -15	0.2	ML			Quaternary Alluvium		Brown, sandy clay, moist
10	3-4	6 1.1	CL					Brown, wet, silty clay
15	7-8 -9	0.2	ML					Groundwater Brown, saturated, silty clay
20	5-6 -7	0.5	CL					Brown, saturated, silty clay
25	20-20 -20	0.1	ML					Brown, saturated, silty clay, hard
30	5-6 -7	0.5	CL					Brown, saturated, silty clay, hard
35								
40								

TARGET MEDIA CONCENTRATION RESULTS



Screening-Level Johnson and Ettinger Model

Site Name: ACS Mission Property - 3801 Mission Road, Los Angeles, CA
Report Date: Thu Feb 5 13:50:16 PST 2009
Report Generated From: http://www.epa.gov/athens/learn2model/part-two/onsite/JnE_lite.htm
Depth to contamination from bottom of foundation: 9ft +/- 4ft
Average ground water temperature: 20C

CHEMICAL PROPERTIES

Chemical of Concern: Benzene CAS Number: 71432
Molecular Weight: 78.11[g/mole] Henrys Constant: 0.1827147 [unitless]
Diffusivity in Air: $8.800e-2$ [cm²/sec] Diffusivity in Water: $9.800e-6$ [cm²/sec]
Unit Risk Factor: 0.0000078 [(μ g/m³)⁻¹] Reference Concentration: 0 [mg/m³]

SOIL PROPERTIES

Soil Type: Sandy Loam Total Porosity: 0.387
Unsaturated Zone Moisture Content:
low= 0.039 best estimate= 0.103 high= 0.17
Capillary Zone Moisture Content: 0.32 Height of Capillary Rise: 0.25 [m]
Soil-Gas Flow Rate into Building: 5 [L/min]

BUILDING PROPERTIES

Building Type: Slab-on-Grade Air Exchange Rate: 0.25 [hr⁻¹]
Building Mixing Height: 2.44 [m] Building Footprint Area: 100 [m²]
Subsurface Foundation Area: 106 [m²] Building Crack Ratio: 0.00038 [unitless]
Foundation Slab Thickness: 0.1 [m]

EXPOSURE PARAMETERS

Exposure Duration: carcinogens 30 [years] noncarcinogens: 30 [years]
Exposure Frequency: carcinogens 350 [days/year] non-carcinogens: 365 [days/year]
Averaging Time: carcinogens 70 [years] noncarcinogens: 30 [years]
Risk Factor for carcinogens: 1E-5 Target Hazard Quotient for non-carcinogens: 1

JOHNSON & ETTINGER SIMULATION RESULTS

Effective Diffusion Coefficients:

Unsaturated Zone (D_{eff}): 0.008884 [cm²/s]

Unsaturated Zone + Capillary Zone (D_{eff}^T): 0.0008099 [cm²/s]

Soil Gas Attenuation Factor (α_{sg}): 0.001435

Ground Water Attenuation Factor (α_{gw}): 0.000178

Target Concentrations are based on CANCER risk.

Target Indoor Air Concentration: 3.12 [µg/m³] or 0.9771 [ppbv]

¹Less Protective Target Concentrations

Soil Gas: 6082. [µg/m³] or 1905. [ppbv]; Ground Water: 116.2 [µg/L]

Best Estimate Target Concentrations

Soil Gas: 2174. [µg/m³] or 681.0 [ppbv]; Ground Water: 95.91 [µg/L]

²More Protective Target Concentrations

Soil Gas: 1069. [µg/m³] or 334.9 [ppbv]; Ground Water: 90.24 [µg/L]

Based on parameter analysis: Advection is the dominant mechanism across foundation. Diffusion through soil is the overall rate-limiting process for groundwater to indoor-air pathway.

¹"Less Protective" concentrations produced with HIGHEST moisture content and DEEPEST depth to contamination.

²"More Protective" concentrations produced with LOWEST moisture content and SHALLOWEST depth to contamination.



California Regional Water Quality Control Board

Los Angeles Region



Linda S. Adams
Cal/EPA Secretary

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640 - Internet Address: <http://www.waterboards.ca.gov/losangeles>

Arnold Schwarzenegger
Governor

March 30, 2009

Mr. Peter Cohen
The Cardinal Group, LLC
1875 Century Park East #700
Los Angeles, CA 90031

**UNDERGROUND STORAGE TANK PROGRAM – CASE CLOSURE
ACS MISSION PROPERTY
3801 MISSION ROAD, LOS ANGELES, CA (FILE NO. 900310361; D-1 SITE)**

Dear Mr. Cohen,

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground tank(s) site is in compliance with the requirements of subdivision (a) and (b) of section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (g) of section 25296.10 of the Health and Safety Code.

If you have groundwater monitoring wells or vapor extraction wells at the subject property, you must comply with the following:

1. All wells must be located and properly abandoned.
2. Well abandonment permits must be obtained from the Los Angeles County Department of Public Health, Environmental Health Division, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work.
3. You must submit a report on the abandonment of the wells to this office by **June 27, 2009**. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits.

California Environmental Protection Agency



Recycled Paper

Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

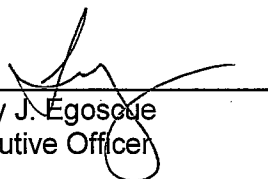
Mr. Peter Cohen
ACS Mission Road

- 2 -

March 30, 2009

Please contact Mr. Yi Lu at (213) 576-6695 or e-mail ylu@waterboards.ca.gov, or Jimmie Woo at (213) 576-6698 or e-mail at jwoo@waterboards.ca.gov, if you have any questions regarding this matter.

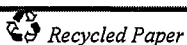
Sincerely,



Tracy J. Egosque
Executive Officer

cc: Yvonne Shanks, State Water Resources Control Board, UST Cleanup Fund
Lilly Lee, State Water Resources Control Board, UST Cleanup Fund
Nancy Matsumoto, Water Replenishment District of Southern California
Frank Comfort, City of Los Angeles – Fire Department, Environmental Unit
Yones Kabir, Soil Pacific Inc.

California Environmental Protection Agency



Our mission is to preserve and enhance the quality of California's water resources for the benefit of present and future generations.

Exhibit B

**PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT
3601 NORTH MISSION ROAD
LOS ANGELES, CALIFORNIA 90031**

PREPARED FOR:

Lincoln Park Holdings, LLC
3601 North Mission Road
Los Angeles, California 90031

PREPARED BY:



EARTH SCIENCE LLC

5319 University Drive, Suite 20
Irvine, California 92612

Report Date: September 6, 2024
Project Number: 23-1944



EARTH SCIENCE LLC

5319 University Drive, Suite 20
Irvine, California 92612
(949) 441-0433

September 6, 2024

Lincoln Park Holdings, LLC

3601 North Mission Road
Los Angeles, California 90031

Subject: Phase II Environmental Site Assessment Report
3601 North Mission Road
Los Angeles, California 90031
Project Number: 23-1944

Earth Science LLC is pleased to provide Lincoln Park Holdings, LLC (LPH) with the results of this Phase II Environmental Site Assessment (ESA) Report (Report) for the property located at 3601 North Mission Road, Los Angeles, California 90031.

We appreciate the opportunity to provide environmental services to LPH. If you have any questions concerning this Report, please contact our office at (949) 441-0433.

Respectfully,

Sean Rakhshani
Principal

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- 1 SITE VICINITY MAP**
- 2 BORING LOCATION MAP**

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- 2 SOIL ANALYSIS RESULTS – LEAD**
- 3 SOIL ANALYSIS RESULTS – POLYCHLORINATED BIPHENYLS**
- 4 GROUNDWATER ANALYSIS RESULTS – TOTAL PETROLEUM HYDROCARBONS**
- 5 GROUNDWATER ANALYSIS RESULTS – VOLATILE ORGANIC COMPOUNDS**

APPENDICES

- A BORING LOGS**
- B PERMIT DOCUMENTATION**
- C LABORATORY ANALYTICAL REPORT**

ACRONYMS AND ABBREVIATIONS

bgs	Below ground surface
BTEX	Benzene, toluene, ethylbenzene, and xylenes
CEG	Certified Engineering Geologist
CHG	Certified Hydrogeologist
DLR	Detection limit for purposes of reporting
DTSC	Department of Toxic Substances Control
DTSC SLs	DTSC Note 3 Modified Screening Levels
Earth Science	Earth Science LLC
ESA	Environmental Site Assessment
HERO	Human and Ecological Risk Office
HHRA	Human health risk assessment
LPH	Lincoln Park Holdings, LLC
LARWQCB	Los Angeles Regional Water Quality Control Board
MCLs	Maximum Contaminant Levels
mg/kg	Milligrams per kilogram
mg/L	Milligrams per liter
NFA	No further action
Pb	Lead
PCBs	Polychlorinated biphenyls

ACRONYMS AND ABBREVIATIONS – *CONTINUED*

PG	Professional Geologist
PHG	Public Health Goal
PID	Photo-ionization detector
ppm	Parts per million
PRG	Preliminary Remediation Goal
PVC	Polyvinyl chloride
QA/QC	Quality assurance/quality control
Report	Phase II Environmental Site Assessment Report
RSLs	Regional Screening Levels
Site	3601 North Mission Road, Los Angeles, California 90031
SunStar	SunStar Laboratories, Inc.
SWRCB	California State Water Resources Control Board
TPH	Total petroleum hydrocarbons
TPH as DRO	Total petroleum hydrocarbons as diesel
TPH as GRO	Total petroleum hydrocarbons as gasoline
TPH as MORO	Total petroleum hydrocarbons as motor oil
USA	Underground Service Alert
USCS	Unified Soil Classification System
USEPA	United States Environmental Protection Agency

ACRONYMS AND ABBREVIATIONS – *CONTINUED*

VOCs	Volatile organic compounds
WEESI	West End Environmental Sampling, Inc.

1 INTRODUCTION

Earth Science LLC (Earth Science) has prepared this Phase II Environmental Site Assessment (ESA) Report (Report) on behalf of Lincoln Park Holdings, LLC (LPH) for the property located at 3601 North Mission Road, Los Angeles, California 90031 (Site); please refer to **Figure 1** for the **Site Vicinity Map**.

This Phase II ESA was performed by Earth Science at the request of LPH and in response to comments from a third party which were provided to Earth Science. The third party comments include an allegation that a former transformer manufacturing facility (located at 2037 Lincoln Park Avenue) has impacted the soils at the Site. The third party's allegations include a statement that "...there is a high probability for lead and PCB contamination beyond the remediation site..." The former transformer manufacturing facility has been fully-remediated under the supervision of the California State Water Resources Control Board (SWRCB), Los Angeles Regional Water Quality Control Board (LARWQCB), has received a regulatory case closure/no further action (NFA) determination from the LARWQCB, has been redeveloped as residential apartments, and is located greater than 100 feet to the west of the Site (beyond Lincoln Park Avenue). The offsite property located to the west of the Site and addressed as 2037 Lincoln Park Avenue which the third party cites as a source of contamination impacting the Site had contamination extending to depths of 2.0 to 3.0 feet below ground surface (bgs) (*"Approval of Site Closure – Amistad Apartments Property, 2037 Lincoln Park Avenue, Los Angeles, CA [SLIC No. 996]" prepared by the LARWQCB, May 7, 2002*).

The third party comments also included an allegation that a property located at 3801 North Mission Road has impacted the groundwater at the Site. The third party's allegations include a statement that "Under the DTSC list, the property behind the proposed site on 3801 Mission Road has contaminated water sources." The property addressed as 3801 North Mission Road is located approximately 650 feet away from the Site and is interpreted to be situated hydrogeologically cross-gradient relative to the Site. The property located at 3801 North Mission Road received a regulatory case closure/NFA determination from the LARWQCB.

Therefore, the objective of this Phase II ESA was to assess the presence of contamination at the Site, including presence or absence of lead and polychlorinated biphenyls (PCBs) in soils at the Site, and the presence or absence of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX) and fuel oxygenates, in groundwater at the Site.

This Report documents the advancement of three borings (B-1 through B-3) to a terminal depth of 20 feet bgs and the collection and analysis of soil and groundwater samples from the Site.

The following sections provide information detailing the Site background; local geology and hydrogeology; Site investigation scope of work; Site investigation results; Report summary; Report certifications and limitations; and Report references.

2 SITE BACKGROUND

The following sections provide details regarding the Site description and previous investigations performed at the Site to date.

2.1 SITE DESCRIPTION

The Site is located in commercial and residential area of Los Angeles, California. The Site is bounded to the north by Barbee Street; to the south by North Mission Road; to the east by a commercial development; and to the west by Lincoln Park Avenue. The Site consists of an irregular-shaped parcel which is improved with an asphalt-paved parking lot, landscaping, and perimeter fencing/walls. Access to the Site is available from Barbee Street located along the northern boundary, from North Mission Road located along the southern boundary, and from Lincoln Park Avenue located along the western boundary.

2.2 PREVIOUS ENVIRONMENTAL DOCUMENTS

The following is a summary of the relevant, previous environmental documents prepared for the Site, based on information made available to Earth Science as of the date of this Report. The following document was reviewed prior to developing and implementing the Phase II ESA scope of work:

- ***Environmental Review, 3601-3615 North Mission Road, Los Angeles, California 90031, November 6, 2023.*** Earth Science prepared this report on behalf of LPH. The key findings and conclusions of the above-referenced report included the following:
 - **Earth Science concluded that there is no pathway for soil contamination from the 2037 Lincoln Park Avenue property to impact the Site and no justification for the speculation that soil contamination from the 2037 Lincoln Park Avenue property impacted offsite properties, including the Site.** Specifically, the fact that the soil contamination at the 2037 Lincoln Park Avenue property was cleaned up under State environmental regulatory agency oversight to the strictest cleanup standards allowing reuse of the property for residence land use and received a case closure/NFA determination, the fact that there is no significant elevation difference between the 2037 Lincoln Park Avenue property and the Site, and the fact that the 2037 Lincoln Park Avenue property is located over 100 feet away from the Site, indicates that there is no evidence that the 2037 Lincoln Park Avenue property has impacted the Site or that the Site contains any potential soil contamination.

- **Earth Science concluded that there is no pathway for groundwater contamination from the 3801 North Mission Road property to impact the Site and no justification for the speculation that groundwater contamination from the 3801 North Mission Road property impacted offsite properties, including the Site.** Specifically, the fact that the 3801 North Mission Road property was cleaned up under State environmental regulatory agency oversight and received a case closure/NFA determination, the fact that the 3801 North Mission Road property is located approximately 650 feet away from the Site, the fact that the 3801 North Mission Road property is inferred to be situated hydrogeologically cross-gradient relative to the Site, and the fact that the most hydrogeologically down-gradient groundwater monitoring well located on the southwestern boundary of the 3801 North Mission Road property was non-detect for contamination, indicates that there is no evidence that the 3801 North Mission Road property has impacted the Site or that the Site contains any potential groundwater contamination.

3 LOCAL GEOLOGY AND HYDROGEOLOGY

The Site is located at an elevation ranging from approximately 355 to 360 feet above mean sea level and the topography in the vicinity of the Site gradually slopes towards the southwest (*United States Geological Survey 7.5 Minute Topographic Map, Los Angeles, California Quadrangle, 2022*).

The Site is located in Los Angeles County, within the Central Basin portion of the Peninsular Ranges geomorphic physiographic province of California. According to the California Department of Conservation, this area is described as follows: The Peninsular Ranges is a series of ranges separated by northwest trending valleys, sub-parallel to faults branching from the San Andreas Fault. The trend of topography is similar to the Coast Ranges, but the geology is more like the Sierra Nevada, with granitic rock intruding the older metamorphic rocks. The Peninsular Ranges extend into lower California and are bound on the east by the Colorado Desert. The Los Angeles Basin and the island groups (Santa Catalina, Santa Barbara, and the distinctly terraced San Clemente and San Nicolas islands), together with the surrounding continental shelf (cut by deep submarine fault troughs), are included in this province.

Based on information obtained from the National Cooperative Soil Survey prepared by the United States Department of Agriculture Soil Conservation Service, the soil in the vicinity of the Site is classified as Urban land-Ballona-Typic Xerorthents, fine substratum complex, with 0.0 to 5.0 percent slopes. Urban land-Ballona-Typic Xerorthents, fine substratum complex soil is considered to be farmland of statewide importance and is formed in alluvial fans.

The Site is located in Los Angeles County, within the Central Subbasin (4-11.04) of the Coastal Plain of Los Angeles Groundwater Basin. According to the California Department of Water Resources, this area is described as follows: The Central Subbasin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This subbasin is commonly referred to as the “Central Basin” and is bounded on the north by a surface divide called the La Brea High, and on the northeast and east by emergent less permeable Tertiary rocks of the Elysian, Repetto, Merced, and Puente Hills. The southeast boundary between the Central Basin and the Orange County Groundwater Basin roughly follows Coyote Creek, which is a regional drainage province boundary. The southwest boundary is formed by the Newport Inglewood fault system and the associated folded rocks of the Newport Inglewood uplift. The Los Angeles and San Gabriel Rivers drain inland basins and pass across the surface of the Central Basin on their way to the Pacific Ocean.

Except for semi-perched aquifers, the aquifers in the Central Basin Pressure Area are confined and generally separated by fine grained aquicludes. These aquicludes are of varying lateral extent and composition and are absent in some areas where aquifers merge. Eight aquifers have been identified in this area including: the semi-perched and Gaspur Aquifers (Recent alluvium); Exposition/Artesia and Gage Aquifers (Lakewood formation); and Hollydale, Lynwood, Silverado, and Sunnyside Aquifers (San Pedro formation).

Based on the information obtained during the advancement of borings at the Site as part of this Phase II ESA, the encountered geology includes fine-grained sands, clayey silts, clays with low plasticity, and gravels. During this Phase II ESA, first groundwater at the Site was encountered during drilling at a depth of 20 feet bgs.

According to reports obtained for nearby properties from the SWRCB's GeoTracker database, groundwater is anticipated to flow in a southwesterly direction in the Site vicinity.

Please refer to the **Boring Logs** in **Appendix A** for additional information regarding the encountered geologic and hydrogeologic conditions at the Site.

4 SITE INVESTIGATION SCOPE OF WORK

The following sections detail the scope of work performed as part of this Site investigation.

4.1 PERMITTING

Prior to implementing any field activities, Earth Science prepared permit applications and work plans and obtained the necessary permits for advancing borings and sampling groundwater at the Site from the Los Angeles County Department of Public Health, Environmental Health Division, Drinking Water Program. Please refer to the ***Permit Documentation*** in **Appendix B** for a copy of the approved permit obtained by Earth Science.

4.2 HEALTH AND SAFETY

A Site-specific Health and Safety Plan was prepared and reviewed with all onsite personnel involved in the project prior to the commencement of field activities.

4.3 WORK PLAN

A Site-specific Work Plan was prepared and reviewed with all onsite personnel involved in the project prior to the commencement of field activities.

4.4 UTILITY CLEARANCE

The Site and boring locations were marked-out and Underground Service Alert (USA) was notified prior to performing fieldwork activities in order to clear public utilities, as required by law. The Site owner was also provided prior notice of the investigation activities to commence on August 26, 2024. Earth Science conducted a metal-detecting survey at the Site using a Minelab deep-penetration metal-detector with a built-in pin-pointer in order to clear the proposed boring locations of private property utilities not covered by the USA-811 notification.

4.5 DRILLING EQUIPMENT

West End Environmental Sampling, Inc. (WEESI) mobilized the required drilling equipment and personnel in order to advance three borings at the Site. WEESI advanced three borings at the Site using a truck-mounted, direct-push drill rig (Geoprobe 5400).

All drilling equipment was cleaned using a high-pressure washer prior to beginning field work. All drilling and sampling equipment was decontaminated between samples and boreholes to prevent cross-contamination.

4.6 BORING LOCATIONS AND DEPTHS

Three borings (B-1 through B-3) were advanced at the Site to a terminal depth of 20 feet bgs. The three boring locations were selected based on field conditions/observations and information from the prior environmental documents prepared for the Site and nearby properties. Please refer to **Figure 2** for the **Boring Location Map** which details the locations of the borings advanced at the Site.

4.7 SOIL AND GROUNDWATER SAMPLING METHODOLOGY

Soil samples were collected and logged from depths of 2.5, 5.0, 10, 15, and 20 feet bgs in all three borings (B-1 and B-3) advanced at the Site. Soil samples were collected using a sampler with an acetate liner and a sampling point. The sampler was advanced by the direct-push drill rig using hollow rods with the inner rods in-place to prevent soil from entering the sampler. Following the advancement of each core interval, the core was retrieved, the core barrel was disassembled, and the sample liner was removed.

All collected soil samples were visually inspected for discoloration, monitored for odors, classified in accordance with the Unified Soil Classification System (USCS), and field-screened for VOCs using a photo-ionization detector (PID) calibrated to isobutylene. All VOC concentrations detected during the screening of soil samples with the PID were 0.0 parts per million (ppm). None of the collected soil samples exhibited any odors or evidence of discoloration/staining.

Groundwater was encountered at the Site during drilling in borings B-1 through B-3 at a depth of 20 feet bgs and temporary groundwater sampling wells were installed at the Site in all three borings. The temporary groundwater sampling wells were constructed using 1.0-inch diameter slotted polyvinyl chloride (PVC) casing which was placed into the soil boring to allow for groundwater to infiltrate the casing. Prior to collecting samples from the temporary groundwater sampling wells, the depth to groundwater was measured in each of the temporary groundwater sampling wells and each temporary groundwater sampling well was also gauged for the potential presence of liquid phase material. A total of four grab groundwater samples were collected from the Site, including one sample from each of the three temporary groundwater sampling wells and one duplicate sample (from the temporary groundwater sampling well in boring B-1) for quality assurance and quality control (QA/QC) purposes.

The groundwater samples were collected using a low-flow rate groundwater pump and dedicated polyethylene tubing. The collected groundwater samples were directly discharged from the polyethylene tubing into the laboratory-provided sampling containers. No obvious evidence of contamination was encountered in the collected groundwater samples, including no obvious signs of free product, sheen, or odors. All groundwater sampling equipment (e.g., water level meter) was decontaminated between sampling events to avoid cross-contamination.

Following completion of all sampling activities, the temporary groundwater sampling wells were removed and the boreholes were backfilled up to grade with Bentonite/Portland cement to form an annular seal in accordance with the approved health department permit. All field activities were completed on August 26, 2024.

Please refer to **Table 1, *Investigation Summary*** for a description of the soil and groundwater sampling performed at the Site.

4.8 SOIL AND GROUNDWATER ANALYSIS

The collected soil and groundwater samples were immediately transferred into a cooler packed with ice and then delivered under chain-of-custody procedures to SunStar Laboratories, Inc. (SunStar), a State of California-certified environmental analytical laboratory. The collected soil and groundwater samples were delivered to SunStar on August 26, 2024.

The soil samples collected from 2.5 and 5.0 feet bgs in all three borings (B-1 through B-3) were analyzed. In total, six collected soil samples were analyzed for lead (Pb) in accordance with United States Environmental Protection Agency (USEPA) Method 6010B and for PCBs in accordance with USEPA Method 8082.

A total of four groundwater samples were collected, including one groundwater sample collected from each of the three temporary groundwater sampling wells and one duplicate groundwater sample. The four groundwater samples were analyzed for TPH as diesel-, gasoline-, and motor oil- range organics (TPH as DRO, TPH as GRO, and TPH as MORO) in accordance with USEPA Method 8015B and for VOCs (including BTEX and fuel oxygenates) in accordance with USEPA Method 8260B.

Please refer to **Table 1, *Investigation Summary*** for a description of the selected soil and groundwater samples which were analyzed.

4.9 QUALITY ASSURANCE AND QUALITY CONTROL

QA/QC and chain-of-custody protocols were followed for all sampling and sample handling activities. QC is achieved through considered procedures and steps which are employed to ensure that the QA objectives are met.

The QA objectives of data validation are to ensure that sampling, analysis, and reporting activities provide data that are accurate, precise, representative, and legally defensible. The QC steps and protocols include:

- Procedures for the collection of field samples, discussed above;
- Appropriate methods and protocols for the analysis of samples, discussed above, and;
- Data validation.

No findings which significantly affected the quality of the samples collected or the laboratory analytical results were identified. Please refer to the **Laboratory Analytical Report** in **Appendix C** for further information regarding the laboratory QC methods, protocols, and results.

4.10 WASTE MANAGEMENT

Due to the use of a direct-push drill rig, no significant amounts of derived wastes were generated during this investigation. Any remnants of the samples submitted to the analytical laboratory will be held until the maximum sample hold times at which time the sample remnants will be disposed of by the analytical laboratory in a manner consistent with applicable regulations.

5 SITE INVESTIGATION RESULTS

The following sections present the soil and groundwater analysis results from the Site investigation and the applicable regulatory screening levels.

5.1 LABORATORY ANALYTICAL REPORT

Please refer to the ***Laboratory Analytical Report*** in **Appendix C** for the results of the analyzed soil and groundwater samples. The investigation results are summarized in **Table 2 (Soil Analysis Results – Lead)**, **Table 3 (Soil Analysis Results – Polychlorinated Biphenyls)**, **Table 4 (Groundwater Analysis Results – Total Petroleum Hydrocarbons)**, and **Table 5 (Groundwater Analysis Results – Volatile Organic Compounds)**.

5.2 COMPARISON OF REGULATORY SCREENING LEVELS AND THE INVESTIGATION RESULTS

The following sections describe the applicable contaminant screening levels in relation to the investigation results. All results were compared to the applicable California Department of Toxic Substances Control (DTSC) and SWRCB screening levels.

5.2.1 REGULATORY SCREENING LEVELS

The DTSC Human and Ecological Risk Office (HERO) Human Health Risk Assessment (HHRA) Note 3 Modified Screening Levels (DTSC SLs) were developed based on the USEPA Regional Screening Levels (RSLs) for use in the HHRA process at hazardous waste sites and permitted facilities. HERO has a long history of working with the USEPA Region 9 office to integrate California-specific risk assessment concerns into the Preliminary Remediation Goal (PRG) listing and the PRG-screening risk assessment process. The DTSC SLs were last updated in May of 2022.

The SWRCB adopted Maximum Contaminant Levels (MCLs) as statewide regulations for water quality. The SWRCB MCLs were last updated on August 16, 2023. MCLs are health-protective drinking water standards to be met by public water systems. MCLs take into account not only chemical health risks, but also factors such as chemical detectability and treatability, as well as costs of treatment. Health and Safety Code §116365(a) requires a contaminant's MCL to be established at a level as close to its Public Health Goal (PHG) as is technologically and economically feasible, placing primary emphasis on the protection of public health. Along with the MCL, a regulated chemical also has a detection limit for purposes of reporting (DLR), the level at which there is confidence about quantification being reported.

5.2.2 SOIL ANALYSIS RESULTS

No contaminants were detected at concentrations exceeding the applicable residential or commercial/industrial use DTSC SLs in any of the analyzed soil samples collected from the Site.

Lead is a naturally-occurring compound, with California soils containing background concentrations of lead (i.e., naturally-occurring levels of lead) ranging from a minimum concentration of 14.3 milligrams per kilogram (mg/kg) to a maximum concentration of 107.9 mg/kg, with a an average concentration of 48.5 mg/kg (*Kearney Foundation Special Report, Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California, March 1996*). Lead was detected in three of the six analyzed soil samples collected from the Site at concentrations ranging from 3.2 to 4.0 mg/kg. Therefore, the concentrations of lead detected at the Site are extremely low, and well below even the minimum concentrations of lead naturally-occurring in California soils, and well below the DTSC SLs for residential and commercial/industrial uses of 80 and 500 mg/kg, respectively.

No PCBs were detected in any of the analyzed soil samples collected from the Site.

5.2.3 GROUNDWATER ANALYSIS RESULTS

No contaminants were detected at concentrations exceeding the applicable SWRCB MCLs in any of the analyzed groundwater samples collected from the Site.

TPH as GRO and TPH as MORO were not detected in any of the four analyzed groundwater samples collected from the Site. TPH as DRO was detected in one of the four analyzed groundwater samples collected from the Site at very low concentrations ranging from 0.11 to 0.13 milligrams per liter (mg/L).

Only one VOC, o-xylene, was detected in one of the four analyzed groundwater samples collected from the Site at a extremely low concentration of 0.00053 mg/L, well below the SWRCB MCL of 1.750 mg/L. No other VOCs were detected in any of the four analyzed groundwater samples collected from the Site.

6 SUMMARY

The objective of this Phase II ESA was to assess the presence of contamination at the Site, including presence or absence of lead and PCBs in soils at the Site, and the presence or absence of TPH and VOCs, including BTEX and fuel oxygenates, in groundwater at the Site.

This Report documents the advancement of three borings (B-1 through B-3) to a terminal depth of 20 feet bgs and the collection and analysis of soil and groundwater samples from the Site.

6.1 FINDINGS

No contaminants were detected at concentrations exceeding the applicable residential or commercial/industrial use DTSC SLs in any of the analyzed soil samples collected from the Site.

No contaminants were detected at concentrations exceeding the applicable SWRCB MCLs in any of the analyzed groundwater samples collected from the Site.

6.2 CONCLUSIONS

As previously stated in the Environmental Review document (dated November 6, 2023) prepared by Earth Science and as confirmed by the results of this Phase II ESA, there is no evidence that the 2037 Lincoln Park Avenue or 3801 North Mission Road properties have impacted the Site or that the Site contains any soil or groundwater contamination.

Based on the findings of this Phase II ESA, Earth Science recommends no further investigation of the Site.

7 CERTIFICATIONS AND LIMITATIONS

This Report was prepared under the direction and review of the professionals listed below. The work described herein was prepared in accordance with generally accepted environmental practices. The completed work includes observations of the Site conditions encountered and the analytical results from samples analyzed by an independent, third-party laboratory during the course of the project. The number and location of samples were selected to provide the required information; however, it cannot be assumed that the limited available data are representative of subsurface conditions in areas not sampled.

The results, findings, and conclusions in this Report are based on the conditions encountered in the areas explored at the Site at the time of the Earth Science's investigation; in the event that varying conditions are encountered in other areas of the Site during grading and/or construction activities that pose a potential environmental concern, additional investigation and/or testing of the Site may be warranted. All conclusions and/or recommendations are based on observations, laboratory analyses, and governing regulations. Conclusions and/or recommendations beyond those stated and reported herein should not be inferred from this document.

Earth Science warrants that the environmental consulting services contained herein were accomplished in accordance with generally accepted practices in the environmental industry that existed at the time and location of work. No other warranties are implied or expressed.

All reports, both verbal and written, as they pertain to the above-referenced property are for the sole use and benefit of LPH. This Report has no other purpose and may not be relied upon by any other person or entity without the prior written consent of Earth Science.

Should you have any questions or comments concerning this Report, please contact our office at (949) 441-0433.

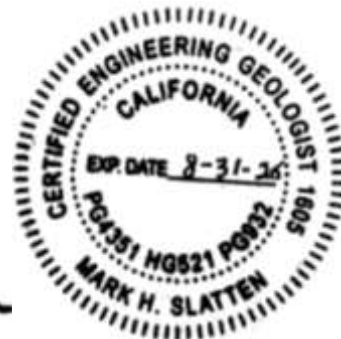
Respectfully,



Sean Rakhshani
Principal



Mark H. Slatten, PG, CEG, CHG, PGp
California Professional Geologist No. 4351



8 REFERENCES

Approval of Site Closure – Amistad Apartments Property, 2037 Lincoln Park Avenue, Los Angeles, CA (SLIC No. 996), prepared by the California State Water Resources Control Board Los Angeles Region, dated May 7, 2002.

California State Water Resources Control Board, GeoTracker Database, accessed via the Internet.

Environmental Review, 3601-3615 North Mission Road, Los Angeles, California 90031, prepared by Earth Science LLC, dated November 6, 2023.

Human Health Risk Assessment Note Number 3, DTSC-Modified Screening Levels, prepared by the Department of Toxic Substances Control, Human and Ecological Risk Office, dated June 2020 - Revised May 2022.

Kearney Foundation Special Report, prepared by the Kearney Foundation of Soil Science, Division of Agriculture and Natural Resources, University of California, dated March 1996.

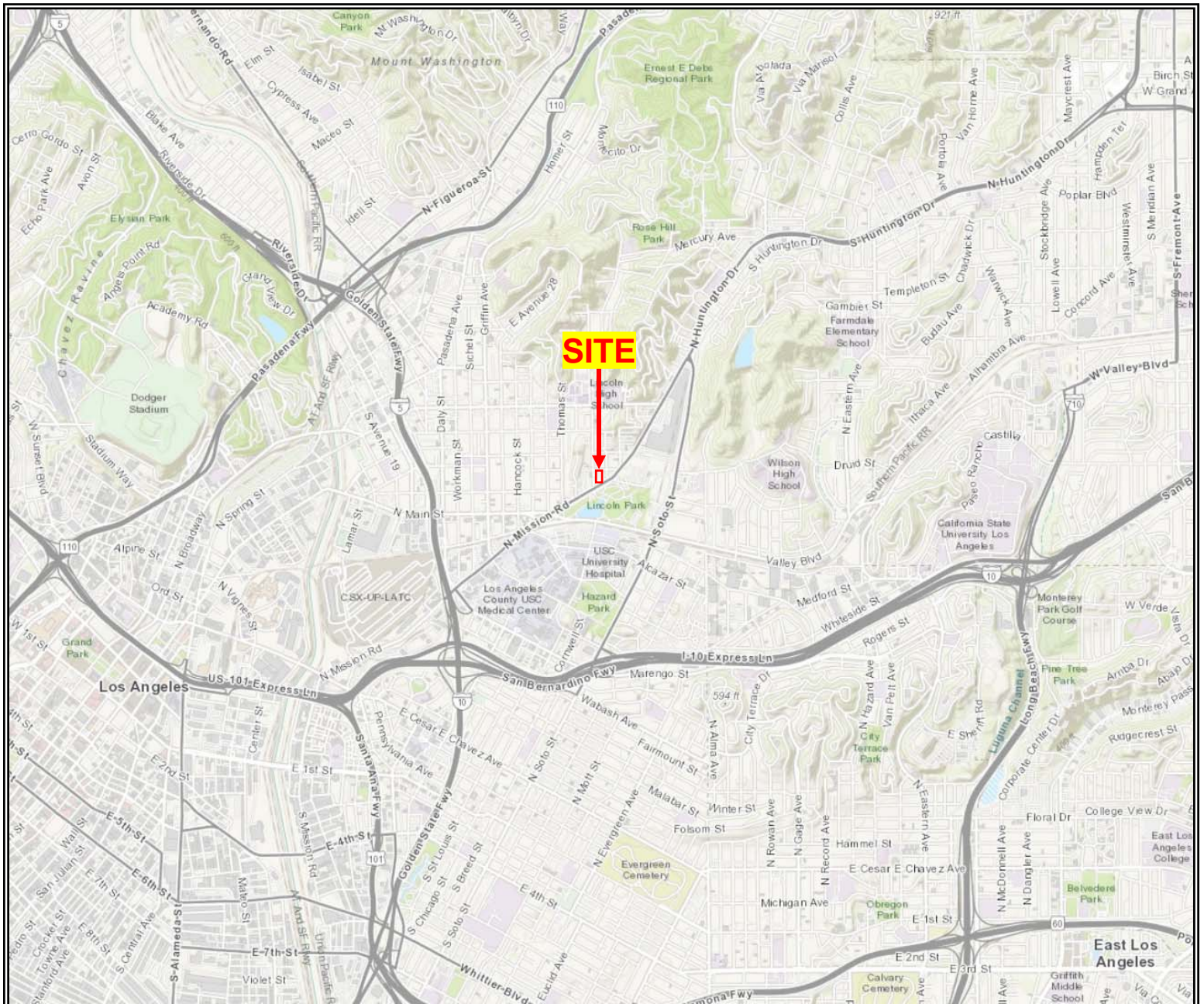
Maximum Contaminant Levels, Detection Limits for Purposes of Reporting, Public Health Goals for Regulated Drinking Water Contaminants, prepared by the California State Water Resources Control Board, Office of Environmental Health Hazard Assessment, dated August 16, 2023.

Underground Storage Tank Program Low Risk Case Review Form, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (LUSTIS File No. 900310361), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 26, 2009.

Underground Storage Tank Program – Case Closure, ACS Mission Property, 3801 Mission Road, Los Angeles, CA (File No. 900310361; D-1 Site), prepared by the California State Water Resources Control Board Los Angeles Region, dated March 30, 2009.

United States Geological Survey 7.5 Minute Topographic Map, Los Angeles, California Quadrangle, dated 2022.

FIGURE 1: SITE VICINITY MAP



Base Map Source: United States Geological Survey, 2023

SCALE: 1" = 4000'



FIGURE 1: SITE VICINITY MAP
PROJECT NUMBER: 23-1944

FIGURE 2: BORING LOCATION MAP



SITE BOUNDARY 

BORINGS TO 20 FEET BELOW GRADE 



Base Map Source: Google Earth, 2022

SCALE: 1" = 70'

0' 70'

FIGURE 2: BORING LOCATION MAP
PROJECT NUMBER: 23-1944

TABLE 1: INVESTIGATION SUMMARY

Table 1: Investigation Summary

Boring Identification	Location	Terminal Depth (feet bgs)	Media Sampled	Depth of Analyzed Samples (feet bgs)	Target Contaminants
B-1	Northeastern portion of the Site	20.0	Soil and groundwater	2.5 and 5.0 (Soil) and 20.0 Groundwater	Lead, PCBs, TPH, and VOCs
B-2	Southeastern portion of the Site	20.0	Soil and groundwater	2.5 and 5.0 (Soil) and 20.0 Groundwater	Lead, PCBs, TPH, and VOCs
B-3	Western portion of the Site	20.0	Soil and groundwater	2.5 and 5.0 (Soil) and 20.0 Groundwater	Lead, PCBs, TPH, and VOCs

Notes:

bgs = below ground surface

PCBs = polychlorinated biphenyls

TPH = total petroleum hydrocarbons

VOCs = volatile organic compounds

TABLE 2: SOIL ANALYSIS RESULTS – **LEAD**

Table 2: Soil Analysis Results - Lead

Analysis Method	USEPA 6010B
Units	Milligrams Per Kilogram (mg/kg)
Sample Identification	Lead (Pb)
B-1-2.5	ND
B-1-5	ND
B-2-2.5	3.3
B-2-5	ND
B-3-2.5	4.0
B-3-5	3.2
DTSC SLs - Residential	80
DTSC SLs - Commercial/Industrial	500

Notes:

USEPA = United States Environmental Protection Agency

ND = not detected above the laboratory reporting limit

DTSC SLs = California Department of Toxic Substances Control, Human and Ecological Risk Office, Human Health Risk Assessment Note Number: 3, Modified Screening Levels, May 2022

TABLE 3: SOIL ANALYSIS RESULTS – POLYCHLORINATED BIPHENYLS

Table 3: Soil Analysis Results - Polychlorinated Biphenyls

Analysis Method	United States Environmental Protection Agency 8082						
Units	Milligrams Per Kilogram (mg/kg)						
Sample Identification	PCB-1016	PCB-1221	PCB-1232	PCB-1242	PCB-1248	PCB-1254	PCB-1260
B-1-2.5	ND	ND	ND	ND	ND	ND	ND
B-1-5	ND	ND	ND	ND	ND	ND	ND
B-2-2.5	ND	ND	ND	ND	ND	ND	ND
B-2-5	ND	ND	ND	ND	ND	ND	ND
B-3-2.5	ND	ND	ND	ND	ND	ND	ND
B-3-5	ND	ND	ND	ND	ND	ND	ND
DTSC SLs - Residential	4.0	0.20	0.17	0.23	0.23	0.24	0.24
DTSC SLs - Commercial/Industrial	17	0.53	0.49	0.58	0.58	0.59	0.60

Notes:

PCB = polychlorinated biphenyl

ND = not detected above the laboratory reporting limit

DTSC SLs = California Department of Toxic Substances Control, Human and Ecological Risk Office, Human Health Risk Assessment Note Number: 3, Modified Screening Levels, May 2022

TABLE 4: GROUNDWATER ANALYSIS
RESULTS – TOTAL PETROLEUM
HYDROCARBONS

Table 4: Groundwater Analysis Results - Total Petroleum Hydrocarbons

Analysis Method	United States Environmental Protection Agency 8015B		
Units	Milligrams Per Liter (mg/L)		
Sample Identification	TPH as DRO	TPH as GRO	TPH as MORO
B-1-GW	0.13	ND	ND
B-1-GW DUP	0.15	ND	ND
B-2-GW	0.14	ND	ND
B-3-GW	0.11	ND	ND
CA SWRCB MCLs	NRSL	NRSL	NRSL

Notes:

TPH as DRO = total petroleum hydrocarbons as diesel range organics (carbon range C13-C28)

TPH as GRO = total petroleum hydrocarbons as gasoline range organics (carbon range C6-C12)

TPH as MORO = motor oil range organics (carbon range C29-C40)

ND = not detected above the laboratory reporting limit

DUP = duplicate sample

CA SWRCB MCLs = California State Water Resources Control Board Maximum Contaminant Levels, August 16, 2023

NRSL = no regulatory screening level



EARTH SCIENCE LLC

TABLE 5: GROUNDWATER ANALYSIS
RESULTS – VOLATILE ORGANIC
COMPOUNDS

Table 5: Groundwater Analysis Results - Volatile Organic Compounds

Analysis Method	United States Environmental Protection Agency 8260B									
Units	Milligrams Per Liter (mg/L)									
Sample Identification	Benzene	DIPE	ETBE	Ethylbenzene	m,p-Xylene	MTBE	o-Xylene	TAME	TBA	Toluene
B-1-GW	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-1-GW DUP	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
B-2-GW	ND	ND	ND	ND	ND	ND	0.00053	ND	ND	ND
B-3-GW	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
CA SWRCB MCLs	0.001	NRSL	NRSL	0.300	1.750*	0.013	1.750*	NRSL	NRSL	0.150

Notes:

DIPE = di-isopropyl ether

ETBE = ethyl tert-butyl ether

MTBE = methyl tert-butyl ether

TAME = tert-amyl methyl ether

TBA = tert-butyl alcohol

ND = not detected above the laboratory reporting limit

DUP = duplicate sample

CA SWRCB MCLs = California State Water Resources Control Board Maximum Contaminant Levels, August 16, 2023


NRSL = no regulatory screening level

* = Screening level is for total xylenes




APPENDIX A: BORING LOGS


Boring Number:		B-1			Page 1 of 2	
Location:		Northeastern portion of the Site			Date Started:	8/26/2024
Site Address:		3601-3615 North Mission Road			Date Completed:	8/26/2024
		Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
0.0		0.0	AC	Asphalt concrete paved surface		
0.5						
1.0						
1.5						
2.0						
2.5	B-1-2.5	0.0	CL	Clay, low plasticity, dry, dark brown		
3.0						
3.5						
4.0						
4.5						
5.0	B-1-5	0.0	ML	Silt, clayey, dry, brown		
5.5						
6.0						
6.5						
7.0						
7.5						
8.0						
8.5						
9.0						
9.5						
10.0		0.0	ML	Silt, clayey, dry, brown		
10.5						
11.0						
11.5						
12.0						
12.5						

Boring Number:		B-1			Page 2 of 2	
Location:		Northeastern portion of the Site			Date Started:	8/26/2024
Site Address:		3601-3615 North Mission Road			Date Completed:	8/26/2024
		Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
13.0						
13.5						
14.0						
14.5						
15.0		0.0	CL	Clay, low plasticity, dry, brown		
15.5						
16.0						
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						
20.0	B-1-GW & B-1-GW DUP	0.0	SM	Sand, fine-grained, silty, wet, gray	 Groundwater encountered at 20.0 feet bgs	
20.5					Total depth = 20.0 feet below ground surface After completion of sampling, backfilled boring to grade	
21.0						
21.5						
22.0						
22.5						
23.0						
23.5						
24.0						
24.5						
25.0						
25.5						

Boring Number:		B-2			Page 1 of 2	
Location:		Southeastern portion of the Site			Date Started:	8/26/2024
Site Address:		3601-3615 North Mission Road			Date Completed:	8/26/2024
		Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
0.0		0.0	AC	Asphalt concrete paved surface		
0.5						
1.0						
1.5						
2.0						
2.5	B-2-2.5	0.0	CL	Clay, low plasticity with trace gravel, dry, dark brown		
3.0						
3.5						
4.0						
4.5						
5.0	B-2-5	0.0	ML	Silt, clayey with trace gravel, dry, brown		
5.5						
6.0						
6.5						
7.0						
7.5						
8.0						
8.5						
9.0						
9.5						
10.0		0.0	ML	Silt, clayey, dry, brown		
10.5						
11.0						
11.5						
12.0						
12.5						

Boring Number:		B-2			Page 2 of 2	
Location:		Southeastern portion of the Site			Date Started:	8/26/2024
Site Address:	3601-3615 North Mission Road			Date Completed:		8/26/2024
	Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs	
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
13.0						
13.5						
14.0						
14.5						
15.0		0.0	CL	Clay, low plasticity, dry, brown		
15.5						
16.0						
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						
20.0	B-2-GW	0.0	SM	Sand, fine-grained, silty, wet, gray	 Groundwater encountered at 20.0 feet bgs	
20.5					Total depth = 20.0 feet below ground surface After completion of sampling, backfilled boring to grade	
21.0						
21.5						
22.0						
22.5						
23.0						
23.5						
24.0						
24.5						
25.0						
25.5						

Boring Number:		B-3			Page 1 of 2	
Location:		Western portion of the Site			Date Started:	8/26/2024
Site Address:		3601-3615 North Mission Road			Date Completed:	8/26/2024
		Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
0.0		0.0	AC	Asphalt concrete paved surface		
0.5						
1.0						
1.5						
2.0						
2.5	B-3-2.5	0.0	CL	Clay, low plasticity with trace gravel, dry, dark brown		
3.0						
3.5						
4.0						
4.5						
5.0	B-3-5	0.0	ML	Silt, clayey with trace gravel, dry, light brown		
5.5						
6.0						
6.5						
7.0						
7.5						
8.0						
8.5						
9.0						
9.5						
10.0		0.0	ML	Silt, clayey, dry, brown		
10.5						
11.0						
11.5						
12.0						
12.5						

Boring Number:		B-3			Page 2 of 2	
Location:		Western portion of the Site			Date Started:	8/26/2024
Site Address:		3601-3615 North Mission Road			Date Completed:	8/26/2024
		Los Angeles, California 90031			Depth to Groundwater:	20.0 Feet bgs
Project Number:		23-1944			Field Technician(s):	SR
Drill Rig Type:		Truck-mounted, direct-push drill rig (GeoProbe 5400)			Earth Science LLC	
Sampling Equipment:		1.125-Inch Sampler w/2.5-foot acetate liner			5319 University Drive, Suite 20	
Borehole Diameter:		2.0-Inches			Irvine, CA 92612	
Depth	Sample	PID	USCS	Description	Notes	
13.0						
13.5						
14.0						
14.5						
15.0		0.0	CL	Clay, low plasticity, dry, brown		
15.5						
16.0						
16.5						
17.0						
17.5						
18.0						
18.5						
19.0						
19.5						
20.0	B-3-GW	0.0	SM	Sand, fine-grained, silty, wet, gray	 Groundwater encountered at 20.0 feet bgs	
20.5					Total depth = 20.0 feet below ground surface After completion of sampling, backfilled boring to grade	
21.0						
21.5						
22.0						
22.5						
23.0						
23.5						
24.0						
24.5						
25.0						
25.5						

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
COARSE GRAINED SOILS	GRAVEL AND GRAVELLY SOILS	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES	
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES	
	MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE			GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES	
		CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS	
				SP	POORLY-GRADED SANDS, GRAVELLY SAND	
FINE GRAINED SOILS	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS, ROCK FLOUR, CLAYEY SILTS WITH SLIGHT PLASTICITY	
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS	
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	
	MORE THAN 50% PASSING NO. 200 SIEVE	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTY SOILS
					CH	INORGANIC CLAYS OF HIGH PLASTICITY
					OH	ORGANIC CLAYS AND SILTS OF MEDIUM TO HIGH PLASTICITY
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: Multiple symbols are used to indicate borderline or dual soil classifications

Sampler Symbol Descriptions

	Standard Penetration Test (SPT)
	Shelby tube
	Piston
	Direct-Push
	Bulk or grab

Blowcount is recorded for driven samplers as the number of blows required to advance sampler 12 inches (or distance noted). See exploration log for hammer weight and drop.

A "P" indicates sampler pushed using the weight of the drill rig.

ADDITIONAL MATERIAL SYMBOLS

SYMBOLS		TYPICAL DESCRIPTIONS
GRAPH	LETTER	
	CC	Cement Concrete
	AC	Asphalt Concrete
	CR	Crushed Rock/Quarry Spalls
	TS	Topsoil/Forest Duff/Sod



Measured groundwater level in exploration, well, or piezometer



Groundwater observed at time of exploration



Perched water observed at time of exploration

Graphic Log Contact

	Distinct contact between soil strata or geologic units
	Approximate location of soil strata change within a geologic soil unit

Material Description Contact

	Distinct contact between soil strata or geologic units
	Approximate location of soil strata change within a geologic soil unit

Laboratory / Field Tests

%F	Percent fines
AL	Atterberg limits
CA	Chemical analysis
CP	Laboratory compaction test
CS	Consolidation test
DS	Direct shear
HA	Hydrometer analysis
MC	Moisture content
MD	Moisture content and dry density
OC	Organic content
PM	Permeability or hydraulic conductivity
PP	Pocket penetrometer
SA	Sieve analysis
TX	Triaxial compression
UC	Unconfined compression
VS	Vane shear

NOTE: The reader must refer to the discussion in the report text and the logs of explorations for a proper understanding of subsurface conditions. Descriptions on the logs apply only at the specific exploration locations and at the time the explorations were made; they are not warranted to be representative of subsurface conditions at other locations or times.

KEY TO EXPLORATION LOGS

APPENDIX B: PERMIT **DOCUMENTATION**



ENVIRONMENTAL HEALTH

Drinking Water Program



5050 Commerce Drive, Baldwin Park, CA 91706

Telephone: (626) 430-5420 • Facsimile: (626) 813-3013 • E-mail: swsadmin@ph.lacounty.gov

http://publichealth.lacounty.gov/eh/ep/dw/dw_main.htm

Work Plan Approval

WORK SITE ADDRESS	CITY	ZIP	EMAIL ADDRESS FOR WELL PERMIT APPROVAL
3601 N Mission Road	Los Angeles	90031	seanr@ea-science.com

NOTICE:

- WORK PLAN APPROVALS ONCE GRANTED, ARE VALID FOR 180 DAYS. 30 DAY EXTENSIONS OF WORK PLAN APPROVALS ARE CONSIDERED ON AN INDIVIDUAL (CASE-BY-CASE) BASIS AND MAY BE SUBJECT TO ADDITIONAL PLAN REVIEW FEES (HOURLY RATE AS APPLICABLE).
- WORK PLAN MODIFICATIONS MAY BE REQUIRED IF WELL AND GEOLOGIC CONDITIONS ENCOUNTERED AT THE SITE INSPECTION ARE FOUND TO DIFFER FROM THE SCOPE OF WORK PRESENTED TO THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.
- POTENTIAL APPROVALS ARE LIMITED TO COMPLIANCE WITH THE CALIFORNIA WELL STANDARDS AND THE LOS ANGELES COUNTY CODE AND DOES NOT GRANT ANY RIGHTS TO CONSTRUCT, RENOVATE, OR DECOMMISSION ANY WELL. THE APPLICANT IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS SUCH AS WATER RIGHTS, PROPERTY RIGHTS, COASTAL COMMISSION OR WATERMASTER APPROVALS, USE COVENANTS, ENCROACHMENT PERMISSIONS, UTILITY LINE SETBACKS, CITY/COUNTY PUBLIC WORKS RIGHTS OF WAY, ETC.
- THIS PERMIT IS NOT COMPLETE UNTIL ALL OF THE FOLLOWING REQUIREMENTS ARE SIGNED BY THE DEPUTY HEALTH OFFICER. WORK SHALL NOT BE INITIATED WITHOUT A WORK PLAN APPROVAL STAMPED BY THE DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM.

TO BE COMPLETED BY DEPARTMENT OF PUBLIC HEALTH—DRINKING WATER PROGRAM:

✓ WORK PLAN APPROVED FOR: 3 Soil Borings/Exp. Holes	PERMIT NUMBER:	SR0386338	DATE:	August 22, 2024
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ADDITIONAL APPROVAL CONDITIONS:

- Work plan approval is issued for scope of work submitted to the Drinking Water Program. Any modifications to the scope of work will require an additional work plan review.
- Ensure the borings/exploration holes are backfilled within 24 hours of boring construction.
- Ensure to **backfill using a tremie pipe under pressure or equivalent equipment** with approved cement grout, proceeding upward from the bottom of the boring/exploration hole to surface.
- Ensure soil borings are sealed per California Well Standards (Bulletins 74-81 and 74-90)
 - Cement grout mix ratio of 5-6 gallons of water per 94-pound bag of Portland cement.
 - Up to 6% of Bentonite may be added to the cement-based mix.
 - No hydrated Bentonite chips and/or soil cuttings.
- Borings/Exploration holes must comply with all applicable requirements published in the California Well Standards (Bulletins 74-81 and 74-90) and the Los Angeles County Code, Title 11.

APPROVED BY:



Delisa Dabney

Delisa Dabney
REHS Environmental Health Specialist III
Drinking Water Program
Environmental Health Protection Division
Los Angeles County Department of Public Health
5050 Commerce Drive
Baldwin Park, CA 91706
Ph (626) 430 - 5420
ddabney@ph.lacounty.gov

APPENDIX C: LABORATORY **ANALYTICAL REPORT**



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

03 September 2024

Sean Rakhshani
Earth Science LLC
5319 University Drive, Suite 20
Irvine, CA 92612
RE: LPH

Enclosed are the results of analyses for samples received by the laboratory on 08/26/24 13:14. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Joann Marroquin
Director of Operations

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

ANALYTICAL REPORT FOR SAMPLES

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
B-1-2.5	T243459-01	Soil	08/26/24 08:11	08/26/24 13:14
B-1-5	T243459-02	Soil	08/26/24 08:20	08/26/24 13:14
B-1-GW	T243459-03	Water	08/26/24 08:35	08/26/24 13:14
B-1-GW DUP	T243459-04	Water	08/26/24 08:37	08/26/24 13:14
B-2-2.5	T243459-05	Soil	08/26/24 08:45	08/26/24 13:14
B-2-5	T243459-06	Soil	08/26/24 08:52	08/26/24 13:14
B-3-2.5	T243459-07	Soil	08/26/24 09:30	08/26/24 13:14
B-3-5	T243459-08	Soil	08/26/24 09:35	08/26/24 13:14
B-3-GW	T243459-09	Water	08/26/24 09:44	08/26/24 13:14
B-2-GW	T243459-10	Water	08/26/24 09:51	08/26/24 13:14

SunStar Laboratories, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Joann Marroquin, Director of Operations



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

DETECTIONS SUMMARY

Sample ID: B-1-2.5 Laboratory ID: T243459-01

No Results Detected

Sample ID: B-1-2.5 Laboratory ID: T243459-01RE1

No Results Detected

Sample ID: B-1-5 Laboratory ID: T243459-02

No Results Detected

Sample ID: B-1-5 Laboratory ID: T243459-02RE1

No Results Detected

Sample ID: B-1-GW Laboratory ID: T243459-03

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
C13-C28 (DRO)	0.13	0.050	mg/l	EPA 8015B	D-06

Sample ID: B-1-GW DUP Laboratory ID: T243459-04

Analyte	Reporting		Units	Method	Notes
	Result	Limit			
C13-C28 (DRO)	0.15	0.050	mg/l	EPA 8015B	D-06

SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Sample ID: B-2-2.5

Laboratory ID: T243459-05

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
Lead	3.3	3.0	mg/kg	EPA 6010b	

Sample ID: B-2-2.5

Laboratory ID: T243459-05RE1

No Results Detected

Sample ID: B-2-5

Laboratory ID: T243459-06

No Results Detected

Sample ID: B-2-5

Laboratory ID: T243459-06RE1

No Results Detected

Sample ID: B-3-2.5

Laboratory ID: T243459-07

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
Lead	4.0	3.0	mg/kg	EPA 6010b	

Sample ID: B-3-2.5

Laboratory ID: T243459-07RE1

No Results Detected

Sample ID: B-3-5

Laboratory ID: T243459-08

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
Lead	3.2	3.0	mg/kg	EPA 6010b	

SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Sample ID: B-3-5

Laboratory ID: T243459-08RE1

No Results Detected

Sample ID: B-3-GW

Laboratory ID: T243459-09

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
C13-C28 (DRO)	0.11	0.050	mg/l	EPA 8015B	D-06

Sample ID: B-2-GW

Laboratory ID: T243459-10

Analyte	Result	Reporting	Units	Method	Notes
		Limit			
C13-C28 (DRO)	0.14	0.050	mg/l	EPA 8015B	D-06
o-Xylene	0.00053	0.00050	mg/l	EPA 8260B	

SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



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Lake Forest, California 92630
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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-1-2.5
T243459-01 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-1-2.5
T243459-01RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		40.3 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		16.3 %	35-140		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-1-5
T243459-02 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-1-5
T243459-02RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		42.4 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		19.6 %	35-140		"	"	"	"	S-GC

SunStar Laboratories, Inc.



The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

Joann Marroquin, Director of Operations

Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-1-GW
T243459-03 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
---------	--------	--------------------	-------	----------	-------	----------	----------	--------	-------

SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015B

C6-C12 (GRO)	ND	0.050	mg/l	1	24H0450	08/26/24	08/26/24	EPA 8015B	
C13-C28 (DRO)	0.13	0.050	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
<i>Surrogate: p-Terphenyl</i>		97.0 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.00050	mg/l	1	24H0448	08/26/24	08/27/24	EPA 8260B	
Toluene	ND	0.00050	"	"	"	"	"	"	
Ethylbenzene	ND	0.00050	"	"	"	"	"	"	
m,p-Xylene	ND	0.0020	"	"	"	"	"	"	
o-Xylene	ND	0.00050	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.0020	"	"	"	"	"	"	
Tert-butyl alcohol	ND	0.010	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.0020	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.0020	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.0010	"	"	"	"	"	"	
<i>Surrogate: Toluene-d8</i>		99.6 %	84.7-108		"	"	"	"	
<i>Surrogate: 4-Bromofluorobenzene</i>		100 %	76.7-116		"	"	"	"	
<i>Surrogate: Dibromofluoromethane</i>		105 %	78.7-127		"	"	"	"	

SunStar Laboratories, Inc.



Joann Marroquin, Director of Operations

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Earth Science LLC

5319 University Drive, Suite 20

Irvine CA, 92612

Project: LPH

Project Number: 23-1944-6

Project Manager: Sean Rakhshani

Reported:

09/03/24 15:26

B-1-GW DUP

T243459-04 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015B

C6-C12 (GRO)	ND	0.050	mg/l	1	24H0450	08/26/24	08/26/24	EPA 8015B	
C13-C28 (DRO)	0.15	0.050	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		96.9 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.00050	mg/l	1	24H0448	08/26/24	08/27/24	EPA 8260B	
Toluene	ND	0.00050	"	"	"	"	"	"	
Ethylbenzene	ND	0.00050	"	"	"	"	"	"	
m,p-Xylene	ND	0.0020	"	"	"	"	"	"	
o-Xylene	ND	0.00050	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.0020	"	"	"	"	"	"	
Tert-butyl alcohol	ND	0.010	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.0020	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.0020	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.0010	"	"	"	"	"	"	
Surrogate: <i>Toluene-d8</i>		100 %	84.7-108		"	"	"	"	
Surrogate: <i>4-Bromofluorobenzene</i>		100 %	76.7-116		"	"	"	"	
Surrogate: <i>Dibromofluoromethane</i>		103 %	78.7-127		"	"	"	"	

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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-2-2.5
T243459-05 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	3.3	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-2-2.5
T243459-05RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		41.0 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		16.0 %	35-140		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-2-5
T243459-06 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	ND	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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SunStar Laboratories, Inc.

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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-2-5
T243459-06RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		45.4 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		23.2 %	35-140		"	"	"	"	S-GC

SunStar Laboratories, Inc.



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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-3-2.5
T243459-07 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	4.0	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-3-2.5
T243459-07RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		40.4 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		13.9 %	35-140		"	"	"	"	S-GC

SunStar Laboratories, Inc.

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Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-3-5
T243459-08 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Metals by EPA 6010B

Lead	3.2	3.0	mg/kg	1	24H0442	08/26/24	08/28/24	EPA 6010b	
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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

B-3-5
T243459-08RE1 (Soil)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Polychlorinated Biphenyls by EPA Method 8082

Aroclor-1016	ND	0.010	mg/kg	1	24H0511	08/26/24	08/29/24	EPA 8082	
Aroclor-1221	ND	0.010	"	"	"	"	"	"	
Aroclor-1232	ND	0.010	"	"	"	"	"	"	
Aroclor-1242	ND	0.010	"	"	"	"	"	"	
Aroclor-1248	ND	0.010	"	"	"	"	"	"	
Aroclor-1254	ND	0.010	"	"	"	"	"	"	
Aroclor-1260	ND	0.010	"	"	"	"	"	"	
Surrogate: Tetrachloro-meta-xylene		43.1 %	35-140		"	"	"	"	
Surrogate: Decachlorobiphenyl		20.2 %	35-140		"	"	"	"	S-GC

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Earth Science LLC

5319 University Drive, Suite 20

Irvine CA, 92612

Project: LPH

Project Number: 23-1944-6

Project Manager: Sean Rakhshani

Reported:

09/03/24 15:26

B-3-GW

T243459-09 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015B

C6-C12 (GRO)	ND	0.050	mg/l	1	24H0450	08/26/24	08/26/24	EPA 8015B	
C13-C28 (DRO)	0.11	0.050	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		94.7 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.00050	mg/l	1	24H0448	08/26/24	08/27/24	EPA 8260B	
Toluene	ND	0.00050	"	"	"	"	"	"	
Ethylbenzene	ND	0.00050	"	"	"	"	"	"	
m,p-Xylene	ND	0.0020	"	"	"	"	"	"	
o-Xylene	ND	0.00050	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.0020	"	"	"	"	"	"	
Tert-butyl alcohol	ND	0.010	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.0020	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.0020	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.0010	"	"	"	"	"	"	
Surrogate: <i>Toluene-d8</i>		100 %	84.7-108		"	"	"	"	
Surrogate: <i>4-Bromofluorobenzene</i>		100 %	76.7-116		"	"	"	"	
Surrogate: <i>Dibromofluoromethane</i>		104 %	78.7-127		"	"	"	"	

SunStar Laboratories, Inc.



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Earth Science LLC

5319 University Drive, Suite 20

Irvine CA, 92612

Project: LPH

Project Number: 23-1944-6

Project Manager: Sean Rakhshani

Reported:

09/03/24 15:26

B-2-GW

T243459-10 (Water)

Analyte	Result	Reporting Limit	Units	Dilution	Batch	Prepared	Analyzed	Method	Notes
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SunStar Laboratories, Inc.

Extractable Petroleum Hydrocarbons by 8015B

C6-C12 (GRO)	ND	0.050	mg/l	1	24H0450	08/26/24	08/26/24	EPA 8015B	
C13-C28 (DRO)	0.14	0.050	"	"	"	"	"	"	D-06
C29-C40 (MORO)	ND	0.10	"	"	"	"	"	"	
Surrogate: <i>p</i> -Terphenyl		96.8 %	65-135		"	"	"	"	

Volatile Organic Compounds by EPA Method 8260B

Benzene	ND	0.00050	mg/l	1	24H0448	08/26/24	08/27/24	EPA 8260B	
Toluene	ND	0.00050	"	"	"	"	"	"	
Ethylbenzene	ND	0.00050	"	"	"	"	"	"	
m,p-Xylene	ND	0.0020	"	"	"	"	"	"	
o-Xylene	0.00053	0.00050	"	"	"	"	"	"	
Tert-amyl methyl ether	ND	0.0020	"	"	"	"	"	"	
Tert-butyl alcohol	ND	0.010	"	"	"	"	"	"	
Di-isopropyl ether	ND	0.0020	"	"	"	"	"	"	
Ethyl tert-butyl ether	ND	0.0020	"	"	"	"	"	"	
Methyl tert-butyl ether	ND	0.0010	"	"	"	"	"	"	
Surrogate: Toluene-d8		100 %	84.7-108		"	"	"	"	
Surrogate: 4-Bromofluorobenzene		101 %	76.7-116		"	"	"	"	
Surrogate: Dibromofluoromethane		104 %	78.7-127		"	"	"	"	

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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Extractable Petroleum Hydrocarbons by 8015B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 24H0450 - EPA 3510C GC

Blank (24H0450-BLK1)

Prepared & Analyzed: 08/26/24

C6-C12 (GRO)	ND	0.050	mg/l							
C13-C28 (DRO)	ND	0.050	"							
C29-C40 (MORO)	ND	0.10	"							
Surrogate: <i>p</i> -Terphenyl	1.79		"	2.00		89.5	65-135			

LCS (24H0450-BS1)

Prepared & Analyzed: 08/26/24

C13-C28 (DRO)	7.97	0.050	mg/l	10.0		79.7	75-125			
Surrogate: <i>p</i> -Terphenyl	1.80		"	2.00		89.8	65-135			

LCS Dup (24H0450-BSD1)

Prepared & Analyzed: 08/26/24

C13-C28 (DRO)	7.65	0.050	mg/l	10.0		76.5	75-125	4.19	20	
Surrogate: <i>p</i> -Terphenyl	1.88		"	2.00		94.0	65-135			

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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Metals by EPA 6010B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 24H0442 - EPA 3050B

Blank (24H0442-BLK1)

Prepared: 08/26/24 Analyzed: 08/28/24

Lead	ND	3.0	mg/kg							
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LCS (24H0442-BS1)

Prepared: 08/26/24 Analyzed: 08/28/24

Lead	98.6	3.0	mg/kg	100		98.6	75-125			
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Matrix Spike (24H0442-MS1)

Source: T243456-28

Prepared: 08/26/24 Analyzed: 08/28/24

Lead	213	3.0	mg/kg	100	133	79.9	75-125			
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Matrix Spike Dup (24H0442-MSD1)

Source: T243456-28

Prepared: 08/26/24 Analyzed: 08/28/24

Lead	374	3.0	mg/kg	100	133	242	75-125	55.1	20	QM-07
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Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Polychlorinated Biphenyls by EPA Method 8082 - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 24H0511 - EPA 3550B Soil

Blank (24H0511-BLK1)

Prepared & Analyzed: 08/29/24

Aroclor-1016	ND	0.010	mg/kg							
Aroclor-1221	ND	0.010	"							
Aroclor-1232	ND	0.010	"							
Aroclor-1242	ND	0.010	"							
Aroclor-1248	ND	0.010	"							
Aroclor-1254	ND	0.010	"							
Aroclor-1260	ND	0.010	"							
Surrogate: Tetrachloro-meta-xylene	0.00396		"	0.0100		39.6	35-140			
Surrogate: Decachlorobiphenyl	0.00297		"	0.0100		29.7	35-140			S-GC

LCS (24H0511-BS1)

Prepared & Analyzed: 08/29/24

Aroclor-1016	0.0609	0.010	mg/kg	0.101		60.3	40-130			
Aroclor-1260	0.0552	0.010	"	0.100		55.2	40-130			
Surrogate: Tetrachloro-meta-xylene	0.00470		"	0.0100		47.0	35-140			
Surrogate: Decachlorobiphenyl	0.00348		"	0.0100		34.8	35-140			S-GC

Matrix Spike (24H0511-MS1)

Source: T243498-01RE1

Prepared & Analyzed: 08/29/24

Aroclor-1016	ND	0.010	mg/kg	0.101	ND		40-130			QM-07
Aroclor-1260	ND	0.010	"	0.100	ND		40-130			QM-07
Surrogate: Tetrachloro-meta-xylene	0.00		"	0.0100			35-140			S-03
Surrogate: Decachlorobiphenyl	0.00		"	0.0100			35-140			S-03

Matrix Spike Dup (24H0511-MSD1)

Source: T243498-01RE1

Prepared & Analyzed: 08/29/24

Aroclor-1016	0.00312	0.010	mg/kg	0.101	ND	3.09	40-130		30	QM-07
Aroclor-1260	0.00306	0.010	"	0.100	ND	3.06	40-130		30	QM-07
Surrogate: Tetrachloro-meta-xylene	0.000262		"	0.0100		2.62	35-140			S-03
Surrogate: Decachlorobiphenyl	0.0000726		"	0.0100		0.726	35-140			S-03

SunStar Laboratories, Inc.

Joann Marroquin, Director of Operations

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Earth Science LLC
5319 University Drive, Suite 20
Irvine CA, 92612

Project: LPH
Project Number: 23-1944-6
Project Manager: Sean Rakhshani

Reported:
09/03/24 15:26

Volatile Organic Compounds by EPA Method 8260B - Quality Control

SunStar Laboratories, Inc.

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
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Batch 24H0448 - EPA 5030 GCMS

Blank (24H0448-BLK1)

Prepared: 08/26/24 Analyzed: 08/27/24

Benzene	ND	0.00050	mg/l							
Toluene	ND	0.00050	"							
Ethylbenzene	ND	0.00050	"							
m,p-Xylene	ND	0.0020	"							
o-Xylene	ND	0.00050	"							
Tert-amyl methyl ether	ND	0.0020	"							
Tert-butyl alcohol	ND	0.010	"							
Di-isopropyl ether	ND	0.0020	"							
Ethyl tert-butyl ether	ND	0.0020	"							
Methyl tert-butyl ether	ND	0.0010	"							
Surrogate: Toluene-d8	0.0202		"	0.0200		101	84.7-108			
Surrogate: 4-Bromofluorobenzene	0.0198		"	0.0200		98.8	76.7-116			
Surrogate: Dibromofluoromethane	0.0216		"	0.0200		108	78.7-127			

LCS (24H0448-BS1)

Prepared: 08/26/24 Analyzed: 08/27/24

Chlorobenzene	0.0186	0.0010	mg/l	0.0200		93.1	81.1-121			
1,1-Dichloroethene	0.0198	0.0010	"	0.0200		99.3	69.9-130			
Trichloroethene	0.0192	0.0010	"	0.0200		96.0	74.9-133			
Benzene	0.0194	0.00050	"	0.0200		97.2	78.1-123			
Toluene	0.0191	0.00050	"	0.0200		95.4	79.6-123			
Surrogate: Toluene-d8	0.0202		"	0.0200		101	84.7-108			
Surrogate: 4-Bromofluorobenzene	0.0204		"	0.0200		102	76.7-116			
Surrogate: Dibromofluoromethane	0.0211		"	0.0200		106	78.7-127			

LCS Dup (24H0448-BSD1)

Prepared: 08/26/24 Analyzed: 08/27/24

Chlorobenzene	0.0193	0.0010	mg/l	0.0200		96.4	81.1-121	3.59	20	
1,1-Dichloroethene	0.0212	0.0010	"	0.0200		106	69.9-130	6.77	20	
Trichloroethene	0.0202	0.0010	"	0.0200		101	74.9-133	4.88	20	
Benzene	0.0207	0.00050	"	0.0200		104	78.1-123	6.32	20	
Toluene	0.0203	0.00050	"	0.0200		102	79.6-123	6.20	20	
Surrogate: Toluene-d8	0.0204		"	0.0200		102	84.7-108			
Surrogate: 4-Bromofluorobenzene	0.0202		"	0.0200		101	76.7-116			
Surrogate: Dibromofluoromethane	0.0213		"	0.0200		107	78.7-127			

SunStar Laboratories, Inc.

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.



Joann Marroquin, Director of Operations



25712 Commercentre Drive
Lake Forest, California 92630
949.297.5020 Phone
949.297.5027 Fax

Earth Science LLC

5319 University Drive, Suite 20

Irvine CA, 92612

Project: LPH

Project Number: 23-1944-6

Project Manager: Sean Rakhshani

Reported:

09/03/24 15:26

Notes and Definitions

S-GC	Surrogate recovery outside of established control limits. The data was accepted based on valid recovery of the remaining surrogate(s).
S-03	The surrogate recovery was below acceptance criteria in the sample because of a possible matrix effect. The surrogate recovery was within acceptance criteria in the method blank and LCS.
QM-07	The spike recovery and/or RPD was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
D-06	The sample chromatographic pattern does not resemble the fuel standard used for quantitation.
DET	Analyte DETECTED
ND	Analyte NOT DETECTED at or above the reporting limit
NR	Not Reported
dry	Sample results reported on a dry weight basis
RPD	Relative Percent Difference

SunStar Laboratories, Inc.

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Joann Marroquin, Director of Operations



SunStar Laboratories, Inc.

Chain of Custody Record

PROVIDING QUALITY ANALYTICAL SERVICES NATIONWIDE
25712 Commerce Drive, Lake Forest, CA 92630
949-297-5020

Earth Science LLC

5319 University Dr, Ste # 20

Irvine, CA 92612

Client: _____
Address: _____
Phone: 949-441-0433 Fax: 360-656-0906
Project Manager: Sean Raghavani (SR)

Date: 8/26/2024 Page: 1 of 1
Project Name: LRH
Collector: SR Client Project #: 23-1944-6
Batch #: 1243459 EDF #: _____

Laboratory ID #	Sample ID	Date Sampled	Time	Sample Type	Container Type	8260	8260 + OXY	8260 BTEX, OXY only	8270	8021 BTEX	8015M (gasoline)	8015M (diesel)	8015M Ext./Carbon Chain	6010/7000 Title 22 Metals	6020 ICP-MS Metals	8082 PCBs	6010 Lead (Pb) only	Comments/Preservative	Total # of containers	
01	B-1-2.5	8/26/2024	8:11 AM	Soil	4oz glass jar															1
02	B-1-5		8:10	↓	↓															1
03	B-1-GW		8:35	Water	VOAs															1
04	B-1-GW DUP		8:37	↓	↓															1
05	B-2-2.5		8:45	Soil	4oz glass jar															1
06	B-2-5		8:52	↓	↓															1
07	B-3-2.5		9:30	↓	↓															1
08	B-3-5		9:35	↓	↓															1
09	B-3-GW		9:44	Water	VOAs															1
10	B-2-GW		9:51	↓	↓															1
Relinquished by: (signature) _____		Date / Time _____		Received by: (signature) _____		Date / Time _____		Total # of containers _____		Chain of Custody seals Y/N/NA _____		Seals intact? Y/N/NA _____		Received good condition/cold _____		Notes _____				
Relinquished by: (signature) _____		Date / Time _____		Received by: (signature) _____		Date / Time _____														
Relinquished by: (signature) _____		Date / Time _____		Received by: (signature) _____		Date / Time _____														
Relinquished by: (signature) _____		Date / Time _____		Received by: (signature) _____		Date / Time _____														

Sample disposal instructions: Disposal @ \$2.00 each _____

Return to client _____

Pickup _____

Turn around time: Standard

SAMPLE RECEIVING REVIEW SHEET

Batch/Work Order #: T243459

Client Name: Earth Science Project: LPH

Delivered by: ☒ Client ☐ SunStar Courier ☐ GLS ☐ FedEx ☐ Other

If Courier, Received by: _____ Date/Time Courier Received: _____

Lab Received by: Dave Date/Time Lab Received: 8/26/24 13:14

Total number of coolers received: 1 Thermometer ID: SC-1 Calibration due: 11/17/2024

Temperature: Cooler #1	3.2 °C +/- the CF (+ 0.1°C) =	3.3 °C corrected temperature
Temperature: Cooler #2	°C +/- the CF (+ 0.1°C) =	°C corrected temperature
Temperature: Cooler #3	°C +/- the CF (+ 0.1°C) =	°C corrected temperature
Temperature criteria = ≤ 6°C (no frozen containers)		Within criteria? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If NO:		
Samples received on ice?	<input type="checkbox"/> Yes	<input type="checkbox"/> No → Complete Non-Conformance Sheet
If on ice, samples received same day collected?	<input type="checkbox"/> Yes → Acceptable	<input type="checkbox"/> No → Complete Non-Conformance Sheet

Custody seals intact on cooler/sample ☐ Yes ☐ No* ☒ N/A

Sample containers intact ☒ Yes ☐ No*

Sample labels match Chain of Custody IDs ☒ Yes ☐ No*

Total number of containers received match COC ☒ Yes ☐ No*

Proper containers received for analyses requested on COC ☒ Yes ☐ No*

Proper preservative indicated on COC/containers for analyses requested ☐ Yes ☐ No* ☒ N/A

Complete shipment received in good condition with correct temperatures, containers, labels, volumes preservatives and within method specified holding times ☒ Yes ☐ No*

* Complete Non-Conformance Receiving Sheet if checked

Cooler/Sample Review - Initials and date: PB 8/26/24

Comments:

WORK ORDER

T243459

Client: Earth Science LLC

Project: LPH

Project Manager: Joann Marroquin

Project Number: 23-1944-6

Report To:

Earth Science LLC
Sean Rakhshani
5319 University Drive, Suite 20
Irvine, CA 92612

Date Due: 09/03/24 17:00 (5 day TAT)

Received By: Dave Berner

Date Received: 08/26/24 13:14

Logged In By: Angel Aguirre

Date Logged In: 08/26/24 13:24

Samples Received at: 3.3°C
Custody Seals No Received On Ice Yes
Containers Intact Yes
COC/Labels Agree Yes
Preservation Confirmed No

Analysis	Due	TAT	Expires	Comments
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T243459-01 B-1-2.5 [Soil] Sampled 08/26/24 08:11 (GMT-08:00) Pacific Time (US &

6010 Pb	09/03/24 15:00	5	02/22/25 08:11
8082 PCB	09/03/24 15:00	5	09/09/24 08:11

T243459-02 B-1-5 [Soil] Sampled 08/26/24 08:20 (GMT-08:00) Pacific Time (US &

6010 Pb	09/03/24 15:00	5	02/22/25 08:20
8082 PCB	09/03/24 15:00	5	09/09/24 08:20

T243459-03 B-1-GW [Water] Sampled 08/26/24 08:35 (GMT-08:00) Pacific Time (US &

8015 Carbon Chain	09/03/24 15:00	5	09/09/24 08:35
8260 BTEX/OXY	09/03/24 15:00	5	09/09/24 08:35

T243459-04 B-1-GW DUP [Water] Sampled 08/26/24 08:37 (GMT-08:00) Pacific Time (US &

8015 Carbon Chain	09/03/24 15:00	5	09/09/24 08:37
8260 BTEX/OXY	09/03/24 15:00	5	09/09/24 08:37

T243459-05 B-2-2.5 [Soil] Sampled 08/26/24 08:45 (GMT-08:00) Pacific Time (US &

6010 Pb	09/03/24 15:00	5	02/22/25 08:45
8082 PCB	09/03/24 15:00	5	09/09/24 08:45

WORK ORDER

T243459

Client: Earth Science LLC

Project Manager: Joann Marroquin

Project: LPH

Project Number: 23-1944-6

Analysis	Due	TAT	Expires	Comments
T243459-06 B-2-5 [Soil] Sampled 08/26/24 08:52 (GMT-08:00) Pacific Time (US &				
6010 Pb	09/03/24 15:00	5	02/22/25 08:52	
8082 PCB	09/03/24 15:00	5	09/09/24 08:52	
T243459-07 B-3-2.5 [Soil] Sampled 08/26/24 09:30 (GMT-08:00) Pacific Time (US &				
6010 Pb	09/03/24 15:00	5	02/22/25 09:30	
8082 PCB	09/03/24 15:00	5	09/09/24 09:30	
T243459-08 B-3-5 [Soil] Sampled 08/26/24 09:35 (GMT-08:00) Pacific Time (US &				
6010 Pb	09/03/24 15:00	5	02/22/25 09:35	
8082 PCB	09/03/24 15:00	5	09/09/24 09:35	
T243459-09 B-3-GW [Water] Sampled 08/26/24 09:44 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	09/03/24 15:00	5	09/09/24 09:44	
8260 BTEX/OXY	09/03/24 15:00	5	09/09/24 09:44	
T243459-10 B-2-GW [Water] Sampled 08/26/24 09:51 (GMT-08:00) Pacific Time (US &				
8015 Carbon Chain	09/03/24 15:00	5	09/09/24 09:51	
8260 BTEX/OXY	09/03/24 15:00	5	09/09/24 09:51	