One REC was determined to be associated with the Site:

Del Rey Cleaners: A groundwater investigation of Del Rey Cleaners, a dry cleaning facility located approximately 540 feet northeast of the Site, detected tetrachloroethylene (PCE) at concentrations as high as 43,500 micrograms per liter (ug/l) in groundwater. According to correspondence with the Regional Water Quality Control Board, Los Angeles Region (RWQCB), no additional environmental investigations have been conducted since 2002. Since no effort has been made to remediate the groundwater impacts from this presumably up gradient dry cleaning facility, Del Rey Cleaners represents a REC for the Site and the Phase I recommends a Phase II Groundwater Investigation be prepared to determine if groundwater impacts exist at the Site.

As discussed under Volatile Organic Compounds, below, in December 2009, Environmental Engineering & Contracting (EEC) conducted a Phase II groundwater investigation at the Site.

Due to the shallow groundwater depth in the area, it is likely that construction dewatering would be required for the proposed subterranean parking. Pumping activities could increase the groundwater gradient toward the Site, which could pull the documented groundwater impacts at Del Rey Cleaners towards the Site.

Dewatering recommendation are found on pages 11 to 32 of the Geotechnical Investigation, included as Appendix D to this IS/MND. As described under Soil Vapor Survey, below, analytical results for soil vapor samples collected from the soil gas probes indicate that VOCs are not present at levels in soil vapor that are above laboratory detection limits.

Historic Recognized Environmental Condition

The term "historic recognized environmental condition" (HREC) is defined in ASTM Practice E 1527-05 as "conditions which in the past would have been considered a REC, but which may or may not be considered a REC currently." No HRECs were determined to be associated with the Site.

Former Underground Storage Tanks (USTs)

According to the historical resources reviewed, two gasoline service stations and associated USTs were formerly located at the Site and the potential exists for the former USTs to have impacted the Site. However, according to the analytical results obtained from the previous investigations performed at the Site, it does not appear that former USTs have resulted in significant impacts to the subsurface.

Imported Fill Material

Imported fill used to backfill the UST excavations in the northern portion of the Site may have also impacted the Site. However, according to the analytical results obtained from the previous investigations performed at the Site, it does not appear that the use of imported fill at the Site has resulted in significant impacts to the subsurface.

Radon