2.0 INTRODUCTION

The Boeing Realty Corporation (BRC) Former C-6 Facility is located at 19503 South Normandie Avenue in Los Angeles, California (Figure 1). The former facility was used in the manufacture, storage, and distribution of aircraft parts and components for over 45 years. All onsite manufacturing, storage and distribution operations ceased in mid-2000. The site has been undergoing a phased redevelopment process over the last 4 years.

The site is divided into 4 parcels (Figure 2). Redevelopment of the northeastern portion of the property, Parcel A, began in 1996 and is ongoing. BRC sold this parcel in December 1998. Redevelopment of the western portion, Parcel B, began in 1998 and is ongoing. Parcel C occupies the eastern portion of the property and will be redeveloped at a later date. Redevelopment of the newly created Parcel D (previously the southernmost portion of Parcel C) began in the summer of 1999.

As part of the redevelopment of Parcel B, a retaining wall was constructed along the southern boundary of the property (Figure 2). The retaining wall extends from Western Avenue to the Los Angeles Department of Water and Power (LADWP) substation located approximately 1800 feet to the east. The wall is approximately 10 to 13 feet in height, and is used to retain approximately five feet of fill soils. The engineering design of the retaining wall required the drilling of 91 caissons to depths ranging from 10 feet below ground surface (bgs) to 21 feet bgs. An existing pipeline easement runs parallel to the retaining wall along the entire southern boundary of the site. Approximately 11 pipelines transporting various petroleum products are located within the 30-foot-wide easement. All the pipelines are operated by third parties.

On February 1st, 2000 during the drilling of several of the caissons, a petroleum odor was observed, and petroleum affected soils (PAS) were encountered on the north side of the retaining wall footings in the cuttings of the auger drill rig installing the caissons. Field measurements of organic vapors in air exceeded 50 parts per million (ppm). The South Coast Air Quality Management District (SCAQMD) was notified in accordance with their Rule 1166 requirement. The Los Angeles Regional Water Quality Control Board (LARWQCB) was also notified. Integrated Environmental Services, Inc. (IESI) was requested by BRC to monitor air quality and to collect soil samples during construction activities along the pipeline easement.

2.1 OBJECTIVES

The objectives of IESI's monitoring and sampling efforts were to:

- Monitor and document SCAQMD Rule 1166 compliance.
- Identify the source of the PAS encountered in the pipeline easement area.
- Evaluate the lateral extent of the PAS along the retaining wall construction area.

- Characterize the PAS removed from the caissons for disposal purposes.

2.2 DOCUMENT ORGANIZATION

This Pipeline Easement Assessment Report has been organized into 6 sections:

Section 1 - Introduction, presents the purpose and organization of the report with a brief discussion of the retaining wall project.

Section 2 - Field Sampling and Analytical Program, discusses the air quality monitoring and soil sampling approach used to characterize the PAS in the pipeline easement.

Section 3 - Results and Discussion, summarizes and discusses the results of field and laboratory programs.

Section 4 - Conclusions, presents the conclusions that may be drawn from the data collected.

Section 5 - References, lists the literature cited in this report.

Appendices, Appendix A, contains copies of air quality data monitoring results. Appendix B contains copies of laboratory analytical results. Appendix C contains soil recycling transportation manifest documentation.