

# REVISED INITIAL SITE ASSESSMENT

From Rte 14 to 100th Street

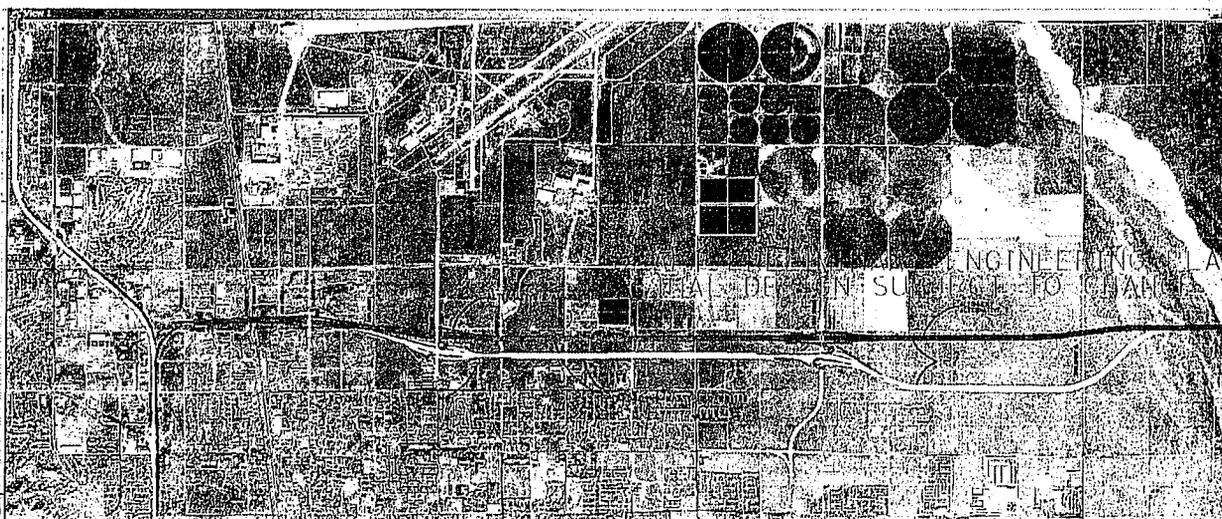
Proposed SR-138

Palmdale, California

Caltrans EA # 2600U

E-FIS# 0712000035

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Prepared By:



OFFICE OF ENVIRONMENTAL ENGINEERING AND CORRIDOR STUDIES  
CALIFORNIA DEPARTMENT OF TRANSPORTATION  
100 S. MAIN STREET, LOS ANGELES, CALIFORNIA 90012

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## EXECUTIVE SUMMARY

This Initial Site Assessment (ISA) presents the results of an environmental investigation conducted for the properties west of 100<sup>th</sup> Street along the proposed alignments of the High Dessert Corridor project in the City of Palmdale, California, identified by Project EA # 2600U (E-FIS # 0712000035). The High Dessert Corridor project proposes modifications of existing ramps of Rte 14 (between S Street and N Street) and includes new alignments (with two alternatives) of the existing SR 138 shifting towards the north. This ISA report covers proposed project area along Rte 14 (between S Street to N Street) and the western portion of the proposed SR 138 alignment (from Rte 14 up to 100<sup>th</sup> Street East). Since the Division of Design has not yet finalized the list of affected parcels by both alternatives, hence parcels within and adjacent to the proposed right-of-way (150' from each side of the proposed alignments) with potential environmental concerns are identified.

Based on OEECS' review of background data, regulatory agency records, historical data, and observations made during the site reconnaissance, the following conclusions and recommendations are presented regarding the potential hazardous waste conditions within the project site.

Although, the majority of commercial and residential properties encompassed by the SR 138 do not represent a potential environmental threat to the proposed route, potential recognized environmental conditions exist at the Site from operations of several semi-industrial type businesses within the proposed project footprint. They include the following properties:

1. Palmdale Unified School District (USD) Transportation Facility located at 919 Avenue P-8 East (both alternatives).
2. Palmdale USD located at 39210 10<sup>th</sup> Street East (both Alternatives)
3. J and P Construction located at 39339 10<sup>th</sup> Street East (both Alternatives)
4. Vacant building located at 39215 15<sup>th</sup> Street East (Alternative 2 only)
5. Palmdale Commerce Center located at 2044 Ave P-8 East (Alternative 2 only)
6. Affordable Auto Body and Repair located at 39006 20<sup>th</sup> Street East (Alternative 3 only)
7. Facility located at 2229 Avenue Q East (Alternative 3 only).

Also, there are several adjacent properties that may be considered potential environmental concern to the Site depending on which alternative is selected. The following is a list of adjacent properties potential to have environmental concerns:

1. Auto Body and Paint Shop located at 39130 3<sup>rd</sup> Street East (both Alternatives)
2. Palmdale USD 39139 10<sup>th</sup> Street East (both Alternatives)
3. G&S Auto Repair located at 38917 20<sup>th</sup> Street East (both Alternatives)
4. Four Star Printing located at 38917 20<sup>th</sup> Street East (both Alternatives)
5. Affordable Auto Body and Repair located at 39006 20<sup>th</sup> Street East (Alternative 2 only)
6. Facility located at 2229 Avenue Q East (Alternative 2 only).
7. County Water Reclamation Plant located at 39300 N 30<sup>th</sup> Street East (Alternative 2 only)
8. Palmdale Airport Maintenance located at 4037 Ave P-8 East A(Alternative 2 only)
9. Vacant building located at 39215 15<sup>th</sup> Street East (Alternative 3 only)
10. Palmdale Commerce Center located at 2044 Ave P-8 East (Alternative 3 only)
11. Bruce and Tina's Service Center located at 38950 30<sup>th</sup> Street East (Alternative 3 only)

Therefore, further assessment/investigation is warranted for the proposed project in regards to the above listed properties. Also, based on the age of the impacted buildings, asbestos-containing materials (ACMs) and lead-based paint (LBP) are likely to be present. Therefore, prior to demolition of old buildings, ACMs and LBP survey should be conducted. If ACMs and/or LBP is detected, appropriate building permits must be obtained from regulatory agencies in order to remove these materials by a licensed contractor.

## **1.0 INTRODUCTION**

This Initial Site Assessment (ISA) presents the results of an environmental investigation conducted for the properties west of 100<sup>th</sup> Street along the proposed alignments of the High Dessert Corridor project in the City of Palmdale, California, identified by Project EA # 2600U (E-FIS # 0712000035). The High Dessert Corridor project proposes modifications of existing ramps of Rte 14 (between S Street and N Street) and includes new alignments (with two alternatives) of the existing SR 138 shifting towards the north. This ISA report covers proposed project area along Rte 14 (between S Street to N Street) and the western portion of the proposed SR 138 alignments (from Rte 14 up to 100<sup>th</sup> Street East). The ISA was conducted on limited scope in accordance with Caltrans guidance on ISAs, which is intended to be consistent with the US Environmental Protection Agency's "Standards and Practice for All Appropriate Inquires" and with the "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process." The project area covered by this ISA (with alternatives) is referred to as "Site".

The general Site location for this project is shown in Figure 1, Project Location Map. Figure 2, Project Vicinity Maps, show the adjacent properties in relation to the Site vicinity. Several property specific features are shown in Appendix A, Site Photographs. Appendix B includes Agency Records database.

### **1.1 Objective/Purpose**

The main objective of this ISA is to identify early in the project all potential environmental issues related to hazardous waste that could cause project delays or cost increases. The purpose of an ISA is to evaluate the subject property and conditions at site vicinity which could environmentally impair the site (underlying soil and/or groundwater) with the presence of Recognized Environmental Conditions (RECs). The term Recognized Environmental Conditions (RECs), as defined by the American Society for Testing and Materials (ASTM) Standard Practice E1527-05, means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past

release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

## **1.2 Scope of Work**

An ISA is a general assessment of environmental concerns based on readily available information and visual observations of site operations/activities. The following services were undertaken for the assessment:

- Review of Environmental Settings (maps and literature pertaining to the geologic and hydrogeologic characteristics) of the site.
- Reconnaissance of the Site and surrounding areas focusing on the Site and adjacent property conditions, operations and usage, and to check for indications of obvious sources of contamination.
- Review of Site History and Land Use from readily available documents including aerial photographs, Oil and Gas Maps to evaluate past land use(s) at the site and surrounding properties.
- Review of environmental database of Regulatory Agency for listed sites to determine if the subject site or adjacent/nearby properties are known to have a past or present record of actual or possible environmental impact, are under investigation or are regulated by environmental agencies.
- Preparation of this report containing findings, conclusions, and recommendations.

The findings and conclusions in this report are based solely on the limited scope of the ISA, including information from a variety of sources that Caltrans believes to be reliable. Because the scope of this ISA is limited and based in part on third party sources and significant assumptions, Caltrans does not warrant that any properties along the proposed footprint of the project corridor

does not include hazardous material or petroleum hydrocarbon releases in areas not identified in this report.

### ***1.3 Limitations***

Opinions given in this ISA report relative to the potential for hazardous materials or petroleum hydrocarbons to exist on the Site are based upon the information derived from site reconnaissance conducted on July 2011 and from other information sources described herein.

Certain indicators of the presence of hazardous materials or petroleum hydrocarbons not readily observable during the reconnaissance may become observable at a later date.

## 2.0 SITE TOPOGRAPHIC SETTING

The Site is located in the City of Palmdale and comprises a portion of Route 14 (from S Street to N Street) and a portion of Ave P-8 (from East of Route 14 to 100 Street), as shown on Figure 1.

The proposed alignment of the Site is located within the following Universal Transverse Mercator (UTM) approximate coordinates on the United States Geological Survey (USGS) 7.5 Minute California Topographic Map, Palmdale, dated 1958 (photorevised 1974):

Latitude:	3,826 km North to 3830 km North
Longitude:	397 km East to 410 km East
UTM Zone:	11
Township and Range:	T6N, R12W and R11W
Section:	23 and 24 (R12W) and 19-24 (R11W)
Meridian:	San Bernardino

Based on the USGS Topographic Map, the local topography near the subject Site is flat to gently slope towards the south.

The project alternatives cover a vast majority of vacant land along Ave P-8 with several residential, commercial and semi-industrial properties. Along Route 14, it covers several residential and commercial properties.

### **3.0 PARCELS AFFECTED BY DESIGN ALTERNATIVES**

Two build alternatives are proposed for the entire High Dessert Corridor (Alternative 2 and Alternative 3). Caltrans Division of Design has not yet finalized the list of affected parcels by both alternatives within the Site. Hence, parcels within and adjacent to the proposed right-of-way (150' from each side of the proposed alignments) within the Site with potential environmental concerns are identified in this ISA.

## **4.0 ENVIRONMENTAL SETTING**

### **4.1 *Regional Physiographic Conditions***

The Site is located in the Mojave Desert Ranges Geomorphic Province of Southern California. The Mojave Desert Province is wedge-shaped, bordered by the Garlock Fault to the Northwest, the San Andreas Fault to the southwest and the Nevada border to the east. The site is located northerly of the San Gabriel Mountains.

The terrain near the Site area is sloping toward the south, with the Site at an elevation of approximately between 2580 to 2600 feet based on the referenced USGS Quadrangle (See Section 2.0).

### **4.2 *Site Geology and Subsurface conditions***

The land within the Site mainly lies to the south of the Palmdale Airport and predominantly undeveloped or vacant land. Per the Geologic Map of California and the Log of Test Borings performed by Geotechnical Division of Caltrans, the Site soil is of Quaternary alluvium consisting of sand, silty sands and gravelly sands with cobbles and boulders at discrete locations. No significant geologic structure is reported to have within the Site limits.

### **4.3 *Groundwater Conditions***

According to the as-built log of test borings (LOTBS) performed within the general area of the project corridor by Caltrans Division of Engineering Services, Geotechnical Services, the surface water and the near surface groundwater were recorded at shallow depths ranging from 2 ft to 15 ft below ground surface, together with no groundwater encountered at other numerous locations within the project limits.

### **4.4 *Potential Pathways of Contaminant Migration***

The groundwater gradient beneath the site is estimated to follow the gradient of the existing topography, i.e., south-southeast. Therefore, any potential contaminant sources from north and northwest directions of the Site may have potential to impact the Site.

## 5.0 RECONNAISSANCE OF THE SITE AND ADJACENT PROPERTIES

### 5.1 *Reconnaissance of the Site*

The purpose of the reconnaissance is to obtain information regarding the likelihood of RECs in connection with the Subject Property or immediately adjacent properties. Unusual features were looked for that may indicate environmental problems including but not limited to the presence of discolored soil or pavement; unusual odors; storage, dumping or disposal of hazardous materials; transformers; underground or above-ground storage tanks, drums or other containers; general condition of the buildings; and other evidence of activities which may indicate storage/handling and usage of hazardous materials. For this ISA, Caltrans Engineer, Munshi Mohsin conducted the reconnaissance on July 19, 2011 accompanied by Caltrans Engineer, Nathan Chou. The weather on that day was clear and dry, which did not limit observations of potential RECs. Caltrans staff were able to observe the only exterior of the properties in or adjacent to the proposed development area of this project. Site photographs are included in Appendix A.

Based on the site reconnaissance of the Site and adjacent properties from a closer but readily accessible public area, the following observations were made:

#### **Subject Property Reconnaissance:**

- The Site (project footprint) encompasses predominantly vacant land along the proposed SR 138 with several commercial/semi-industrial properties, and residential properties along Route 14. None of the residential or commercial properties trigger significant environmental concern. However, several semi-industrial properties pose significant environmental concern because of the current ongoing operations on those properties (see Photographs 2 through 6).
- All buildings on the site appeared to be in good condition. However, based on the age, it is likely that they may contain asbestos in the construction materials, and lead-based paint within the painted surfaces of the buildings.
- There were indications of the presence of underground storage tanks (USTs) on the Site as shown in Photograph 3.
- Several minor stains were observed on asphalt surface.
- No Pad-mounted transformers were observed on the site. However, several pole mounted transformers were observed at the Site with no leakage.

Significant potential environmental concerns were noted at the proposed Site based on the apparent on-going activities/operations of seven (7) properties. Out these properties,

three properties (919 East Ave P-8, 39339 10<sup>th</sup> Street East and 39210 10<sup>th</sup> Street East) are located in both alternatives 2 and 3. Besides these, two additional properties (39215 15<sup>th</sup> Street East and 2044 Ave P-8) are also located within the footprint of the Alternative 2 and the two additional properties (39006 20<sup>th</sup> Street East and 2229 East Ave Q) are located within the footprint of Alternative 3 as shown in Appendix A. All of these properties appeared to store, use and handle chemicals/wastes and therefore, they pose a significant environmental concern.

## **5.2 *Reconnaissance of Adjacent Properties***

Among the properties adjacent to the Site (within both alternatives) that appeared to pose significant environmental concerns include four properties located at 39130 3<sup>rd</sup> Street East, 39139 10<sup>th</sup> Street East, 38917 20<sup>th</sup> Street, and 38917 20<sup>th</sup> Street (at a different unit) for both alternatives, four properties located at 39006 20<sup>th</sup> Street, 2229 East Ave Q, 39300 N 30<sup>th</sup> Street and 4037 Avenue P-8 East are for Alternative 2 only and three properties located at 39215 15<sup>th</sup> Street East, 2044 Ave P-8, and 38950 30<sup>th</sup> Street East are for Alternative 3 only. These properties appeared to store, use and handle hazardous chemicals/wastes and therefore, they pose a significant environmental concern to the subject site.

## 6.0 HISTORICAL AERIAL PHOTOGRAPHS

OEECS reviewed aerial photographs available online at [www.historicaerials.com](http://www.historicaerials.com). Photographs dated 1953, 1959, 1965, 1971, 1974 and 2005 were available in their collection for the majority of the Site. Photographs were reviewed and the information gathered during this research is presented below:

**TABLE 1: Aerial Photographs Review**

<b>Location</b>	<b>Review Findings</b>
<b>Palmdale Boulevard and Rte 14 Interchange</b>	<i>The subject Site and the adjacent areas appeared undeveloped until at least 1965. In 1971, Rte 14 was observed with associated ramps connecting Palmdale Boulevard. The adjacent properties to the west of Rte 14 and south side of Palmdale Boulevard appeared to be occupied by gas-station-like structures. In 1974, another gas-station-like structure appeared on the north side of Palmdale boulevard, across the other side of the street. Farther areas mostly appeared to be undeveloped. In 2005, the adjacent areas appeared to be developed to today's configuration (discussed in previous section).</i>
<b>At Ave P-8 and Rte 14</b>	<i>Site and the adjacent areas appeared to be undeveloped until at least 1965. Only Rte 14 was seen in that photograph with adjacent areas undeveloped in 1971 as well as 1974's photographs. The Site appeared to have the present-day configuration in 2005's photograph.</i>
<b>Ave P and Rte 14 Interchange</b>	<i>The Site and the adjacent areas appeared to be undeveloped until at least 1965. Only Rte 14 was observed with adjacent areas undeveloped in 1971 and 1974's photographs. The Site appeared to have the present-day configuration in 2005's photograph.</i>
<b>From Rte 14 to 3rd St. East along the alignments</b>	<i>The subject Site and the adjacent areas appeared undeveloped until at least until 1965. Ave P-8 was observed and the area one block south and north from the 3<sup>rd</sup> street appeared to be residentially developed in 1959 with the initial development of Rte 14 in 1974. The Site and the adjacent areas appeared in today's configuration in 2005 photograph.</i>
<b>From 3<sup>rd</sup> Street to 10<sup>th</sup> along the alignments</b>	<i>A major portion of the Site and adjacent properties appeared vacant with residential dwellings on discrete locations until 1974. The Site and the adjacent properties appeared to be in today's configuration in 2005 photograph with Palmdale School District office building and maintenance building within the footprint of the Site as seen during the site reconnaissance.</i>
<b>From 10<sup>th</sup> Street to 15<sup>th</sup> Street along the alignments</b>	<i>The Site and the adjacent areas appeared predominantly undeveloped with two dwellings on Ave P-8 until at least 1965, a rectangular commercial-type building was seen at the northwestern intersection with 15<sup>th</sup> Street East in 1971 and remained so until today. This building was seen in the site reconnaissance as well.</i>
<b>From 15<sup>th</sup> Street to 25<sup>th</sup> Street along the alignments</b>	<i>The subject Site and the adjacent areas appeared predominantly to be vacant land until at least 1974 with one rectangular building near the southeaster intersection of Ave P-8 with 20<sup>th</sup> Street East and another commercial-type building at the northeastern corner of the intersection of 20<sup>th</sup> Street East with Ave Q. In 2005, the Site and the surroundings appeared to be similar to the present day configuration with four rectangular warehouse type buildings, located immediately adjacent to the south of the Site at the intersection with 20th Street. These building were seen during our site reconnaissance as well.</i>
<b>From 25<sup>th</sup> Street to</b>	<i>The Site and the surroundings appeared predominantly to be vacant land until at least</i>

<i>30<sup>th</sup> Street along the alignments</i>	<i>1974. In 2005, two additional rectangular warehouse type buildings and a square semi-industrial type building was apparent adjacent to the south of the Site as seen during the site reconnaissance.</i>
<i>From 30<sup>th</sup> Street to 40<sup>th</sup> Street along the alignments</i>	<i>The Site and the surroundings areas appeared to be vacant land since 1953 until at least 2005.</i>
<i>From 40<sup>th</sup> Street to 70<sup>th</sup> Street along the alignments</i>	<i>The Site and the surrounding appeared predominantly vacant land. Adjacent to the north, near the northeaster intersection, a rectangular semi-industrial type building was seen in 1974. On the same property, another L-shaped, semi-industrial type building was observed in 2005. That building was seen during our site reconnaissance.</i>
<i>From 70<sup>th</sup> Street to 100<sup>th</sup> Street along the alignments</i>	<i>Appeared vacant land as seen during our site reconnaissance.</i>

Based on the review of the aerial photographs, the subject Site appeared to be predominantly vacant land. None of the properties within the project footprint (Site) along Rte 14 appeared to be of significant environmental concern besides two gas stations located adjacent to the west of the subject Site. However, because of their cross-gradient location in respect of the Site, there is a low likelihood that they represent any significant environmental concerns.

A review of the aerial photographs within and adjacent of the Site along Ave P-8 also indicated predominantly undeveloped land. Several adjacent properties within the Site appeared to be of significant environmental concern. Among them, 2 properties near the intersection of Ave P-8 and 10<sup>th</sup> Street East, 1 at the northwest corner of the intersection of Ave P-8 with 15<sup>th</sup> Street East, 1 near the southeast corner of Ave P-8 with 20<sup>th</sup> Street East, 1 located on 22<sup>th</sup> Street, between Ave P-8 and Ave Q, 1 property located on 30<sup>th</sup> Street East between Ave P-8 and Ave Q East, 1 near the northeast corner of the intersection of Ave P-8 with 40<sup>th</sup> Street East were found to be of significant environmental concern based on the shape, location, and the apparent use of the structures.

## **7.0 OIL AND GAS WELLS**

A review of maps and records from the California Division of Oil, Gas and Geothermal Resources (DOGGR) indicates no oil or gas wells have been drilled within a 1/2-mile along the alignments of the Site (Reference DOGRR Online Mapping System (DOMS)).

## 8.0 REGULATORY AGENCY RECORDS REVIEW

OEECS reviewed Environmental FirstSearch database to determine if the proposed Site or any of the adjacent properties are listed in the database with a past or present record of actual or possible environmental impact or ongoing investigation. Linear search was performed with 1-mile on either side of the centre line of the alignments. The FirstSearch database covers the following databases:

**NPL: EPA NATIONAL PRIORITY LIST –**

The National Priorities List is a list of the worst hazardous waste sites that have been identified by Superfund. A Superfund site is any land in the United States that has been contaminated by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**CERCLIS: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM (CERCLIS)-**

CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL.

**NFRAP: EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY INFORMATION SYSTEM ARCHIVED SITES –**

Is a database of Archive designated CERCLA sites that, to the best of EPA's knowledge, assessment has been completed and has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

**RCRA COR ACT: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES –**

Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers.

**RCRA TSD: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM TREATMENT, STORAGE, and DISPOSAL FACILITIES. –**

Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers.

**RCRA GEN: EPA/MA DEP/CT DEP RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM GENERATORS –**

Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies.

**RCRA NLR: EPA RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM SITES**

- Database of hazardous waste information contained in the Resource Conservation and Recovery Act Information (RCRAInfo), a national program management and inventory system about hazardous waste handlers. In general, all

generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies.

**ERNS: EPA/NRC EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS) -**

Database of incidents reported to the National Response Center. These incidents include chemical spills, accidents involving chemicals (such as fires or explosions), oil spills, transportation accidents that involve oil or chemicals, releases of radioactive materials, sightings of oil sheens on bodies of water, terrorist incidents involving chemicals, incidents where illegally dumped chemicals have been found, and drills intended to prepare responders to handle these kinds of incidents. Data since January 2001 has been received from the National Response System database as the EPA no longer maintains this data.

**Tribal Lands: DOI/BIA INDIAN LANDS OF THE UNITED STATES -**

Database of areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation. BUREAU OF INDIAN AFFIARS CONTACT - Regional contact information for the Bureau of Indian Affairs offices.

**State/Tribal Sites: CA EPA SMBRPD / CAL SITES-**

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

**CORTESE LIST-**

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by Cal/EPA, Hazardous Materials Data Management Program to provide information about the location of hazardous materials release sites.

**State Spills 90: CA EPA SLIC REGIONS 1 - 9-**

The California Regional Water Quality Control Boards maintain report of sites that have records of spills, leaks, investigation, and cleanups.

**State/Tribal SWL: CA IWMB/SWRCB/COUNTY SWIS SOLID WASTE INFORMATION SYSTEM-**

The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**WMUDS-**

The State Water Resources Control Board maintained the Waste Management Unit Database System (WMUDS). It is no longer updated. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcement's.

**State/Tribal LUST: CA SWRCB/COUNTY LUSTIS-**

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks.

**State/Tribal UST/AST: CA EPA/COUNTY/CITY ABOVEGROUND STORAGE TANKS LISTING-**

The Above Ground Petroleum Storage Act became State Law effective January 1, 1990. In general, the law requires owners or operators of AST's with petroleum products to file a storage statement and pay a fee by July 1, 1990 and every two years thereafter, take specific action to prevent spills, and in certain instances implement a groundwater monitoring program.

**SWEEPS / FIDS STATE REGISTERED UNDEGROUND STORAGE TANKS-**

Until 1994 the State Water Resources Control Board maintained a database of registered underground storage tanks statewide referred to as the SWEEPS System. The SWEEPS UST information was integrated with the CAL EPA's Facility Index System database (FIDS) which is a master index of information from numerous California agency environmental databases. That was last updated in 1994. We have included the UST information from the FIDS database in our reports for historical purposes to help our clients identify where tanks may possibly have existed.

**INDIAN LANDS UNDERGROUND STORAGE TANKS LIST-**

A listing of underground storage tanks currently on Indian Lands under federal jurisdiction. California Indian Land USTS are administered by US EPA Region 9.

**CUPA DATABASES & SOURCES-**

Definition of a CUPA: A Certified Unified Program Agency (CUPA) is a local agency that has been certified by the CAL EPA to implement six state environmental programs within the local agency's jurisdiction. These can be a county, city, or JPA (Joint Powers Authority).

**State/Tribal IC: CA EPA DEED-RESTRICTED SITES LISTING –**

The California EPA's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where the DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

**State/Tribal VCP: CA EPA SMBRPD / CAL SITES-** The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), formerly known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

**RADON: NTIS NATIONAL RADON DATABASE –**

EPA radon data from 1990-1991 national radon project collected for a variety of zip codes across the United States.

**State Other: CA EPA/COUNTY SMBRPD / CAL SITES –**

The California Department of Toxic Substances Control (DTSC) has developed an electronic database system called Envirostor with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems.

**LA COUNTY SITE MITIGATION COMPLAINT CONTROL LOG –**

The County of Los Angeles Public Health Investigation Compliant Control Log.

**HW Manifest: CA EPA DEPARTMENT OF TOXIC SUBSTANCES CONTROL HAZARDOUS WASTE MANIFEST INVENTORY-**

Records maintained by the CA DTSC of Hazardous Waste Manifests used to track and document the transport of hazardous waste from a generator's site to the site of its final disposition.

The review of the Agency database Records found 13 RCRA GEN, RCRA NLR, 1 Tribal Lands, 5 State/Tribal Sites, 2 State/Tribal SWL, 16 State/Tribal LUST, 23 State/Tribal UST/AST, 11 State Permits, 2 State Other and 9 HW Manifests located within 1-mile linear search of the centre lines of the alignments of the proposed SR 138.

Among the listed sites within the project boundary of both alternatives, 4 properties are listed in multiple databases. Sometime the same property appears in different database. According to database name, three properties are listed in HW Manifest, two are listed in Other, three in Permit, and two in UST database. Although, they are located within the subject Site, and indicate permitted activities only, however, no release of hazardous chemicals/wastes are reported (based on the database information) into subsurface soil or groundwater is confirmed. They are however considered as significant environmental concern to the Site (proposed alternatives).

Among the adjacent listed sites, 3 Permit, 4 LUST, 1 State, 1 RCRA GEN, 1 RCRA NLP, and 1 SWL sites are listed. Further review of the LUST sites indicated that only 1 of them (Chandler Lumber, located at 39531 15<sup>th</sup> Street East) is up-gradient (0.49 Northeast) of the Site. This site was previously reported (1992) to have leaking gasoline tank (underground) impacting soil. The current case status is "case closed." Because of its distance as well as current case status, this site is not considered to have a significant environmental concern to the subject Site. The other listed LUST sites are located either down-gradient or cross-gradient of the Site. Also, the other listed sites (Permit, State, RCRA GEN, RCRA NLP and SWL) located cross-gradient of the Site and therefore, they are not considered to pose any potential environmental concern to the Site.

A copy of the complete database report is included in Appendix B.

## 9.0 SUMMARY OF FINDINGS AND CONCLUSIONS

Based on OEECS' review of background data, regulatory agency records, historical records, and observations made during the site reconnaissance, the following conclusions and recommendations are presented regarding the project site.

Although, the majority of commercial and residential properties encompassed by the SR 138 do not present a potential environmental threat to the proposed route, potential recognized environmental conditions exist at the Site from operations of several semi-industrial type businesses within the proposed project footprint. They include the following buildings:

1. Palmdale USD Transportation Facility located at 919 Avenue P-8 East (both alternatives).
2. Palmdale USD located at 39210 10<sup>th</sup> Street East (both Alternatives)
3. J and P Construction located at 39339 10<sup>th</sup> Street East (both Alternatives)
4. Vacant building located at 39215 15<sup>th</sup> Street East (Alternative 2 only)
5. Palmdale Commerce Center located at 2044 Ave P-8 East (Alternative 2 only)
6. Affordable Auto Body and Repair located at 39006 20<sup>th</sup> Street East (Alternative 3 only)
7. Facility located at 2229 Avenue Q East (Alternative 3 only).

Also, there are several adjacent properties that may be considered potential environmental concern to the Site depending on which alternative is selected. The following is a list of adjacent properties potential to have environmental concerns:

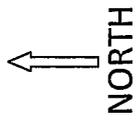
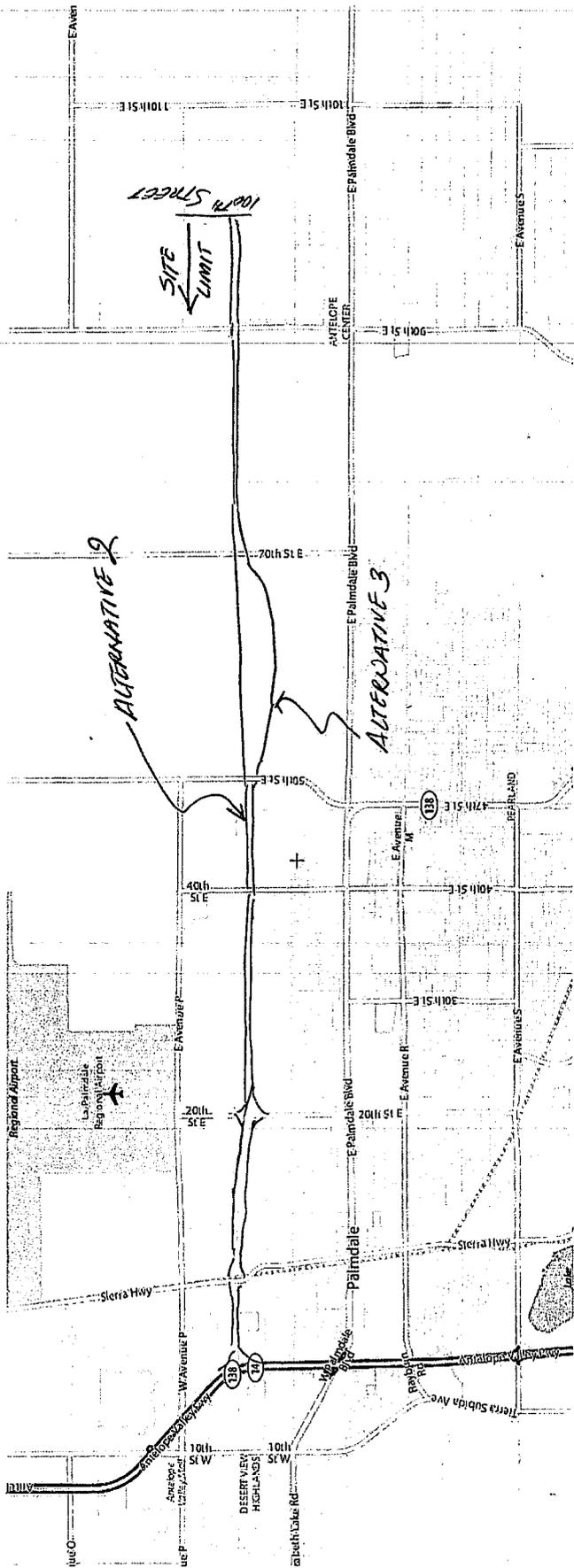
1. Auto Body and Paint Shop located at 39130 3<sup>rd</sup> Street East (both Alternatives)
2. Palmdale USD 39139 10<sup>th</sup> Street East (both Alternatives)
3. G&S Auto Repair located at 38917 20<sup>th</sup> Street East (both Alternatives)
4. Four Star Printing located at 38917 20<sup>th</sup> Street East (both Alternatives)
5. Affordable Auto Body and Repair located at 39006 20<sup>th</sup> Street East (Alternative 2 only)
6. Facility located at 2229 Avenue Q East (Alternative 2 only).
7. County Water Reclamation Plant located at 39300 N 30<sup>th</sup> Street East (Alternative 2, only)
8. Palmdale Airport Maintenance located at 4037 Ave P-8 East A (Alternative 2 only)
9. Vacant building located at 39215 15<sup>th</sup> Street East (Alternative 3 only)

10. Palmdale Commerce Center located at 2044 Ave P-8 East (Alternative 3 only)
11. Bruce and Tina's Service Center located at 38950 30th Street East (Alternative 3 only).

## 10.0 RECOMMENDATIONS

Further assessment/investigation is warranted for the proposed project in regards to the identified properties (see previous section). Also, based on the age of the impacted buildings, asbestos-containing materials (ACMs) and lead-based paint (LBP) are likely to be present. Therefore, prior to demolition of old buildings, ACMs and LBP survey should be conducted. If ACMs and/or LBP is detected, appropriate building permits must be obtained from regulatory agencies in order to remove these materials by a licensed contractor.

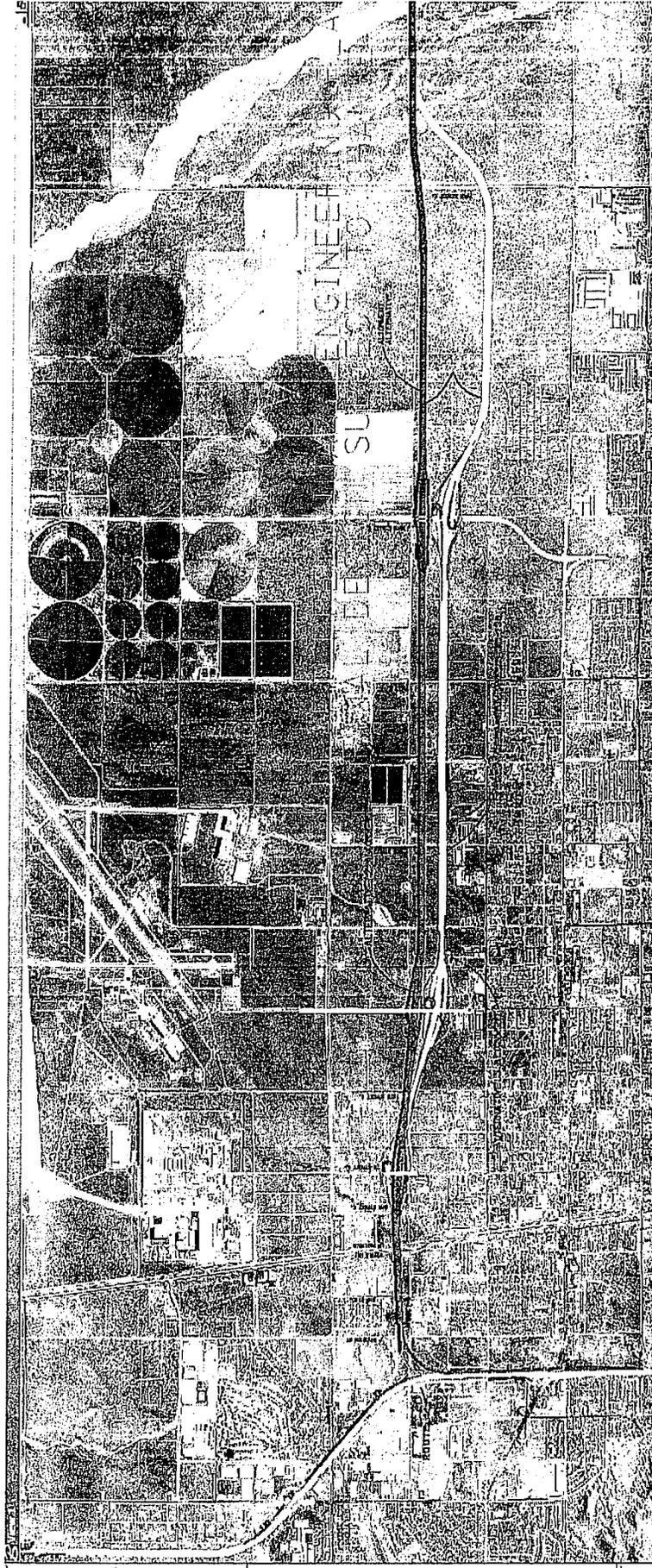
**FIGURE 1: SITE LOCATION MAP**



**FIGURE 1: SITE LOCATION MAP**

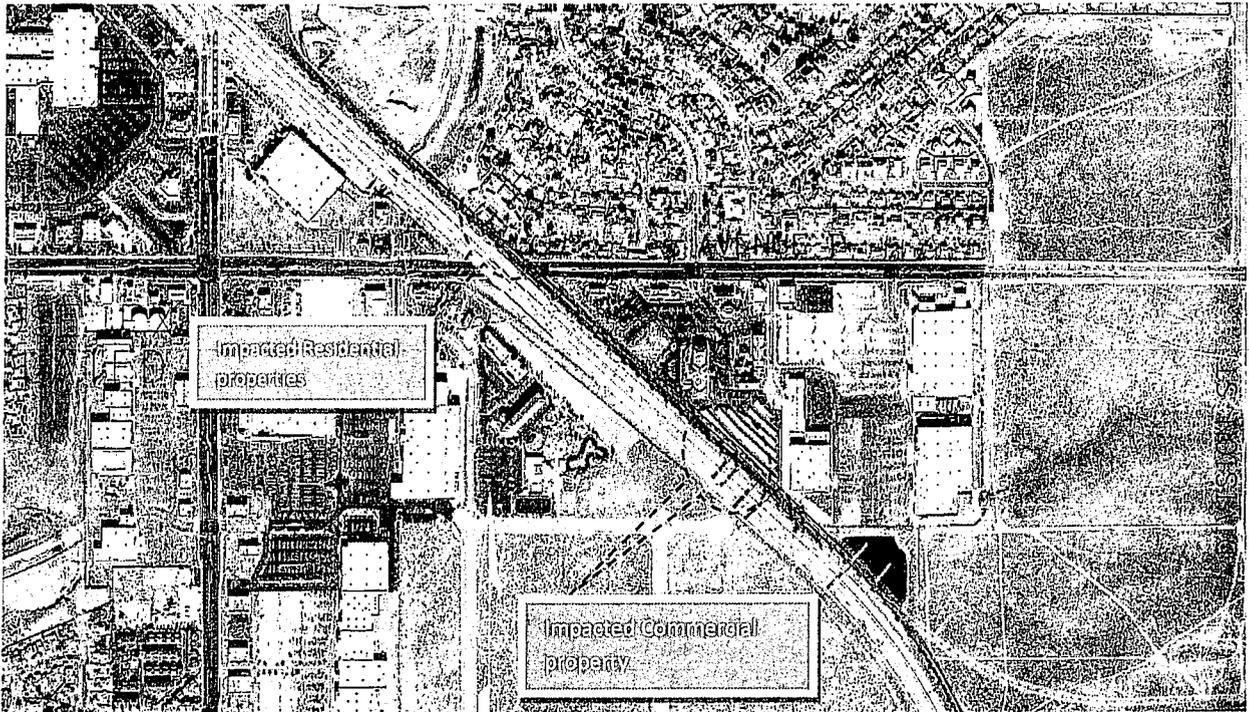
**Scale: None**

**FIGURE 2: SITE VICINITY MAP**

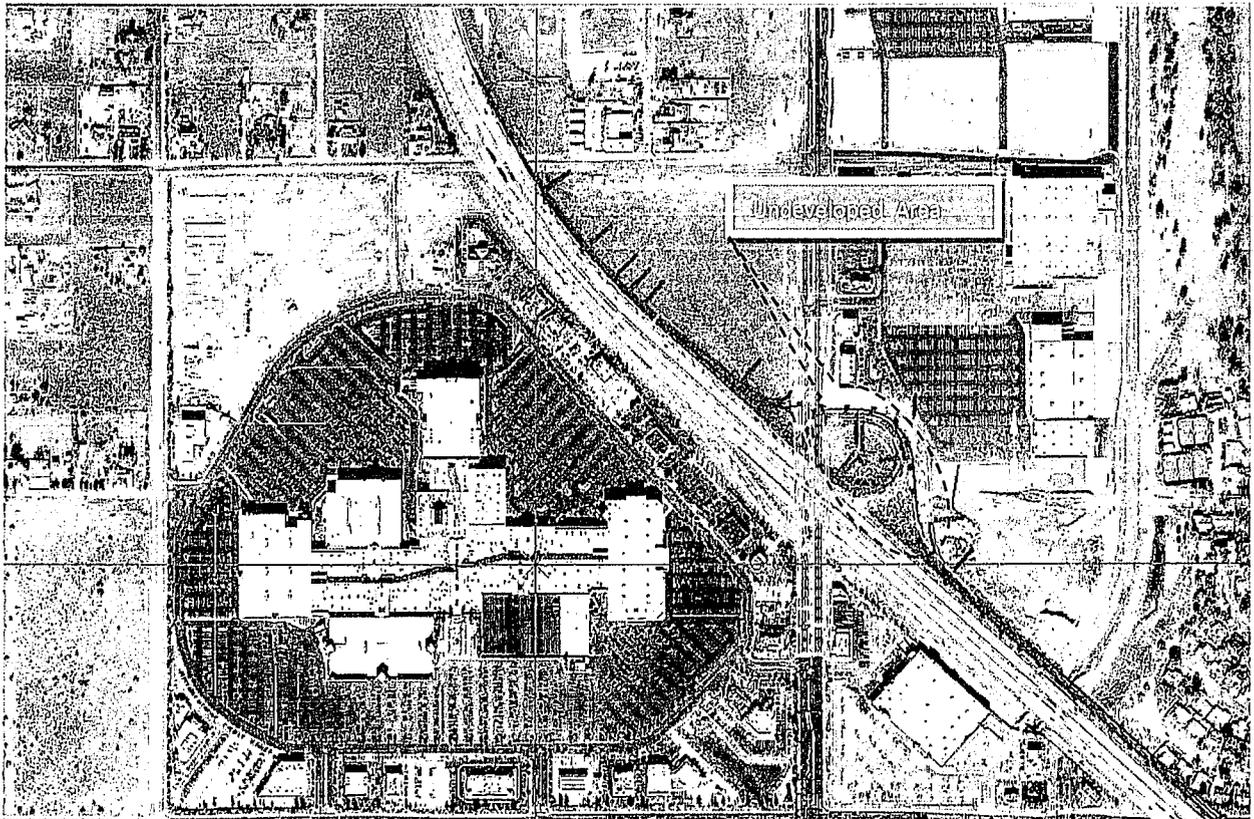


**FIGURE 2: SITE VICINITY MAP**  
Scale: None

**APPENDIX A: SITE PHOTOGRAPHS**



**Properties adjacent to Rte 14 and Ave P**

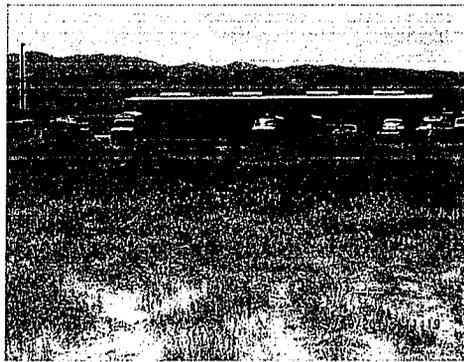


**Properties adjacent to Rte 14 and 10<sup>th</sup> Street West**



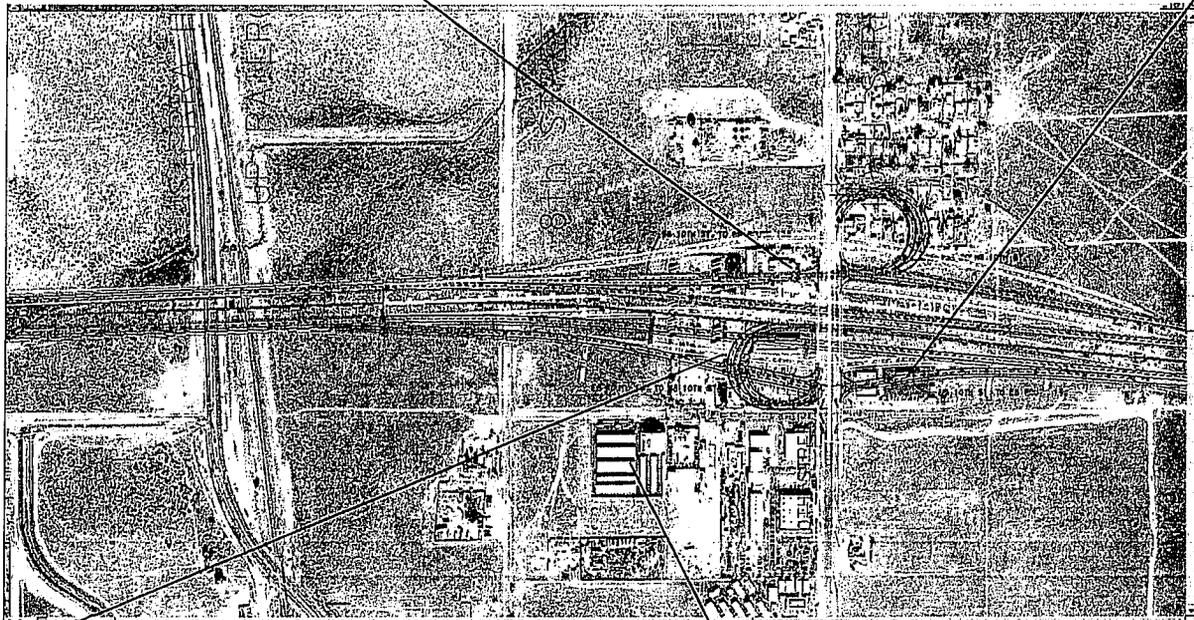
"Auto Body and Paint Shop",  
located at 39130 3<sup>rd</sup> Street East  
(approximately 500 feet south of  
the proposed alignment)





"Palmdale Unified School District" maintenance building (shop area) located at 39210 10th Street East

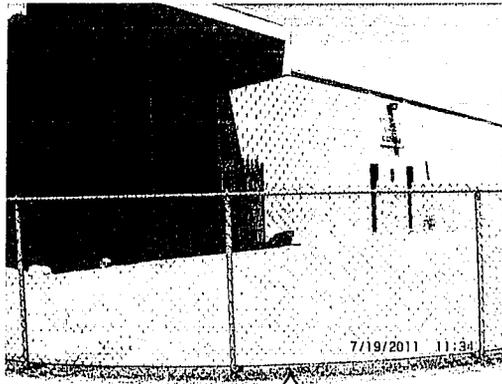
AV Casino Rental located at 39261 10<sup>th</sup> Street East



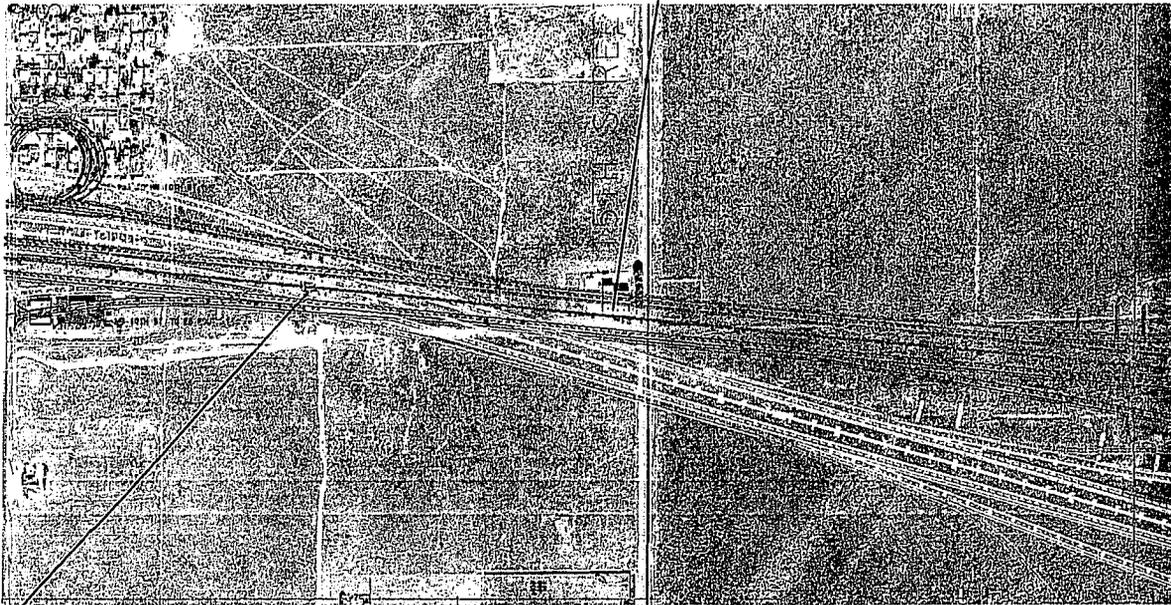
Approximate location of fuel dispensing Island of Palmdale Unified School District's Transportation facility, located at 919 East Avenue P-8

"AV Self Storage", located at 850 East Avenue P-8



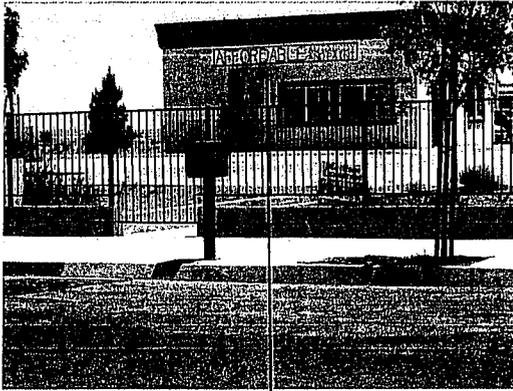


Vacant commercial/industrial-type building located at 39215 15<sup>th</sup> Street East

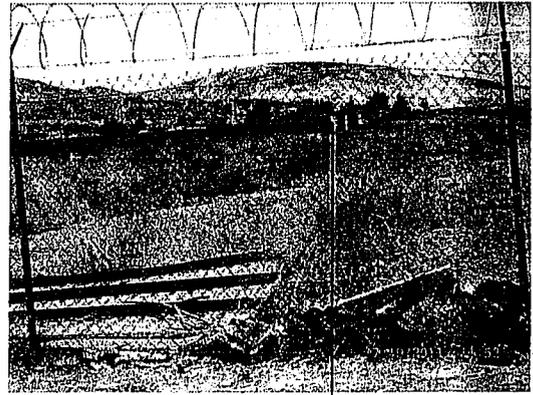


Single Family Residence  
Located at the northwest corner of the intersection of East 12<sup>th</sup> Street with Avenue P-8

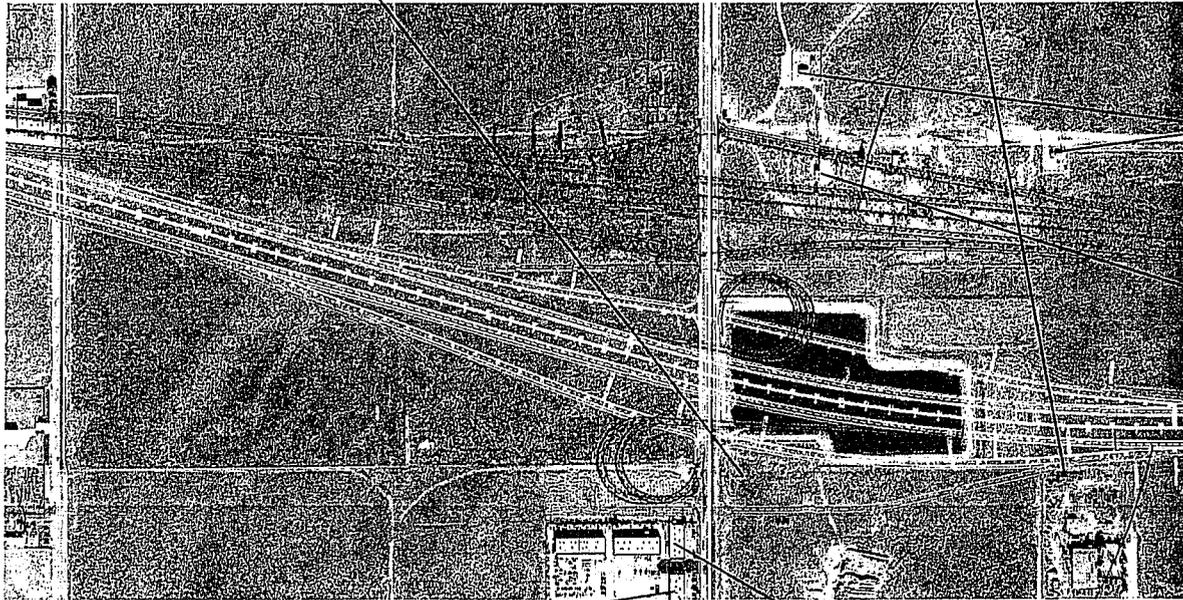




"Affordable Auto Body and Paint" located at 39006 20<sup>th</sup> Street East (recently constructed) has a pole-mounted transformer.



Several 55-gallon drums observed on the yard located at 2229 East Avenue Q



Pump Stations

Palmdale Commerce Center  
2044 Ave P-8

"G&S Auto Repair"  
located at 38917 20<sup>th</sup> Street East

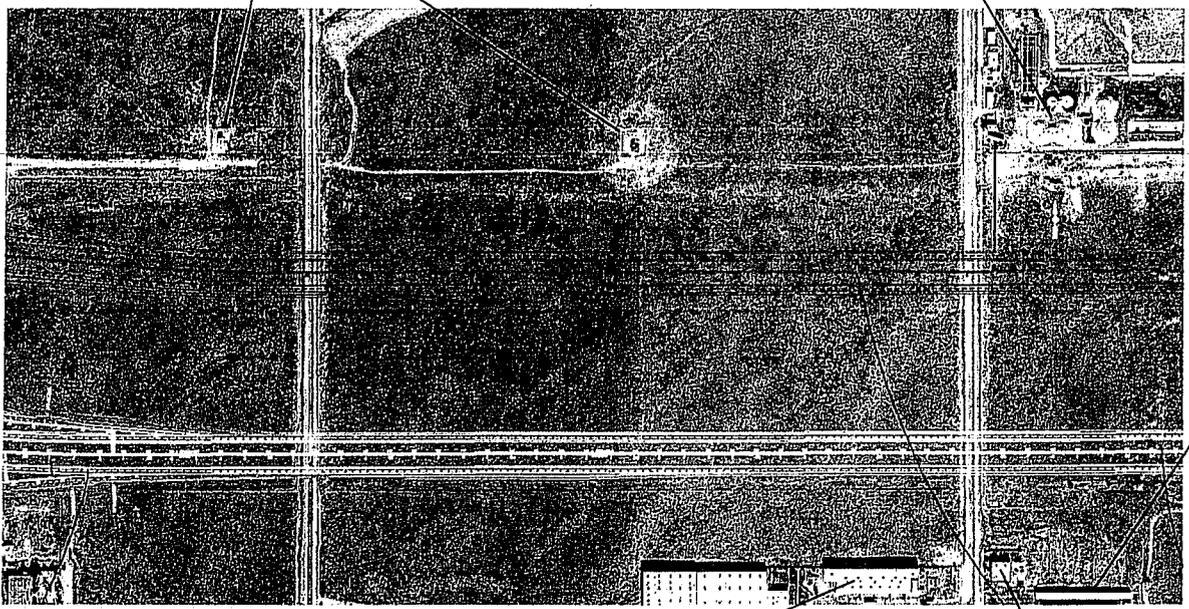


"Four Star Printing"  
located at 38917 20<sup>th</sup> Street East



County Water Reclamation Plant  
39300 N 30<sup>th</sup> St.

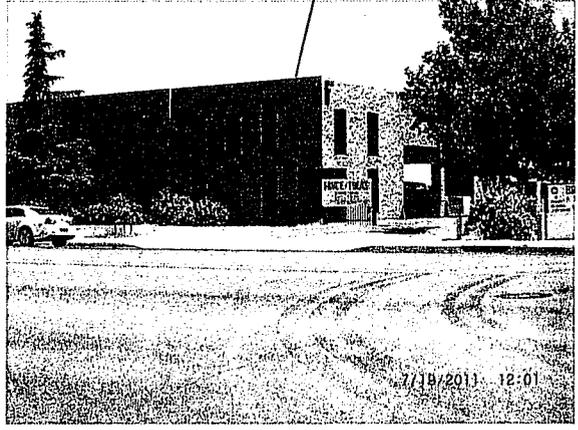
Water well  
pump station



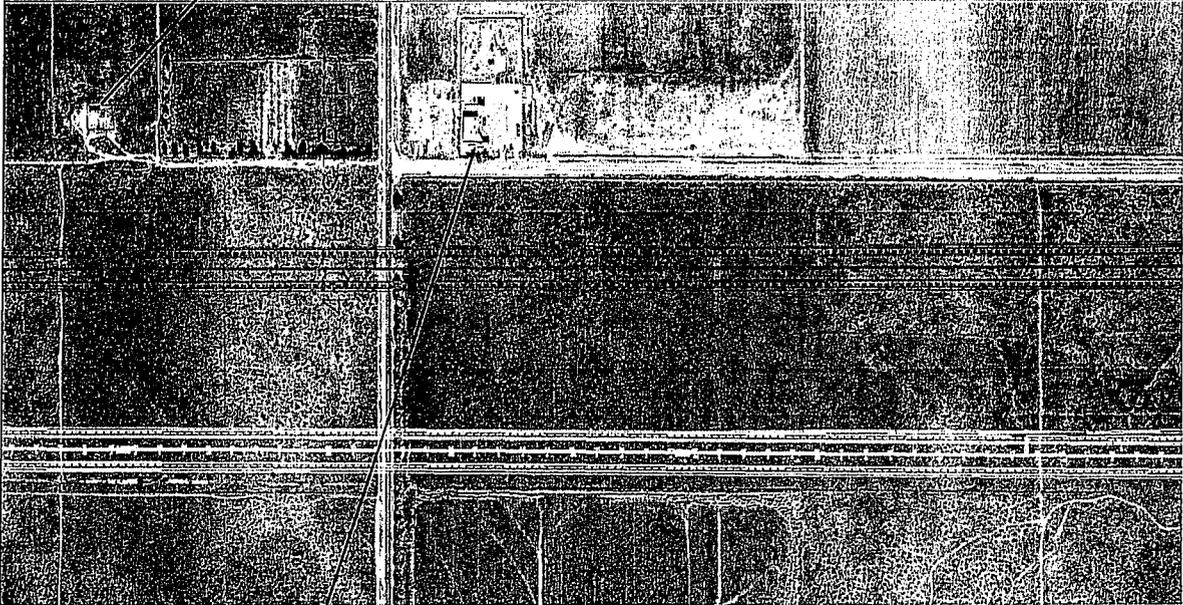
"All American  
Storage"

"Bruce & Tina's Service Center"  
"Nava Auto Repair"  
38950 30<sup>th</sup> Street East

Warehouse-type building  
located at 2905 Watts Ave



Water well  
pump station



"Palmdale Airport Maintenance" building  
located at 4037 Avenue P-8 East, has a fuel  
aboveground storage tank



**APPENDIX B: AGENCY RECORDS DATABASE**