

Appendix J

Phase I Environmental Site Assessment





northgate
environmental management, inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
CenterCal Property - 6400 East Pacific Coast Highway
and 6280 East Second Street
Long Beach, California

Prepared For:

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March 8, 2016

Project No. 2047.06

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and 6280 East Second Street, Long Beach, California**

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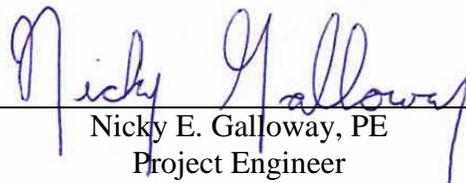
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1.0 SUMMARY

This report presents the results of a Phase I Environmental Site Assessment (ESA) performed by Northgate Environmental Management, Inc. (Northgate) for Wactor & Wick LLP at the property that is in escrow with CenterCal located at 6400 East Pacific Coast Highway and 6280 East Second Street in the City of Long Beach, Los Angeles County, California (the Site). The Site consists of approximately 11 acres of land developed with a two-story hotel, parking lot, and a vacant portion of the property, which was formerly occupied by a gasoline station. The Site is located southwest of the intersection of East Pacific Coast Highway and East Second Street and is identified as Assessor's Parcel Numbers (APNs) 7242-011-004 and -005. A Site Location Map is shown on Figure 1 and a Site Plan and a Site Inspection Map are shown on Figures 2 and 3, respectively.

The Site is listed on the Statewide Environmental Evaluation and Planning System UST (SWEEPS UST), California Historic UST (CA HIST UST), California Leaking Underground Storage Tank (CA LUST), Hazardous Waste and Substance Sites List (CA HIST CORTESE), and California UST (CA UST) environmental regulatory agency databases. The Site is listed as a LUST facility that is open for remediation as of October 20, 2009 and relates to the use, storage, and release of hazardous materials with impacts to soil, soil vapor, and groundwater at the Site. The database listings refer to releases of gasoline to the soil and groundwater as a result of leaks in the underground systems servicing the former gasoline station. Remediation efforts at the former gasoline station operation, including soil excavation, air sparging, dual-phase extraction (DPE), and the installation and continuous monitoring of groundwater wells, have been conducted at this portion of the Site since 1985 by Chevron Environmental Management Company's affiliate, Union Oil Company of California under the oversight of the Regional Water Quality Control Board (RWQCB).

In addition, a petroleum pipeline, which was marked with signage, extends beneath the eastern boundary of the Site parallel to East Pacific Coast Highway. A *Response to Information Request Regarding Former Unocal Gas Station 5379* report from Cornerstone Technologies, Inc., dated December 6, 2011, indicates that this pipeline is 8 inches in diameter, owned by Chevron Pipeline Co, and actively utilized for the transportation of crude oil. Maps available online from the National Pipeline Mapping System (NPMS) depicted the presence of pipelines containing hazardous liquids in the same area reported to contain pipelines beneath the Site for crude oil transportation (NPMS, 2012).

In summary, Northgate has performed a Phase I ESA of 6400 East Pacific Coast Highway and 6280 East Second Street in the City of Long Beach Angeles, California in conformance with the scope and limitations of American Standard Testing Method (ASTM) Practice E 1527-13 and the



standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exceptions to, or deletions from, these practices are described in Section 2.3 of this report. This assessment identified the following Recognized Environmental Conditions (RECs) in connection with the property.

- The northern corner of the Site was previously occupied by a gasoline station and is listed by the RWQCB as an open LUST facility. The gasoline station, including USTs, product lines, and dispenser islands, were removed and demolished in 1998. Soil impacted with total petroleum hydrocarbons as gasoline (TPH-g) and benzene, toluene, ethylbenzene, and xylenes (BTEX) were discovered during soil removal activities. Numerous subsurface investigations have been conducted since the closure of the gasoline station and remedial actions, including soil excavation, groundwater removal, DPE, and air sparging, have occurred in this area. Remediation and monitoring activities are ongoing and under the oversight of the RWQCB. Groundwater monitoring is on-going.
- Six plugged-abandoned oil/gas wells owned by Chevron are located at the Site. These wells were installed between 1927 and 1929 for oil production and most were abandoned between 1956 and 1959, prior to the construction of the hotel, with the exception of one well that was abandoned in 1973.
- A gasoline service station with known leaks is located offsite, upgradient and northeast of the Site, directly across the intersection of East Pacific Coast Highway and East Second Street, at 6401 East Pacific Coast Highway. It is listed on the LUST environmental database for a release of gasoline, benzene, and methyl-tert-butyl-ether (MTBE) to groundwater. The plume is shown to extend to the southwest, beneath East Pacific Coast Highway, towards the Site.

Our investigation did not reveal any historical recognized environmental concerns (HRECs).

Our investigation revealed the following issue of potential environmental concern:

- A reported 8-inch petroleum pipeline for crude oil that was listed as in service as of December 2011, extends beneath the Site on the southernmost portion of the property directly adjacent to East Pacific Coast Highway.



2.0 INTRODUCTION

This report presents the results of a Phase I ESA performed by Northgate for Wactor & Wick LLP at the property located at 6400 East Pacific Coast Highway and 6280 East Second Street in the City of Los Angeles, in Los Angeles County, California (“the Site”). The Site consists of approximately 11 acres of land developed as a two story hotel, and a vacant lot formerly occupied by a gasoline station. The Site is identified as APNs 7242-011-004 and -005. A Site Location Map is shown on Figure 1 and a Site Plan and a Site Inspection Map are shown on Figures 2 and 3, respectively.

2.1 Purpose

The purpose of this Phase I Environmental Site Assessment (Phase I ESA) is to identify RECs and/or potential environmental concerns in connection with the subject property, including but not limited to the potential for on-Site soil or groundwater contamination from historical on-site activities or from adjacent areas, as defined by ASTM *Standard Practice for Environmental Assessment: Phase I Environmental Site Assessment Process* (Designation: E 1527–13) and to satisfy the All Appropriate Inquiry standard (40 CFR Part 312) for any future property transaction.

2.2 Scope of Services

Northgate has performed the ESA in general conformance with the scope and limitations of ASTM E-1527-13, *Standard Practices for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and 40 Code of Federal Regulations (CFR) Part 312, *Standards and Practices for All Appropriate Inquiry – Final Rule*.

This investigation was performed by Nicky Galloway, Project Engineer. The scope of work for the investigation included the following services:

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



- Evaluation of RECs, development of conclusions and scope of work to evaluate potential on-Site contamination concerns; and
- Preparation of this report.

2.3 Limitations and Exceptions

2.3.1 Limitations

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

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

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

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

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



2.3.2 Exceptions

The time intervals between some historical information sources may exceed five years due to the unavailability of such records. However, in our opinion, this data gap does not significantly impact our ability to evaluate historic land use conditions at the Site given the availability of other sources for this information.

2.4 User Reliance

The Report states that it has been prepared solely for the benefit of Client. As a condition to acquiring an ownership interest in the Property, CenterCal Properties, LLC and Principal Real Estate Investors, LLC ('Principal'), their affiliates and participants, together with their respective successors and/or assigns (collectively, the 'Recipients') have requested that the Company grant to the Recipients the right to rely on the contents of the Reports in determining whether or not to enter into the subject transaction. (Client has consented to the Company providing the Reports and all information relating to the Reports to the Recipients, and to let the Recipients in-house environmental personnel speak directly with the Company to resolve any technical issues regarding the Reports and any updates, supplements or amendments to the Reports.)



3.0 SITE DESCRIPTION

3.1 Site Location and Legal Description

The Site is approximately 11 acres of improved land and currently consists of a two-story hotel and a vacant lot. A gasoline station formerly occupied this vacant lot, but a small, temporary structure utilized as a fruit stand is currently present in this area.

The Site is located in an area dominated by commercial and some residential development. The Site is located at 6400 East Pacific Coast Highway and 6280 East Second Street in Long Beach, California and is identified as APNs 7242-011-004 and -005. A Site Location Map is shown on Figure 1 and a Site Plan and a Site Inspection Map are shown on Figures 2 and 3, respectively.

3.2 Site Vicinity General Characteristics

The Site is bordered to the northeast by Pacific Coast Highway followed by commercial development and then vacant land. A natural gas power plant is located further to the northeast of the Site. A former landfill is located to the south of the Site. To the southeast, the Site is bordered by commercial development and asphalt paved parking areas. The Site is bordered to the southwest by Marina Drive followed by asphalt paved parking and then a harbor within Alamitos Bay. To the northwest, the Site is bordered by East Second Street and is followed by commercial and residential developments along a channel of harbor from the Alamitos Bay.

3.3 Geology and Groundwater

3.3.1 Geology

The Site is located within the Long Beach Plain near the southern boundary of the Los Angeles Basin in the Alamitos Gap Erosional Unconformity. The Long Beach Plain is primarily comprised of recent fine-grained alluvial deposits and Pleistocene marine deposits of clay, silt, sandy silt, sand, and gravel (URS, 2009). Prior drilling at the Site indicates that the Site is generally underlain by brown sandy clays, clayey sands and silts, and minor gravelly sands to a depth of approximately 5 to 10 feet below ground surface (bgs) (BC, 1987). Below this depth, the subsurface is reported to primarily consist of gray/green silty sands and clays (BC, 1987). Moisture is encountered in the subsurface soils at depths of approximately 7 to 8 feet bgs (BC, 1987). The topography of the Site and Site vicinity is relatively flat, sloping gently to the southwest.



3.3.2 Groundwater

The Site is located within the southern portion of the West Coast Groundwater Basin within the former San Gabriel River Delta Area. Alamitos Bay is located approximately 0.2 miles southwest of the Site and the Cerritos Channel is located about 0.4 miles to the north of the Site. Depth to first groundwater in the Long Beach area has generally been reported to be less than 50 feet bgs (URS, 2009).

Groundwater flow in the vicinity of the Site is generally reported to flow towards the southwest towards San Pedro Bay. Groundwater beneath the Site is reported to generally flow towards the southeast but local tides, both high and low, can cause high variance in the groundwater flow direction (URS, 2009).

Recent information available from the semi-annual groundwater monitoring event conducted at 6280 East Pacific Coast Highway (in the northeastern portion of the Site) in the third quarter of 2015 indicates that the groundwater flow direction varied from southwest to northwest with a hydraulic flow gradient of about 0.003 feet per foot with a groundwater depth in the monitoring wells of about 7 to 9 feet bgs, which is fairly consistent with the historically reported groundwater depths in these wells (AECOM, 2016). A geotechnical investigation, which was performed onsite on February 1 and 2, 2016, indicated that the groundwater was 15 to 18.5 feet bgs. The report also indicated that due to the proximity of the Site to the coastal zone, the depth to groundwater is anticipated to be impacted by tidal fluctuations (Leighton, 2016).

3.4 Current Use of the Property

The Site currently consists of a two story hotel, surface parking lot and a vacant lot that was previously occupied by an operating gasoline station. The hotel includes ballrooms and meeting spaces, a restaurant, a laundry room, a pool, and associated paved parking. A small, temporary structure utilized as a fruit stand is presently located on the vacant lot. The remainder of the Site is covered by asphalt paved parking and landscaped areas.

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

The Site is currently developed as a two story hotel and a vacant lot occupied by a small, temporary structure utilized as a fruit stand. The remainder of the Site is covered by asphalt paved parking and landscaped areas. Access to the Site is available from East Pacific Coast Highway to the northeast, East Second Street to the northwest, and East Marina Drive to the southwest. Water and sewer connections are provided through the City of Long Beach.



3.6 Current Uses of Adjoining Properties

The Site is bordered to the northeast by Pacific Coast Highway followed by commercial development and then vacant land. A natural gas power plant is located further to the northeast of the Site. To the southeast, the Site is bordered by commercial development and asphalt paved parking areas. A former solid waste landfill is located farther to the south. The Site is bordered to the southwest by Marina Drive, followed by asphalt paved parking, and then a harbor within Alamitos Bay. To the northwest, the Site is bordered by East Second Street and is followed by commercial and residential developments along a channel of harbor from the Alamitos Bay.



4.0 USER PROVIDED INFORMATION

4.1 Title Records

A Preliminary Title Report provided by Wactor & Wick LLP, dated January 20, 2016, indicates that title to the portion of the Site located at 6400 East Pacific Coast Highway is vested in Seaport Marina, LLC, a Delaware Limited Liability Company. A copy of the Preliminary Title Report is included in Appendix A.

4.2 Environmental Liens or Activity and Use Limitations

There are no environmental liens or activity use limitations (AULs) for the Site noted in the title records. A copy of the title report is included in Appendix A. An environmental lien and AULs search was additionally conducted by Environmental Data Resources (EDR). This report indicated that there are no environmental liens or AULs for the Site. A copy of the Environmental Lien and AUL Search is included in Appendix B.

According to a Preliminary Title Report for the Site, there are various leases and rights of way for oil and gas purposes.

4.3 Valuation Reduction for Environmental Issues

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

4.4 Specialized Knowledge

Wactor & Wick LLP provided Northgate with several reports and documents regarding the history of the Site. A summary of the review of these documents is provided in Section 5.6 below.

4.5 Reason for Performing the Phase I ESA

Northgate understands that Wactor & Wick LLP is evaluating the property to identify RECs for potential property purchase.



5.0 RECORDS REVIEW

5.1 Standard Environmental Record Sources

To determine if the sites have documented environmental concerns, or if other sites with documented environmental concerns exist within the search radii of the Site prescribed by ASTM 1527-13 and *All Appropriate Inquiry*, Northgate reviewed a summary of regulatory agency databases prepared by EDR. In addition, where appropriate, we reviewed local regulatory agency files for additional specific information regarding sites identified in the EDR report judged to be of possible concern to the subject Site. The EDR report presenting a summary of the agency databases reviewed and a map showing the location of the identified sites is provided as Appendix C. The results of the database search and follow-up agency file review are summarized below.

Copies of information obtained from the agency research for the Site are included in Appendix D and copies of information obtained from agency research for surrounding sites are included in Appendix E.

5.1.1 Site

The Site is listed at the address 6280 East Second Street on several of the regulatory agency databases searched by EDR, including the SWEEPS UST, CA HIST UST, CA LUST, CA HIST CORTESE, and CA UST databases. The database listings indicate the presence of a two 12,000-gallon USTs of motor vehicle fuel installed in 1992, a 550-gallon UST for waste oil installed in 1968, and two 10,000-gallon product USTs installed in 1983 associated with the former gasoline service station. The LUST database listing indicates that the facility is open for remediation as of October 20, 2009 for a gasoline release impacting the aquifer used for drinking water supply. The remedial actions are listed to have included excavation and disposal of impacted materials. A summary of several of the reports prepared for the facility and the history of the facility are summarized in Section 5.6 below.

5.1.2 Off-Site Sources

The regulatory agency database search prepared by EDR indicates the presence of 108 agency listings for facilities within an approximate one-mile radius of the Site. The following databases were searched:

- National Priority List (NPL);
- Proposed National Priority List Sites (Proposed NPL);
- Federal Superfund Liens (NPL Liens);



- National Priority List Deletions (Delisted NPL);
- CERCLIS No Further Remedial Action Planned (CERC-NFRAP);
- Corrective Action Report (CORRACTS);
- RCRA-permitted Treatment, Storage and Disposal Facilities (RCRA-TSDF);
- RCRA Large Quantity Generators of Hazardous Waste (RCRA-LQG);
- RCRA Small Quantity Generators of Hazardous Waste (RCRA-SQG);
- RCRA Conditionally Exempt Small Quantity Generators of Hazardous Waste (RCRA-CESQG);
- Engineering Controls Site List (US ENG CONTROLS);
- Sites with Institutional Controls (US INST CONTROL);
- Emergency Response Notification System (ERNS);
- State- and tribal-equivalent NPL (RESPONSE);
- State- and tribal-equivalent CERCLIS (ENVIROSTOR);
- Solid Waste Information System (SWF/LF);
- Leaking Underground Storage Tanks (LUST);
- Spills, Leaks, Investigations, and Cleanup (SLIC);
- Leaking Underground Storage Tanks on Indian Land (INDIAN LUST);
- Active underground storage tank Facilities (UST);
- Aboveground Petroleum Storage Tank Facilities (AST);
- Underground Storage Tanks on Indian Land (INDIAN UST);
- Underground Storage Tank Listing (FEMA UST);
- Voluntary Cleanup Program Properties (VCP);
- Voluntary Cleanup Priority Listing (INDIAN VCP);
- A Listing of Brownfields Sites (US BROWNFIELDS);
- Torres Martinez Reservation Illegal Dump Site Locations (DEBRIS REGION 9);
- Open Dump Inventory (ODI);
- Waste Management Unit Database (WMUDS/SWAT);
- Recycler Database (SWRCY);
- Registered Waste Tires Haulers Listing (HAULERS);
- Indian Reservations Status of Open Drums on Indian Lands (INDIAN ODI);
- US Clandestine Drug Labs (US CDL);
- Calsites Database (HIST Cal-Sites);
- School Property Evaluation System (SCH);



- Toxic Pits Cleanup Act Sites (Toxic Pits);
- Clandestine Drug Labs (CDL);
- Clandestine Drug Labs (US HIST CDL);
- State Facility Inventory Database (CA FID UST);
- Hazardous Registered Storage Container Database (HIST UST);
- SWEEPS UST Listing (SWEEPS UST);
- CERCLA Lien Information (LIENS 2);
- Land Use Control Information System (LUCIS);
- Environmental Liens Listing (LIENS);
- Deed Restriction Listing (DEED);
- Hazardous Materials Information Reporting System (HMIRS);
- California Hazardous Material Incident Report System (CHMIRS);
- Land Disposal Sites Listing (LDS);
- Military Cleanup Sites Listing (MCS);
- RCRA – Non-generators (RCRA-NonGen);
- Department of Transportation Incident and Accident Data (DOT OPS);
- Department of Defense (DOD);
- Formerly Used Defense Sites (FUDS);
- Superfund (CERCLA) Consent Decrees (CONSENT);
- Records of Decision (ROD);
- Uranium Mill Tailings Sites (UMTRA);
- Mines Master Index File (Mines);
- Toxic Chemical Release Inventory System (TRIS);
- Toxic Substances Control Act (TSCA),
- FIFRA/TSCA Tracking System (FTTS);
- FIFRA/TSCA Tracking System Administrative Case Listing (HIST FTTS);
- Section 7 Tracking Systems (SSTS);
- Integrated Compliance Information System (ICIS);
- Polychlorinated Biphenyl Activity Database System (PADS);
- Material Licensing Tracking System (MLTS);
- Radiation Information Database (RADINFO);
- Facility Index System/Facility Registry System (FINDS);
- RCRA Administrative Action Tracking System (RAATS);



- Bond Expenditure Plan (CA Bond Exp. Plan);
- Waste Discharge System (WDS);
- NPDES Permits Listing (NPDES);
- “Cortese” Hazardous Waste and Substances Sites List (Cortese);
- Hazardous Waste and Substance Sites List (HIST CORTESE);
- Proposition 65 Records (Notify 65);
- Cleaner Facilities (DRYCLEANERS);
- Well Investigatory Program Case List (WIP);
- Facility and Manifest Data (HAZNET);
- Emissions Inventory Data (EMI);
- Indian Reservations (INDIAN RESERV);
- State Coalition for Remediation of Drycleaners Listing (SCRD DRYCLEANERS);
- Financial Assurance Information Listing (FINANCIAL ASSURANCE)
- EnviroStor Permitted Facilities Listing (HWP);
- Registered Hazardous Waste Transporter Database (HWT);
- Coal Combustion Residues Surface Impoundments List (COAL ASH EPA);
- PCB Transformer Registration Database (PCB TRANSFORMER);
- Certified Processors Database (PROC);
- Medical Waste Management Program Listing (MWMP);
- Steam-Electric Plan Operation Data (COAL ASH DOE);
- EDR Proprietary Manufactured Gas Plants;
- EDR Proprietary Historical Auto Stations; and
- EDR Proprietary Historical Cleaners.

Facilities with releases impacting groundwater located within 0.25 mile upgradient and/or cross-gradient of the Site, or otherwise judged to be of potential impact to soil or groundwater quality at the Site, are summarized in the table on the following pages.



Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
Market Place Sanitary Landfill – 6501 Pacific Coast Highway, Long Beach	CA WMUDS/SWAT, CA LDS	Approximately 0.018 miles east (up to cross-gradient) of the Site	The Market Place Sanitary Landfill facility is listed as a city dump and salvage facility that began in 1960. It is listed as an open and inactive land disposal facility under the supervision of the Los Angeles RWQCB. The facility is reported to have accepted non-water soluble, non-decomposable inert solids, ordinary household and commercial refuse including decomposable organic refuse and scrap metal, and garbage and market refuse. No hazardous materials, liquids, or semi-liquids were reported to have been accepted by this facility. The landfill is regulated under Order R4-2002-022 by the RWQCB.



Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
Exxon Mobil Oil Corporation #73047 – 6401 East Pacific Coast Highway, Long Beach	CA SWEEPS UST, CA FID UST, EDR Hist Auto, RCRA-SQG, CA LUST, CA HIST UST, FINDS, CA HIST CORTESE	Approximately 0.020 miles northeast (up-gradient) of the Site	<p>A release of petroleum hydrocarbons was discovered at this facility in 1983 during the removal of USTs. As a result, a liquid-phase and dissolved phase hydrocarbon plume were found in the groundwater at concentrations exceeding the maximum contaminant levels (MCLs). UST removals were conducted in 1983 followed by groundwater monitoring well installation between 1983 and 1996. Soil samples were collected in 1996 and a soil vapor extraction (SVE) pilot test was conducted in 1995. Approximately 144,593 pounds of petroleum hydrocarbons were extracted using the SVE system between 1998 and 2006 from the vadose zone soil. An SVE and air sparging system were proposed in April 2014 for continued remediation and semi-annual groundwater sampling is presently conducted at the facility. During the March 2014 groundwater sampling event, concentrations of TPH-g, benzene, and MTBE were mapped to be extending towards the southwest across Pacific Coast Highway towards the Site. Recent groundwater monitoring data collected in August of 2015 indicate that TPH-g concentrations in a well located in the southwestern portion of the facility (B1 near Pacific Coast highway) were reported to be 10,000 micrograms per liter (µg/L) and benzene was measured at a concentration of 230 µg/L.</p> <p>Given the close proximity of this facility to the Site, its upgradient location, the recent groundwater monitoring data and the mapped plume of TPH-g, benzene, and MTBE extending towards the southwest towards the Site beneath Pacific Coast Highway, it appears that this facility may be a potential concern to the soil, soil vapor, and groundwater quality at the Site.</p>



Property Name	Agency Database	Location Relative to Site	Potential Environmental Concern
Alamitos Bay Maintenance Yard 6204 East Second Street, Long Beach	CA LUST, CA UST, and CA HIST CORTESE	Approximately 0.020 miles west-northwest (cross-gradient) of the Site	<p>The facility is listed as a completed LUST site that has received regulatory closure as of November 25, 1997 for a gasoline release to the aquifer used for drinking water.</p> <p>Given the cross gradient location and closed regulatory status of the site, the facility does not appear to represent a potential threat to soil, soil vapor, or groundwater quality at the subject Site.</p>
Marina Chevron – 6301 Westminster Avenue, Long Beach	RCRA-SQG, CA LUST, FINDS, CA HAZNET, and CA HIST CORTESE	Approximately 0.023 miles north (cross-gradient) of the Site	<p>The facility is listed as a completed LUST site that has received regulatory closure as of January 11, 1985 for a gasoline release to the aquifer used for drinking water.</p> <p>Given the cross gradient location and closed regulatory status of the site, the facility does not appear to represent a potential threat to soil, soil vapor, or groundwater quality at the subject Site.</p>



5.2 Additional Environmental Record Sources

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

- Department of Toxic Substances Control (DTSC) EnviroStor Web Site;
- State Water Resources Control Board (SWRCB) GeoTracker Web Site;
- Division of Oil, Gas, and Geothermal Resources (DOGGR);
- South Coast Air Quality Management District (SCAQMD);
- Long Beach Certified Unified Program Agency (CUPA); and
- National Pipeline Mapping System (NPMS).

The results of our review are described in the following sections. Relevant documents pertaining to the agency reviews are located in Appendix D.

5.2.1 DTSC EnviroStor Web Site

The Site was not listed on the database. There were no off-Site facilities listed on the EnviroStor web site with releases impacting groundwater upgradient and/or cross-gradient of the Site, or otherwise judged to be of potential impact to soil or groundwater quality at the subject Site.

5.2.2 SWRCB GeoTracker Web Site

The subject Site was listed on the database as a LUST cleanup site open for remediation as of October 20, 2009. Initial site impacts were attributed to a historical UST system product line release that was discovered in 1985. Investigation and remedial activities have historically occurred and are currently being conducted at the former service station located on the Site. Remedial activities include continuous groundwater monitoring of eighteen monitoring wells. Several of the significant reports available from the SWRCB GeoTracker web site were reviewed and summarized in Section 5.6 below.

One off-Site property, located upgradient at 6401 East Pacific Coast Highway, is listed as a LUST cleanup site open for remediation as of March 3, 2010. This facility was discussed in further detail in Section 5.1.2 above and was determined to be a potential threat to soil, soil vapor, and/or groundwater quality at the Site.



5.2.3 DOGGR

Northgate submitted a file review request to the DOGGR for information on the six oil and gas wells previously located on the Site. We coordinated with Phyllis Scott at DOGGR, who uploaded all available files for each well to their online well search database. A detailed summary of the review is provided in Section 5.3.3 below.

5.2.4 SCAQMD

Northgate submitted a file review request to the SCAQMD. An equipment list for the Site noted an inactive permit with an issue date of April 1, 1997 for service station storage and dispensing of gasoline. The permit to operate indicated that fourteen gasoline dispensing nozzles, equipped with phase II vapor recovery system, and two gasoline USTs, equipped with phase I vapor recovery system, were present on the Site at 6280 East Second Street. Notices of violation were issued in June 1997 for the failure to maintain gasoline dispensing equipment due to a torn vapor hose, and in October 1984 and August 1986 for failure to maintain the recovery system. No other information was available for the Site regarding permits to operate, notices of violation, or equipment lists.

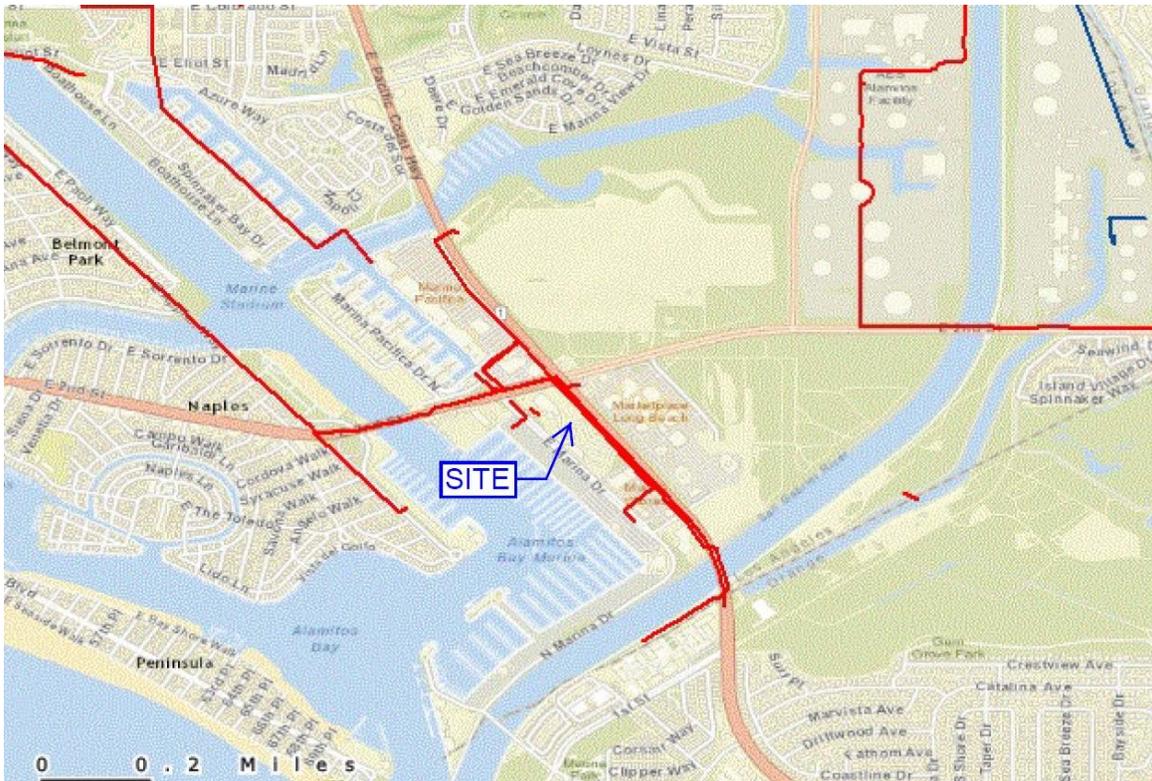
5.2.5 Long Beach Certified Unified Program Agency (CUPA)

Northgate submitted a file review request to the Long Beach CUPA. The Long Beach CUPA combines both the Fire Department and Health Department programs related to hazardous materials management into one Agency function within the City of Long Beach. A response to this file review request was not received by Northgate. However, due to the number of reports publically available on the SWRCB GeoTracker website, it is our opinion that the CUPA file review is highly unlikely to uncover any additional information to change the conclusions and recommendations presented in this report.

5.2.6 NPMS

Northgate reviewed the online NPMS database to determine the location of pipelines located at the Site or within the vicinity of the Site. The review indicated that one or more buried pipelines are present along or beneath the eastern boundary of the Site, parallel to East Pacific Coast Highway. This location corresponds to records placards and markings on the property during Northgate's site reconnaissance, indicating the presence of an 8-inch crude oil pipeline in the same area. The image below is taken from the NPMS website and depicts pipelines of hazardous liquids as red lines (NPMS, 2012).





5.3 Other Environmental Issues

Northgate performed a reconnaissance-level evaluation of other environmental issues, as outlined in Section 13.1.5 of ASTM E-1527-13.

5.3.1 Floodplain Maps

Northgate reviewed the online version of the FEMA Flood Insurance Rate Map (FIRM) for Los Angeles County, Panel 1988F. The Site is listed within zone X, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood (FEMA, 2008).

5.3.2 Radon

The California Department of Health Services' (DHS's) online list of indoor radon levels indicates radon concentrations from 49 indoor air samples collected in zip code area 90803 were all less than 4.0 pico-curies per liter (pCi/L) (DHS, 2010). According to the EDR Radius Report (Appendix C), the federal Environmental Protection Agency (EPA) radon zone for Los Angeles County is Zone 2 (indoor average level greater than or equal to 2 pCi/L and less than 4 pCi/L).



The State of California Division of Drinking Water and Environmental Management maintains a database of radon test results indicating that 63 samples were collected in Los Angeles County in California and that the average activity was 0.711 pCi/L on the first level, unreported on the second level, and 0.933 pCi/L on the basement level. In the first level living area, 98-percent of the samples were less than 4 pCi/L, 2-percent were between 4 and 20 pCi/L, and 0-percent were above 20 pCi/L. No samples were reported for the second level, and all samples on the basement level were less than 4 pCi/L.

The DHS and the EPA recommend that some form of mitigation be conducted for houses with indoor radon concentrations of 4 pCi/L or greater. These results indicate that radon gas does not appear to constitute a significant environmental concern at the Site.

5.3.3 Oil and Gas Wells

According to the EDR GeoCheck® - Physical Setting Source Addendum, located in the Radius report, there are 270 oil and gas wells located within 1-mile of the Site. Information available on the DOGGR web site indicates that there are 33 wells within a 0.25-mile radius of the Site. The DOGGR website shows that most wells are located cross-gradient or upgradient of the Site. Additionally, most wells in the vicinity were recorded as plugged and abandoned. Eight wells, which are all owned and operated by Synergy Oil and Gas, are listed as active. These active wells are general located about 0.2 to 0.25 miles to the north, cross-gradient, of the Site.

Six oil and gas wells are listed as located on the Site and are identified as well numbers 03708493, 03708500, 03708532, 03708535, 03708539, and 03708544, as shown by the last three digits on Figure 3. All six wells are owned by Chevron, USA, Inc. and are listed as plugged and abandoned. A summary of the construction and abandonment of each well is provided below:

- Records for well 03708493 indicate the well was initially installed on February 23, 1929 and completed to a total depth of about 5,675 feet bgs. This well was abandoned on March 16, 1959 by plugging approximately 75 feet in the bottom of the well with cement, followed by salvage mud, the a wooden plug hung 20 feet below the cellar floor, followed by cement, and topped with a steel plate with no attempt to recover any casing.
- Well 03708500 was advanced to a total depth of 5,701 feet bgs and initially installed on December 31, 1927. It was reported to be abandoned on March 25, 1954 by plugging the base with cement followed by casing recovery from as low as possible then mud to a ball plug cap leaving the well suspended.
- Records for well 03708532 note that the well was initially installed on July 10, 1928 and completed to a total depth of about 5,137 feet bgs. It was reported to be abandoned on October 31, 1945 by plugging the base with cement, filling the hole with fluid, capping



the stub of recovered casing, filling with fluid to the surface, and welding a steel plate to the surface.

- Well 03708535 was initially installed on March 25, 1929 and advanced to a total depth of 6,375 feet bgs. It was reported to be abandoned on November 23, 1956 by plugging the base with cement followed by casing recovery, too the maximum extent possible, then mud to a ball plug cap leaving the well suspended.
- Records for well 03708539 indicate the well was initially installed on July 25, 1929 and completed to a total depth of about 5,479 feet bgs. This well was abandoned on January 5, 1959 by plugging the bottom of the well with cement, followed by mud, then a wooden plug, followed by cement to the surface, and topped with a steel plate.
- Well 03708544 was advanced to a total depth of 10,270 feet bgs and initially installed on December 14, 1956. It was reported to be abandoned on October 16, 1973 by plugging the base with cement followed salvage mud, then cement from about 200 feet bgs to the surface, and a steel plate at the surface.

Based on our preliminary review of the well logs, as summarized above, it appears that the wells were not abandoned to modern standards. The wells may need to be re-abandoned to modern standards with the re-abandoned wells tested (under DOGGR oversight) and may require further mitigation consisting of an oil well vent cone (and potentially a methane mitigation system) for wells that are beneath or within 50 feet of the proposed new building footprint.

The well records obtained from the DOGGR website and the abandonment records are attached in Appendix F.

5.4 Land Use History

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

5.4.1 Aerial Photographs

Northgate reviewed historic aerial photographs of the Sites from 1928, 1938, 1947, 1952, 1963, 1970, 1972, 1983, 1989, 1994, 2002, 2005, 2009, 2010, and 2012 obtained from EDR (EDR, 2016b). Copies of the aerial photographs are provided in Appendix G. A summary of our aerial photograph review is presented below.



Year: 1928	Scale: 1" = 500'	Source: USGS
<p>The Site appears to be a portion of an oil field. Several oil wells, derricks, and dirt roads are present across the Site. Two small ponds (possibly oil sumps) are located in the northern corner of the Site. A road in the location of the present day Pacific Coast Highway is shown along the northeast perimeter of the Site. The surrounding areas to the north, east, and west appear to be part of an oil field with aboveground tanks, oil wells, and small ponds located in the vicinity of the Site. A waterway is located to the southeast and west of the Site.</p>		
Year: 1938	Scale: 1" = 500'	Source: USGS
<p>The Site and vicinity appear similar to the 1928 photograph, except that the street in the location of the present day Pacific Coast Highway appears to have been expanded. Additionally, the waterway shown to the southeast of the Site appears to have been channelized.</p>		
Year: 1947	Scale: 1" = 500'	Source: Fairchild
<p>The Site and vicinity appear similar to the 1938 photograph, except that the road in the location of the present day Pacific Coast Highway appears to have been paved. Some residential development is now present to the southwest of the Site along the waterway.</p>		
Year: 1952	Scale: 1" = 500'	Source: USGS
<p>The Site and vicinity appear similar to the 1947 photograph, except that only about four oil derricks are shown on the Site and the number of oil derricks located in the Site vicinity has reduced.</p>		
Year: 1963	Scale: 1" = 500'	Source: USGS
<p>The Site is developed with a hotel complex that includes a commercial building in the northern portion of the Site and another polygonal structure in the central portion of the Site that contains the hotel guestrooms and pool in the configuration of the present day Site layout. A gasoline service station is located in the northern corner of the Site. The site vicinity to the north and east of the Site appears to be primarily vacant land with some remnants from the previous usage as an oil field. The present day East Second Street is shown along the northwestern perimeter of the Site followed by commercial development. A commercial development is located to the southeast of the Site. The Alamitos Bay is present to the southwest of the Site and includes dozens of boat slips and some residential development and associated paved parking.</p>		



Year: 1970	Scale: 1" = 500'	Source: EDR
The Site and vicinity appear similar to the 1963 photograph, except that a small building is now located in the southeastern corner of the Site.		
Year: 1972	Scale: 1" = 500'	Source: EDR
The Site and vicinity appear similar to the 1970 photograph, except that some additional commercial development is present to the northwest of the Site beyond East Second Street. Additionally, two gasoline service stations are located to the north and northeast of the Site at the intersection of East Pacific Coast Highway and East Second Street.		
Year: 1983	Scale: 1" = 500'	Source: EDR
The Site and vicinity appear similar to the 1972 photograph, except that the small building previously located in the southeastern corner of the Site is no longer present. Additionally, a commercial development is located to the northeast of the Site just beyond East Pacific Coast Highway and to the southeast of the Site. A large residential development is now located to the northwest of the Site beyond East Second Street.		
Year: 1989	Scale: 1" = 500'	Source: USGS
The Site and vicinity appear similar to the 1983 photograph.		
Year: 1994	Scale: 1" = 500'	Source: USGS/DOQQ
The Site and vicinity appear similar to the 1989 photograph, except that one of the gasoline stations located to the north of the Site is no longer there.		
Year: 2002	Scale: 1" = 500'	Source: USGS
The Site and vicinity appear similar to the 1994 photograph, except that the gasoline station is no longer present in the northern corner of the Site.		
Year: 2005	Scale: 1" = 500'	Source: USDA/NAIP
The Site and vicinity appear similar to the 2002 photograph.		
Year: 2009	Scale: 1" = 500'	Source: USDA/NAIP
The Site and vicinity appear similar to the 2005 photograph.		
Year: 2010	Scale: 1" = 500'	Source: USDA/NAIP
The Site and vicinity appear similar to the 2009 photograph.		
Year: 2012	Scale: 1" = 500'	Source: USDA/NAIP
The Site and vicinity appear similar to the 2010 photograph.		



5.4.2 Sanborn Maps

Northgate reviewed a certified Sanborn® map for the Site obtained from EDR for the year 1963. A copy of the certified Sanborn® map is provided in Appendix H (EDR, 2016c). Information from the certified Sanborn® map is summarized below.

Address	Date	Listing
Site		
6400 East Pacific Coast Highway and 6280 East Second Street, Beach, California	1963	Edgewater Marina Hotel (100 units) with a pool, cafeteria, and general storage area.
Nearby Properties		
Northeast	1963	Vacant, open land
Southeast	1963	Not pictured
Southwest	1963	Not pictured
Southwest	1963	Parking

5.4.3 Topographic Maps

Northgate reviewed historic topographic maps for the Site obtained from EDR for the years 1896, 1899, 1902, 1925, 1935, 1943, 1949, 1950, 1964, 1965, 1972, 1981, and 2012. Copies of the topographic maps are provided in Appendix I (EDR, 2016d). Information from the topographic maps is summarized below.

Quadrangle: Downey/Las Bolsas		Scale: 1:62,500	Series: 15 Minute
1896:	The Site is shown as vacant land within a wetland area in the Alamitos Bay. The Site vicinity is undeveloped land within the Alamitos Bay. The Pacific Ocean is mapped to the south and several streams and waterways extending towards the ocean are present in the Site vicinity.		
Quadrangle: Downey		Scale: 1:62,500	Series: 15 Minute
1899:	The Site and vicinity appear similar to the 1896 map, except that the southern portion of the map is unmapped and not shown.		
1902:	The Site and vicinity appear similar to the 1899 map.		
Quadrangle: Long Beach		Scale: 1:24,000	Series: 7.5 Minute
1925:	The Site is shown as vacant, undeveloped land within a wetland area surrounding a waterway to the Alamitos Bay. Residential areas are mapped to the southwest and northwest of the Site. Constructed ponds are present to the northeast of the Site and several streets are now present in the vicinity of the Site. The San Gabriel River is mapped to the south of the Site.		



Quadrangle: Los Alamitos/Seal Beach Scale: 1:31,680 Series: 7.5 Minute	
1935:	The Site is not mapped on this map. The Site vicinity to the south of the Site is shown and has been developed to include residential and commercial development along the ocean,
Quadrangle: Downey/Las Bolsas Scale: 1:62,500 Series: 15 Minute	
1943:	The Site is shown as vacant land with approximately five oil wells present along the central portion of the Site. The Site is bordered to the northeast by Pacific Coast Highway followed by oil well fields and surface streets. Surface streets border the Site to the southeast and southwest followed by vacant land then a railroad followed by residential development and the ocean. A surface street in the location of East Second Street borders the Site to the northwest followed by oil well fields and residential development further to the northwest.
Quadrangle: Los Alamitos/Seal Beach/Long Beach Scale: 1:24,000 Series: 7.5 Minute	
1949:	The Site and vicinity appear similar to the 1943 map except that a portion of the harbor has now become channelized and the residential development in the Site vicinity has been further developed. Oil well fields are still present to the northeast of the Site and oil wells are still mapped on the Site.
1950:	The Site and vicinity appear similar to the 1949 map.
1964:	The Site is now developed with a hotel. Oil well fields are still present to the northeast of the Site. Residential and commercial development has expanded in the Site vicinity and aboveground storage tanks are present further to the northeast of the Site. The Alamitos Bay has been developed to include a harbor for boats and the rivers in the Site vicinity have been channelized.
1972:	The Site and vicinity appear similar to the 1964 map except that additional aboveground tanks are now mapped to the northeast of the Site.
1981:	The Site and vicinity appear similar to the 1972 map except that commercial development is now present to the northeast of the Site beyond East Pacific Coast Highway and residential development is present to the northwest of the Site.
2012:	The Site and vicinity appear similar to the 1981 map, except that all the structures are no longer mapped.

5.4.4 City Directories

Northgate reviewed a summary of local city directory listings for the Site and vicinity obtained from EDR, available at approximate five year intervals from 1957 to 2013. A copy of the EDR city directory is provided in Appendix J (EDR, 2016e). The search was performed for the Site and nearby addresses.



The target property is listed at the address 6400 East Pacific Coast Highway as commercial development, including a Yacht and Boat Sales company, a Hertz Rent-A-Car, a boutique, a gift store, “Northern Lights,” a travel service company, “Hobie Cat Long Beach,” sail boat companies, and hair styling companies in 1975, 1980, 1985, and 1991. The address is also listed as a Hyatt Edgewater at Long Beach Marina with some rooms listed as residences in these years and in the year 1970.

Listings adjacent to the Site on the northeast include an Exxon gasoline service station between 1975 and 1991 and a PCH Mobil gasoline service station in 2013 listed at 6401 East Pacific Coast Highway. Additional facilities to the northeast of the Site are primarily commercial development between 1980 and 1991 including a nail salon, clothing stores, a hair salon, a market, a savings and loan facility, a travel company, a cosmetics company, a market and pharmacy, restaurants, a bakery, a cleaners and laundry facility, and a flower shop between 1975 and 1991. Listings adjacent to the Site to the north, across the intersection of East Pacific Coast Highway and East Second Street, are primarily commercial development, including clothing shops, a jeweler, a hair salon, “S A Enterprises,” an electric company, a shopping center, a skin care facility, a Hallmark store, a café, a gift shop, clothing boutiques, restaurants, a gallery, a nail salon, bakeries, an optometrist, a sporting goods store, a movie theater, a shoe store, a tanning salon, a photo developer, and a grocery store between 1975 and 1991.

The properties adjacent to the southeast are primarily commercial development and include restaurants and retail shopping between 1975 and 1990. Listings adjacent to the Site on the southwest are listed at 6400 East Marina Drive between 1969 and 2013 and consist primarily of boat servicing facilities, likely for the adjacent marina, including a sail company, boat and yacht insurance groups, a rigging company, “Recreational Products Inc,” an engineering company, a rigging instrumentation company, “Riviera Long Beach,” a yacht sales group, “Funtime Marina Inc,” a fabrication company, and “Huntington Marine.”

The properties adjacent to the northwest of the Site are predominantly commercial and variously include a bank, a wellness center, a reality company, an electronics sale store, a restaurant, a book store, an exercise facility, a coffee shop, a sporting goods store, a movie theater, an insurance agent’s office, a home goods store, a nail salon, and a tax company in 1980, 1985, 2006, 2008, and 2013. Additionally, a ready mix facility was identified at 6358 East Pacific Coast Highway in 1960 and a dump and salvage facility was identified at 6363 East Pacific Coast Highway in 1957.

No information was obtained through the regulatory file review process that indicated that any of these listings represent a potential threat to soil, soil vapor or groundwater quality at the Site. However, although not listed in the City Directory, a portion of the Site listed at 6280 East



Second Street has historically been occupied by a gasoline service station and does represent a potential threat to soil, soil vapor, and/or groundwater quality at the Site. Further discussions of listings of potential concern to the Site are provided in Section 5.2 above.

5.5 Interviews

A Phase I ESA Questionnaire was provided to Mr. Jon Wactor, representing the prospective buyer. He has been associated with the Site for a short period of time and provided Northgate with copies of several reports that are summarized in Section 5.6 below. Mr. Wactor is aware of the former oil wells present on the Site, the historic gasoline service station formerly located on the northeastern portion of the Site, and the ongoing groundwater monitoring efforts.

During the Site reconnaissance, Northgate interviewed Ms. Yasuko Jones, the hotel manager, who has been associated with the Site as the manager for about 12 years. She did not have any direct knowledge of any chemical spills, environmental cleanups, litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the hotel portion of the Site. Ms. Jones indicated that small quantities of household cleaners and landscaping supplies (bug sprays, etc.) are stored and utilized at the hotel for cleaning, laundry, landscaping, paint touch ups, repairs, and general maintenance.

5.6 Previous Reports

Northgate reviewed reports for the Site provided by Wactor & Wick LLP and obtained from regulatory files reviews, such as GeoTracker. As over 100 files and reports were located, a summary of some key reports and documents is presented below to provide an overview of the history of the Site. The reports and documents were completed for the former gasoline service station located in the northeastern portion of the Site. Copies of pertinent documents and reports for the Site are included in Appendix D.

Summary Site Assessment Report and Workplan, Former 76 Station 5379, prepared by TRC dated December 20, 2005 (TRC, 2005c).

This report evaluates the previous assessment of impacted soil and groundwater in the northeastern portion of the Site and provides a workplan for additional assessment. The former Union 76 gasoline service station that occupied the northern corner of this Site contained one 550-gallon waste oil UST and two 9,950-gallon gasoline USTs with associated dispensers and product lines that were reported to have been installed in 1968. Three groundwater monitoring wells were installed at the Site in June 1985 and subsequent sampling in October 1985 indicated



the presence of liquid phase hydrocarbons. Two additional monitoring wells were installed in October 1987. The USTs were replaced in October 1989 by two 10,000-gallon gasoline USTs.

A low risk closure request was submitted to the RWQCB in 1996, but the RWQCB responded that further monitoring was required. The USTs and associated dispensers and product piping were removed in July 1998 during the demolition activities. Seven additional groundwater monitoring wells were installed in 1998 and samples of the liquid phase hydrocarbon collected from the wells in September 1998 were submitted for fingerprinting analysis. The results indicated that the liquid was weathered gasoline, with less than 4% motor oil range hydrocarbons. A sample of liquid phase hydrocarbon from the wells was again analyzed in October 1999 and determined to be crude oil. The latest reported date of the liquid phase hydrocarbon, other than crude oil, was October 18, 2000 in monitoring well MW-12.

Twenty Geoprobe borings were advanced during an investigation in November 1999. The results indicated that groundwater was located approximately 7 to 11 feet bgs and noted that liquid phase hydrocarbons were not detected in any of the water samples. Four extraction wells were installed in 2000 and feasibility studies for dewatering and DPE were conducted. Two additional extraction wells were installed later in 2000 to facilitate remediation. Extended DPE was conducted in October and November 2000.

Ten biosparge points were installed in September 2003 to a total depth investigated of 21.5 feet bgs. In addition, an offsite, downgradient groundwater monitoring well (MW-13) was installed in March 2004. Quarterly groundwater monitoring sand sampling has been conducted since [date]. Additional remedial activities have included weekly extractions from extraction wells EW-1 through EW-6 for liquid phase hydrocarbons in 2000, excavation and disposal of soil from the former UST area, and vacuum DPE. It was reported that a total of about 595.5 tons of hydrocarbon-impacted soil, 446.29 gallons equivalent volume of hydrocarbons removed through vapor extraction, and 67,900 gallons of hydrocarbon-impacted groundwater were removed from the Site during remedial activities by December 2005. TRC recommended additional soil sampling to further characterize the vertical and lateral extents of the impacts (TRC, 2005c).

Supplementary Site Assessment Report, Former 76 Station 5379, prepared by TRC dated June 26, 2006 (TRC, 2006).

A soil investigation was performed by TRC in April 2006 that included advancing five borings to an approximate total depth of 15 feet bgs with samples collected at about 5, 10, and 15 feet bgs from each boring. The samples were analyzed for TPH-g, crude oil, BTEX and fuel oxygenates, and total organic carbon. The results of this investigation are summarized below.



Soil encountered beneath the Site consists primarily of silty sand, sandy and clayey silt, and clay from grade to about 16 feet bgs, the total depth explored. Liquid phase hydrocarbons were detected in the groundwater produced from one boring. TPH-g was detected in soil with the highest concentration of 7,000 milligrams per kilogram (mg/kg) in one boring at 5 feet bgs. Benzene was detected in several samples, with the highest concentration of 32 mg/kg detected in the same 5 foot bgs sample as the highest TPH-g concentration. Trace concentrations of MTBE and tert-butyl alcohol (TBA) were reported in the soil samples, but no other oxygenates (diisopropyl ether [DIPE], tert-Amyl methyl ether [TAME], or ethyl tert-butyl ether [ETBE]) were detected. TRC concluded that the maximum depth of soil on Site that is impacted with TPH-g concentrations exceeding 1,000 mg/kg is about 10 feet bgs (TRC, 2006).

Request for Closure, Confirmation Soil Sampling Report, Former 76 Station #5379, 6280 East 2nd Street, Long Beach, California, LARWOCB File No. 908030052, prepared by URS dated August 5, 2010 (URS, 2010).

URS prepared a confirmation soil sampling report as part of their request for closure for the Site. After the investigation had been conducted, three separate 48-hour DPE events were completed between November 2009 and February 2010, which resulted in approximately 261 pounds of total hydrocarbon mass and a total of about 50,559 gallons of hydrocarbon-impacted groundwater that was removed from the subsurface.

Seven confirmation samples were advanced to about 15 feet bgs with soil samples collected at approximate 5 foot intervals to be analyzed for TPH, BTEX, MTBE, TBA, TAME, DIPE, ETBE, and ethanol. TPH-g was detected in 20 of the 21 soil samples collected at concentrations ranging between 0.12 mg/kg (flagged as approximate) and 3,600 mg/kg. TPH as diesel was measured in 7 of the 21 samples at concentrations ranging from 3.8 (flagged as approximate) to 6,600 mg/kg. Benzene was reported in 16 of the 21 samples at concentrations ranging between 0.0013 (flagged as approximate) and 14 mg/kg. MTBE and TBA were reported in 14 and 10 of the 21 samples collected, respectively, at low concentrations. TAME, ETBE, DIPE, and ethanol were not detected above the laboratory method reporting limits in any of the samples analyzed.

Maximum soil screening levels (MSSLs) were calculated for TPH-g, benzene, and MTBE. It was determined that thirteen of the TPH-g concentrations exceeded the calculated MSSL of 100 mg/kg, ten reported benzene concentrations exceeded the calculated MSSL of 0.011 mg/kg, and five MTBE concentrations exceeded the calculated MSSL of 0.013 mg/kg. Based on previous soil and groundwater investigations, URS recommended that no further assessment or remediation be completed at the Site since the previous remedial activities and natural attenuation have resulted in a decline in hydrocarbons in the soil and groundwater and the confirmation sampling indicated that higher concentrations of hydrocarbons are confined to the



upper five feet of soil, which is primarily composed of silts and slays interbedded with silty sands (URS, 2010).

Dual Phase Extraction Event Summary Report, Former 76 Station #5379, 6280 East 2nd Street, Long Beach, California, LARWOCB File No. 908030052, prepared by URS dated May 19, 2011 (URS, 2011).

In response to a letter received by the RWQCB denying the closure request and requiring further remedial actions, URS performed a 44-hour DPE event in April 2011. URS concluded that approximately 41.2 pounds of TPH-g and approximately 12,100 gallons of hydrocarbon impacted water were removed from the subsurface during this event. Grab-groundwater sampling was conducted after the completion of the DPE event during the first quarter sampling event of 2011. The data collected during this sampling event was compared to data collected prior to the DPE event and the results indicated a general increase in TPH-g and MTBE concentrations. Benzene was observed to have increased in one well and decreased in the remaining two wells while TBA concentrations were reported to have increased in two wells and decreased in the third (URS, 2011).

Site Assessment Report, 76 Station No. 5379, 6280 East 2nd Street, Long Beach, California, CRWOCB Case No. 908030052, prepared by ARCADIS dated October 4, 2013 (ARCADIS, 2013a).

ARCADIS prepared a Site Assessment Report that summarized the site history, assessment history, and remedial actions through 2013. In August 2013, two additional groundwater monitoring wells were installed. Soil samples were collected during the installation and TPH-g and TPH-motor oil were reported in several samples. Benzene, toluene, MTBE, and TBA were also reported at low concentrations in several soil samples. TPH-g was reported in groundwater samples from both wells at concentrations of 63 and 17 µg/L. ARCADIS concluded that concentrations of benzene, ethylbenzene, and naphthalene were not measured above their respective soil criteria as presented in the Media-Specific Criteria 3a (direct contact and outdoor air exposure) of the Low Threat UST Case Closure Policy adopted by the State of California on August 17, 2012. MTBE was reported in the monitoring wells at concentrations exceeding the MCLs and further groundwater monitoring was recommended (ARCADIS, 2013a).



Former Unocal 76 Station No. 5379 (Site No. 351712), 6280 East Second Street, Long Beach, California prepared by Chevron Environmental Management Company dated December 4, 2013 (Chevron, 2013)

A letter from Chevron Environmental Management Company to Hua Nan Commercial Bank, Ltd., a prospective lender for the property located at 6280 East Second Street in Long Beach, provides a response to a request for a comfort letter to the lender. This letter states that the Site was initially leased by Union Oil prior to being sold in 1997 to Tosco Corporation, a predecessor to ConocoPhillips Company and Phillips 66 Company, who managed the environmental and/or remedial work until May 1, 2012. At this time, Union Oil's affiliate, Chevron Environmental Management Company, assumed responsibility for the management and performance of the environmental and/or remedial work. An Environmental Indemnity and License Agreement dated September 15, 2004 was entered in to between ConocoPhillips and Taki Sun, Inc. A copy of the agreement was provided in place of a comfort letter.

Conceptual Site Model, 76 Station No. 5379, 6280 East 2nd Street, Long Beach, California, CRWQCB Case No. 908030052, prepared by ARCADIS dated December 12, 2013 (ARCADIS, 2013b).

ARCADIS prepared a conceptual site model report that summarizes the site history, release history, investigations, remedial actions for the Site, and a description of the distribution of impacts to the subsurface. The report also included a risk-based assessment of the potential for residual impacts to affect public health and the environment. The analysis concluded that no soil data gaps exist, that a significant decrease in fuel hydrocarbon and oxygenate concentrations have been observed in historic soil data, and that the majority of the residual hydrocarbon impacts to soil are located south of the former dispensers primarily between depths of 2.5 and 10 feet bgs. ARCADIS further concluded that natural attenuation of groundwater has been supported by data in the absence of a remediation system, but that MTBE and TBA delineation is identified as a groundwater data gap. They further stated that "no significant potential exposure pathways to human or ecological receptors exist" and that any potential exposures would be at concentrations below health concerns. Continued groundwater monitoring was recommended to establish MTBE and TBA trends prior to requesting a Low Threat Closure from the RWQCB (ARCADIS, 2013b).



Phase I Environmental Site Assessment, SeaPort Marina Hotel, 6400 East Pacific Coast Highway and 6280 East Second Street, Long Beach, California, 90803, APN Nos. 7242-011-004 and 7242-011-005, prepared by IVI Assessment Services, Inc. (IVI) dated October 24, 2013 (IVI, 2013).

IVI Assessment Services, Inc. (IVI) conducted a Phase I ESA and documented their findings in a report dated October 24, 2013. The report indicated that the Site consists of an 11-acre parcel developed with a limited service hotel constructed in 1963 with additions constructed in 1981. Prior to the existing development, the Site was reported to be part of an oil field with a gasoline service station located on the northeastern portion of the Site, but methane was not suspected to be a significant environmental concern for the Site.

IVI's investigation did not report any RECs for the Site, but indicated several "items worthy of note." IVI concluded that the Site is located over an oil field and the potential for methane gas to be present exists. IVI also concluded that mitigation measures would be required for the former oil wells should the Site be redeveloped. The former gasoline service station located on the Site is known to have impacted the Site. Since the facility is under RWQCB regulation, IVI recommended that groundwater monitoring be continued as directed by the RWQCB. Finally, IVI noted the possible impacts from the upgradient release at 6401 East Pacific Coast Highway, but as the Site is under investigation with a lead regulatory agency, no further investigation was recommended (IVI, 2013).

Geotechnical Exploration Report, Proposed 2nd and PCH Retail and Mixed-Use Development, City of Long Beach, California, prepared by Leighton Consulting, Inc. (Leighton) and dated February 25, 2016.

Leighton Consulting Group (Leighton) prepared a Geotechnical Exploration Report summarizing their field investigation conducted on February 1 and 2, 2016 at the Site. The field activities included advancing two hollow-stem auger borings to depths of 81.5 feet bgs and three shallow hand auger borings to a depth of 5 feet bgs for percolation testing. Soil samples were also collected for analysis for geotechnical properties. In addition, Leighton advanced sixteen cone penetrometer tests (CPTs) to a depth of 60 to 80 feet bgs across the Site.

Leighton reported that the Site is underlain by artificial fill to about 2.5 feet bgs across the Site with about 6 feet of fill material reported beneath the structures at the Site. The fill was underlain by Quaternary-aged young alluvial fan deposits that consisted of loose to medium dense sand, silty sand, sandy silt, and soft to medium stiff sand to silty clay to the total depth explored. Leighton reported that groundwater was encountered at the Site at depths of 15 and



18.5 feet bgs. Leighton indicated that due to the proximity to the coastal zone, the depth to groundwater is anticipated to be influenced by tidal fluctuations (Leighton, 2016).

Monitoring Reports, Former 76 Station 5379, 6280 East Second Street, Long Beach, California. Groundwater Monitoring Reports (Quarterly and Semi-Annual) and Remediation System Operations and Maintenance (O&M) Reports from 2005 through 2015.

Numerous reports have been generated for the former gasoline service station pertaining to routine groundwater monitoring and operations and maintenance (O&M) activities for the remediation systems. These reports were available between the years 2005 and 2015 and a summary the review of the collection of monitoring reports is provided below.

After the gasoline fuel USTs and piping systems were removed in 1985, a low-risk site closure report was submitted in November 1996. In response, the RWQCB required further monitoring of the Site to be conducted. Seven groundwater monitoring wells were installed in September 1998 and mobile DPE was conducted at the facility between in December 1998, and May and June 1999 that resulted in the removal of approximately 29,400 gallons of hydrocarbon impacted groundwater for offsite disposal/treatment. Six additional groundwater monitoring wells were then installed in 2000 and extended DPE was performed in October and November 2000. It was additionally reported that liquid phase hydrocarbons were routinely extracted by pumping from July 1997 through 2002. A biosparge remediation system was installed and began operation by January 2005 and quarterly groundwater monitoring activities continued throughout this time.

The earliest available quarterly groundwater monitoring report was dated January 20, 2005 and indicated that seventeen wells were gauged and sampled. TPH-g and MTBE were reported in fifteen wells to maximum concentrations of 6,000 and 9,000 µg/L, respectively. Benzene was measured in eight wells to a maximum concentration of 1,300 µg/L. Another available quarterly groundwater monitoring report dated July 11, 2005 indicated that TPH-g was measured in fifteen of the seventeen wells sampled to a maximum concentration of 100,000 µg/L. Benzene was reported in twelve of the seventeen wells to a maximum concentration of 3,900 µg/L and MTBE was detected in sixteen of the wells to a maximum concentration of 4,600 µg/L. Concentration maps indicate that the plume may have extended offsite to the east, beneath East Pacific Coast Highway, towards the 6401 East Pacific Coast Highway LUST facility. Groundwater monitoring continued on a quarterly basis until 2009 where it began to be monitored semi-annually.

The most recently available groundwater monitoring report is dated January 15, 2015 and covers the data obtained from the third quarter of 2015. The groundwater flow direction was reported to vary from southwest to northwest. It was reported that one well, MW-6, continues to have light



non-aqueous phase liquid (LNAPL) as crude oil. The consultant recommended continued semi-annual groundwater sampling as concentrations of constituents have generally decreased over time, but still remain elevated with TPH-g reported in sixteen of the eighteen wells samples to a maximum concentration of 320 µg/L. Benzene was measured in three wells to a maximum concentration of 54 µg/L and MTBE was detected in fourteen of the wells to a maximum concentration of 35 µg/L (TRC, 2005a and TRC, 2005b).



6.0 SITE RECONNAISSANCE

Current Site conditions were observed during a reconnaissance of the Site and near vicinity performed by Ms. Nicky Galloway of Northgate on February 3, 2016. Site photographs from the reconnaissance are attached at the end of this report. Site features are also depicted on Figure 3.

6.1 Methodology and Limiting Conditions

The Site reconnaissance was performed by traversing the Sites on foot and the vicinity by motorized vehicle. There were no limiting conditions.

6.2 General Site and Vicinity Conditions

6.2.1 Site

The Site is located on the south of the intersection of East Second Street and East Pacific Coast Highway. The northern corner of the Site is vacant land occupied by a temporary fruit stand in the location of the former gasoline station. The Site is developed as an operating hotel with a café, Enterprise Rent-A-Car, pool, and meeting room facilities. The remainder of the Site is improved with paved asphalt parking and associated planter and landscape areas.

The northern corner of the Site is presently vacant land. The area is variously covered by asphalt pavement and gravel. A temporary structure occupied by a fruit stand is present in this area. Multiple groundwater monitoring wells are present as part of the continuous groundwater monitoring program for the former gasoline station.

The hotel lobby is located in the central portion of the Site. A large room occupied by a former night club, a restaurant, and a seating area are located on the main floor of the lobby building. Multiple meeting rooms are located on the second floor adjacent to the lobby. An elevator mechanical room is present within the kitchen area and the equipment was observed to be in good operating condition with no stains. Multiple dumpsters are also present outside of the lobby building.

The hotel is located in the southern portion of the Site and is comprised of three connected buildings; two of which are S-shaped and one rectangular one. This area consists of 98 rooms that are rented out nightly and 50 rooms that are utilized for long-term rentals. The rooms each contain one or two beds, a bathroom, and a small kitchen in select rooms. A pool is located in the center of the hotel rooms surrounded by a recreation area consisting of seating, a barbeque, and grass playground. A laundry facility is located in this area that utilized multiple industrial sized washing and drying machines to service the hotel. A chemical storage area is also present.



This storage area includes glass cleaners, soap, degreasers, and other household cleaning chemicals. A maintenance storage room is located in this area and contains several five gallon buckets of paint and primers, maintenance tools, inspect sprays, and other general maintenance supplies.

A total of ten 55-gallon drums listed to contain non-hazardous sludge and soil cuttings. Five of these drums are located southwest of the lobby structure and five of the drums are located in the southeastern corner of the Site. Several apparent soil boring locations are present throughout the Site. These drums were generated as part of a geotechnical investigation conducted on February 1 and 2, 2016 and were removed from the Site at the completion of the investigation.

A set of three oil-filled transformers is also located in the central portion of the Site. The transformers are contained in a fenced enclosure on a concrete pad. No staining was observed from any of the transformers. The transformers are owned and maintained by Southern California Edison (SCE) and are likely non-polychlorinated biphenyl (PCB)-containing. No other evidence of staining, spills, leaks, chemical storage, or releases was observed during the reconnaissance.

6.2.2 Site Vicinity

The Site is bordered to the northeast by Pacific Coast Highway followed by commercial development then vacant land. A natural gas power plant is located further to the northeast of the Site. A former landfill is located farther to the south of the Site. To the southeast, the Site is bordered by commercial development and asphalt paved parking areas. The Site is bordered to the southwest by Marina Drive followed by asphalt paved parking then a harbor within Alamitos Bay. To the northwest, the Site is bordered by East Second Street followed by commercial and residential developments along a channel of harbor from the Alamitos Bay.



7.0 PHASE I ESA CONCLUSIONS

Our review of available historic information indicates that from about 1927 to 1956 the Site was an oil production field with five oil and gasoline production wells installed on the Site between about 1927 and 1929 with one additional well installed in 1956. The five oil wells were abandoned by 1960 and the sixth oil well was abandoned in 1973. It appears that the majority of the Site was developed into a hotel in the same configuration as the current SeaPort Marina Hotel. The northeastern corner of the Site, at the intersection of East Pacific Coast Highway and East Second Street, was developed in the early 1960s as a gasoline service station with associated USTs and piping for the petroleum products. The gasoline service station was demolished in 1998, which included the removal of the USTs, dispensers, and product lines and at that time it was discovered that releases resulting in impacts to the soil and groundwater had taken place.

The Site is listed on the SWEEPS UST, CA HIST UST, CA LUST, CA HIST CORTESE, and CA UST environmental regulatory agency databases. The database listings refer to releases of gasoline to the soil and groundwater as a result of leaks in the underground systems servicing the former gasoline station. Remediation efforts at the former gasoline station operation, including soil excavation, air sparging, DPE, and the installation and continuous monitoring of groundwater wells, have been conducted at this portion of the Site since 1985 by Chevron Environmental Management Company's affiliate, Union Oil Company of California under the oversight of the RWQCB. The Site is listed as LUST facility that is open for remediation as of October 20, 2009 and relates to the use, storage, and release of hazardous materials with impacts to soil, soil vapor, and groundwater at the Site.

In addition, a petroleum pipeline, which was marked with signage, extends beneath the eastern boundary of the Site parallel to East Pacific Coast Highway. A *Response to Information Request Regarding Former Unocal Gas Station 5379* report from Cornerstone Technologies, Inc., dated December 6, 2011, indicates that this pipeline is 8 inches in diameter, owned by Chevron Pipeline Co, and actively utilized for the transportation of crude oil. Maps available online from the National Pipeline Mapping System (NPMS) depicted the presence of pipelines containing hazardous liquids in the same area reported to contain pipelines beneath the Site for crude oil transportation (NPMS, 2012).

In summary, Northgate has performed a Phase I ESA of 6400 East Pacific Coast Highway and 6280 East Second Street in the City of Long Beach Angeles, California in conformance with the scope and limitations of ASTM Practice E 1527-13 and the standards and practices of the All Appropriate Inquiry – Final Rule (40 Code of Federal Regulations Part 312). Any exceptions to,



or deletions from, these practices are described in Section 2.3 of this report. This assessment identified the following RECs in connection with the property.

- The northern corner of the Site was previously occupied by a fully operating gasoline station and is listed by the RWQCB as an open LUST facility. Former gasoline and waste oil USTs and associated pipelines were removed and soil impacted with TPH-g and BTEX were discovered during soil removal activities. The gasoline station, including USTs, product lines, and dispenser islands, were removed and demolished in 1998. Numerous subsurface investigations have been conducted since the closure of the gasoline station and remedial actions, including soil excavation, groundwater removal, DPE, and air sparging, have occurred in this area. Remediation and monitoring activities are ongoing and under the oversight of the RWQCB. Groundwater monitoring has been continuously conducted at the Site and based on the currently available information, continued groundwater monitoring is on-going. This LUST facility that is listed as open for remediation is considered a potential threat to soil, groundwater, and/or soil vapor quality at portions of the Site and further investigations need to take place to further quantify the specifics of the status of such remediation;
- Six former oil/gas wells are located at the Site and are listed as owned by Chevron and plugged-abandoned. These wells were installed between 1927 and 1929 for oil production and most were abandoned between 1956 and 1959, prior to the construction of the hotel, with the exception of one well that was abandoned in 1973. Wells under the proposed building footprint may or may not represent a threat to soil, soil vapor, and/or groundwater quality at the Site and may require mitigation due to potential methane migration concerns; and
- A gasoline service station, located upgradient and northeast of the Site, directly across the intersection of East Pacific Coast Highway and East Second Street, at 6401 East Pacific Coast Highway is listed on the LUST environmental database for a release of gasoline, benzene, and MTBE to groundwater. The plume is shown to extend to the southwest, beneath East Pacific Coast Highway, towards the Site and may represent a threat to soil, soil vapor, and/or groundwater quality at the Site .

Our investigation did not reveal any HRECs. Our investigation revealed the following issue of potential environmental concern:

- A reported 8-inch petroleum pipeline for crude oil that was listed as in service as of December 2011, extends along the eastern edge of the property directly adjacent to East Pacific Coast Highway.



8.0 REFERENCES

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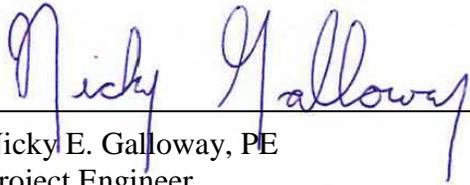
_____, 2010. *Request for Closure, Confirmation Soil Sampling Report. Former 76 Station 5379, 6280 East Second Street, Long Beach, California, LARWQCB File No #908030052.* August 5.

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9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

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



Nicky E. Galloway, PE
Project Engineer



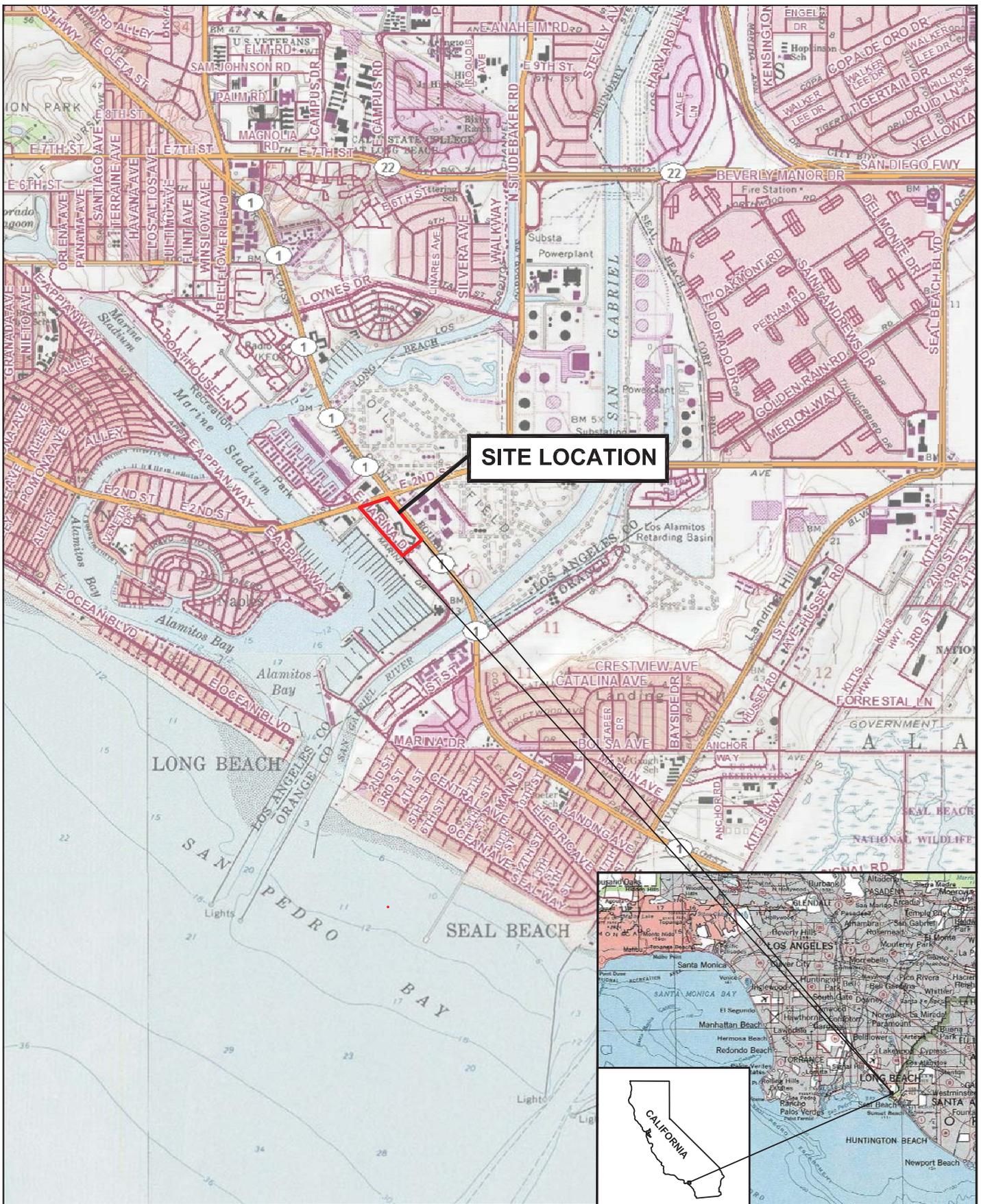
Derrick S. Willis
Principal

Qualifications of the Environmental Professionals are provided in Appendix K.



FIGURES





SITE LOCATION

FIGURE 1

Site Location Map

Phase I Environmental Site Assessment
 6400 East Pacific Coast Highway
 and 6280 East 2nd Street
 Long Beach, California

Source: USGS Long Beach, Los Alamitos, Seal Beach,
 and Long Beach OA S 7.5 minute quadrangles.

0 1,250 2,500
 Scale (Feet)

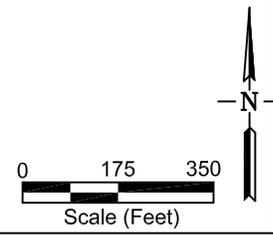
 **northgate**
 environmental management, inc.

Project No. 2047.06



Legend

- - - Site Boundary
- - - Market Place Sanitary Landfill Boundary



**FIGURE 2
Site Plan**

Phase I Environmental Site Assessment
 6400 E. Pacific Coast Highway and
 6280 E. 2nd Street
 Long Beach, California



Project No. 2047.06



LEGEND

- | | | | |
|---|--|---|--------------------------------|
|  | Site Boundary |  | Dumpster |
|  | Petroleum Pipeline (Assumed) |  | Electrical Transformer |
|  | Petroleum Pipeline (Marked by flags) |  | 55-gallon drums of purge water |
|  | Market Place Landfill Boundary (Estimated) | | |
|  | Approximate location of plugged oil/gas well & well number (DOGGR) | | |
|  | Approximate location of groundwater monitoring wells | | |

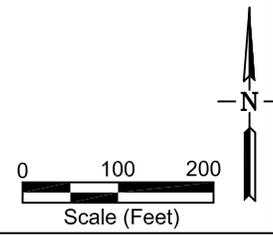


FIGURE 3
Site Inspection Map

Phase I Environmental Site Assessment
6400 E. Pacific Coast Highway and
6280 E. 2nd Street
Long Beach, California



SITE PHOTOGRAPHS





1. Vacant lot in the northeastern corner of the Site formerly occupied by a gasoline service station in front of the intersection of East Second Street and East Pacific Coast Highway.



2. Typical groundwater monitoring wells located in the northeastern portion of the Site for routine groundwater monitoring of the LUST site.





3. Temporary structure occupied by a fruit stand in the vacant lot in the northeastern portion of the Site formerly occupied by a gasoline service station.



4. View of the former gasoline service station facility facing the north towards the intersection of East Second Street and East Pacific Coast Highway.





5. Additional monitoring well for the former gasoline service station located in front of the lobby to the SeaPort Marina hotel located on the Site.



6. Entrance to the Site located in the northeastern area of the Site along East Second Street.





7. Entrance to the Site to the northeast along East Pacific Coast Highway.



8. Entrance to the Site along Marina Drive to the northwest of the Site with five 55-gallon drums shown on the Site.





9. SeaPort Marina hotel entrance to lobby located at 6400 East Pacific Coast Highway in the central portion of the Site.



10. Interior of the lobby portion of the SeaPort Marina hotel.





11. Noticeable water damage observed in the ceilings of the ballroom/meeting rooms on the second story of the lobby structure of the hotel.



12. Typical view of exterior of hotel structure and asphalt paved parking areas.





13. Typical hotel exterior and central landscaped area for hotel guests.



14. Typical hotel room at the SeaPort Marina hotel.





15. Pool area located in the central area of the hotel in the central portion of the Site.



16. Laundry facilities on the hotel portion of the Site for the hotel's use.





17. Typical mechanical room for elevator lifts in the hotel portion of the Site.



18. Storage of paint, maintenance equipment, cleaning supplies, and landscaping materials stored in the operations office.





19. Five 55-gallon drums listed as non-hazardous soil cuttings located outside of the lobby in the northwestern portion of the Site along Marina Drive.



20. Five 55-gallon drums listed as non-hazardous soil cuttings located in the southeastern corner of the Site near East Pacific Coast Highway.





21. Electrical transformers located at the Site.



22. Chevron petroleum pipeline marked out in the southeastern corner of the Site with additional yellow flags marking the location under the landscaping.





23. Ownership information for the petroleum pipeline marked in the southeastern corner of the Site - assumed to extend to the former gas station to the northeast owned by Chevron.



24. View to the northeast of the Site of Pacific Coast Highway followed by the Mobil LUST gasoline service station at 6401 East Pacific Coast Highway.





25. Commercial development to the northeast of the Site beyond East Pacific Coast Highway



26. Commercial development located to the southeast of the Site.





27. Asphalt paved parking and a marina/harbor for boats located southwest of the Site beyond Marina Drive



28. Commercial development located to the northwest of the Site beyond East Second Street.





29. Typical view of exterior of hotel structure and asphalt paved parking areas.

