



**PROPOSED 7-ELEVEN STORE #1043505
110 WEST IMPERIAL HIGHWAY
LOS ANGELES, CALIFORNIA 90061
Phase I Environmental Site
Assessment**

February 14, 2019

Prepared for:

7-Eleven, Inc.
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Prepared by:

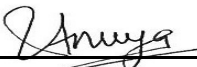
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Project No.: 185850736

Sign-off Sheet and Signatures of Environmental Professionals


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All information, conclusions, and recommendations provided by Stantec in this document regarding the Phase I ESA have been prepared under the supervision of and reviewed by the professionals whose signatures appear below.

Author: 

Anuya Sawant Dickinson
Engineer in Training

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. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Quality Reviewer: 

Jason Stagno
Senior Scientist

Independent Reviewer: 

Patrick McConnell, P.G.
Principal Geologist



**PROPOSED 7-ELEVEN STORE #1043505
110 WEST IMPERIAL HIGHWAY, LOS ANGELES, CALIFORNIA 90061
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Summary
February 14, 2019

1.0 SUMMARY

Stantec Consulting Services Inc. (Stantec) has completed a Phase I Environmental Site Assessment (ESA) report of the property located at 110 West Imperial Highway, in the city of Los Angeles, California (the "Property"), on behalf of 7-Eleven (the "Client"). The work was performed according to Stantec's proposal and terms and conditions dated December 5, 2018 and accepted by the Client on December 7, 2018, 2018. 7-Eleven (the "User") has been designated as the User of this report.

The Phase I ESA was conducted in conformance with the requirements of American Society for Testing and Materials (ASTM) Designation E 1527-13, and All Appropriate Inquiry (AAI) as defined by the US-EPA in Title 40 of the Code of Federal Regulations, Part 312, except as may have been modified by the scope of work, and terms and conditions, requested by the Client. Any exceptions to, or deletions from, the ASTM or AAI practice are described in Section 2.3.

The Property is located on the southwest corner of intersection of Imperial Highway and South Main Street in Los Angeles, California. The Property is an approximately 0.64-acre parcel consisting of an approximately 674 square-foot (SF) two-story commercial building operating as an income tax service and notary public business, a parking lot, one canopy structure for the Imperial Hand Car Wash, and an 828 SF single-story building operating as 1 Stop Tire Shop. The Property is comprised of three parcels including Parcel 1 with Assessor's Parcel Number (APN): 6087-001-033, Parcel 2 with APN: 6087-001-030, and Parcel 3 with APN: 6087-001-015. Historical records indicate that the Property reportedly operated as a gas station in 1945, and as an auto service and repair from at least 1981 through 2014. The surrounding properties consist of Main Street gas station to the north across West Imperial Highway (11321 South Main Street), retail stores (restaurant, tattoo shop, mini market) to the east across South Main Street, residential to the west, and a vacant building (former light industrial – 11425 South Main Street) to the south.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527 of the Property. Any exceptions to, or deletions from, this practice are described in the Data Gaps section of this report. This assessment has revealed the following evidence of recognized environmental conditions (RECs) in connection with the Property:

- The Property was identified in the EDR databases CA RGA LF, RCRA NonGen/NLR, FINDS, ECHO, and CA HAZNET. The Property was listed as a recycler of approximately 11.05 tons of waste oil and mixed oil in 1980. Historical records indicate that the Property reportedly operated as a gas station in 1945, and as an auto service and repair from at least 1981 through 2014. During the site reconnaissance conducted by Stantec on January 29, 2019, Stantec observed a clarifier in the car wash area (Parcel 2) and multiple used tires near the tire shop (Parcel 3).

The historical use of the Property as an auto service and repair and gas station with potential for residual impacts in-place is considered a REC.



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Summary

February 14, 2019

- Adjacent site – Imperial Highway Chevron/Main Street Gas – located at 11321 South Main Street (north of the Property across West Imperial Highway) is an active gas station listed on the EDR environmental databases EDR Hist Auto, and CA UST. The site reportedly operated as a gas station since at least 2003 through present. Due to proximity and historic and current use of the adjacent site as a gas station, it constitutes a REC for the Property.
- Adjacent site – United Oil #38/Jet 777 Gasoline #1, Star Petroleum – located at 105 East Imperial Highway (northeast of the Property across the intersection of Imperial Highway and South Main Street; also associated with the address 11320 South Main Street) is an active gas station listed on the EDR environmental databases CA UST, CA LUST, CA HIST CORTESE, CA HIST UST, CA SWEEPS UST, CA FID UST, CA HAZNET, and EDR Hist Auto. The site reportedly operated as a gas station since at least 1969 through present. According to the California Water Resources Control Board's GeoTracker website, the site is listed as a LUST Cleanup site with status 'Open – Remediation as of 12/10/2010' with aviation fuel as the potential contaminant of concern and aquifer used for drinking water supply as the potential media of concern. The site is undergoing active remediation (vapor extraction, air sparge, and manual removal of free product) and according to the Second Quarter 2018 Groundwater Report, free product was observed in select wells. Due to the former release and distance to the Property, this site meets the definition of a potential vapor encroachment condition (VEC) as defined by ASTM E2600-15. Due to the historical and current operation of this site as a retail gasoline service station, former release, and its proximity to the Property, it constitutes a REC for the Property.
- Nearby site – Howard Site/Norman Shelby/South Central Recycling/Thomas Lee A & Leroy – located at 11428 South Main Street (±100 feet southeast of the Property at a higher elevation) was reportedly occupied by a gas station since at least 1969 to 1975; an auto service station since at least 1989 to 2009; and a recycling facility since at least 2010 through 2014. The site is listed on the EDR environmental databases CA FID UST, US BROWNFIELDS, CA SWRCY, CA SWEEPS UST, and EDR Hist Auto. Due to proximity and historic use of the nearby site as a gas station and auto service station and since the site was identified as a former Brownfield site, it constitutes a REC for the Property.

Based on the findings of the Phase I ESA, a Phase II site assessment is recommended to evaluate potential for residual impacts in-place which may be present on the Property due to its historical use as a gas station and auto service and repair. In addition, the assessment would include evaluation due to ongoing remediation at the adjacent site to the northeast across intersection of Imperial Highway and South Main Street (United Oil #38 – 11320 South Main Street/105 East Imperial Highway). The Phase II was completed in February 2019 and the results will be submitted under separate cover. It is unknown if the former USTs have been removed or abandoned in-place at the Property.

The preceding summary is intended for informational purposes only. Reading of the full body of this report is recommended.

