



North

LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs

Date of Photograph: 1976

Fred C. Nelles Site

Phase I Environmental Site Assessment

CH2MHILL



North

LEGEND



Site Boundary

Appendix E, Historical Aerial Photographs

Date of Photograph: 1989

Fred C. Nelles Site

Phase I Environmental Site Assessment

CH2MHILL



North

LEGEND



Site Boundary

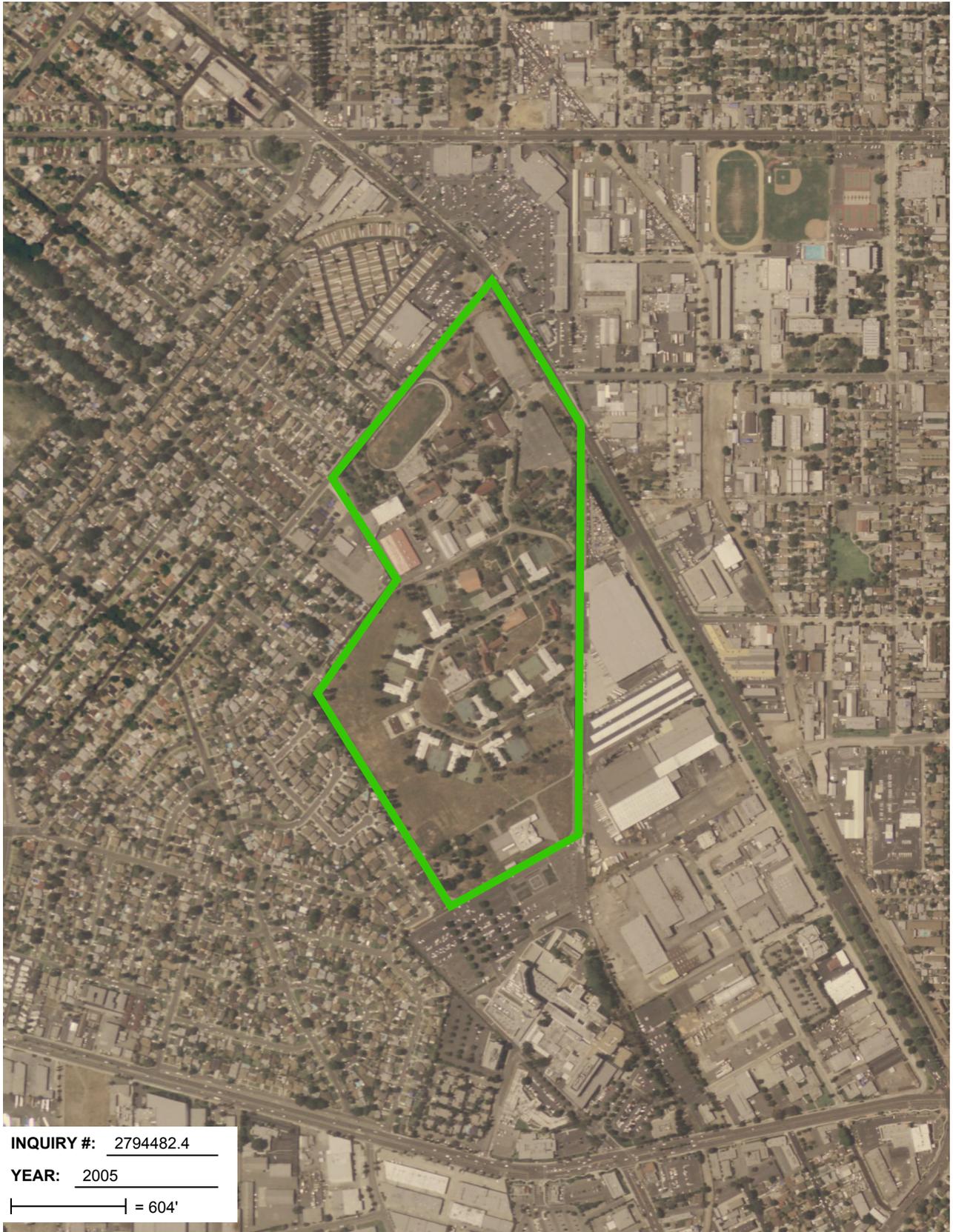
Appendix E, Historical Aerial Photographs

Date of Photograph: 1994

Fred C. Nelles Site

Phase I Environmental Site Assessment

CH2MHILL



INQUIRY #: 2794482.4

YEAR: 2005

|—————| = 604'



North

LEGEND

 Site Boundary

Appendix E, Historical Aerial Photographs
Date of Photograph: 2005
Fred C. Nelles Site
Phase I Environmental Site Assessment

CH2MHILL

Appendix E
Interview Documentation

PHASE I PRELIMINARY SITE ASSESSMENTS (PSAs)

Environmental Questionnaire

The following information should be obtained for the facility (site). The person most knowledgeable about the site and its history should provide the information:

1. Name and phone number of person providing the information. Miguel Ochoa
909-606-5003
2. Property Address. 11850 Whittier Blvd, Whittier CA 90601
3. If relevant, who was the former owner and operator/ occupant of the property? State of California
4. What were the past uses of the site and nearby properties that could environmentally impact the site? Past use was youth Correctional Facility. Nearby properties include factories, aerospace, and possibly a mattress mfg. and a junk yard.
5. Provide a brief description of site characteristics with respect to:
 - Hazardous materials and chemicals used/stored/disposed. Fuels and cleaning fluids
 - Asbestos containing materials (ACM). Building materials (various) and pipe insulation
 - Tanks. Total of three (3). Two (2) above ground and one abandoned and filled with slurry below ground tank
 - PCB equipment. Transformers
 - Solid waste disposal. Contracted to Consolidated Waste Co
 - Sewerage. Connected to City sewer system
 - Water supply. Supplied by City
 - Surrounding land uses. Residential, Commercial, and Factories

6. Has there ever been a spill (reported or not reported) of material that could be deemed to have caused contamination?

Yes No Not to my knowledge

If yes, please explain:

7. Has there ever been an aboveground or underground tank on the site.

Yes No

If yes, please explain (i.e., year installed/removed; active/inactive; contents; capacity)
Two active above ground tanks; one is a gas/diesel for vehicles, and the other for an emergency generator. In addition to the 2 listed above there is an abandoned underground fuel tank which was used to provide fuel to steam boilers. The below ground was filled with slurry.

8. Are there any former septic tanks or sewer leach fields on the site

Yes No Not to my knowledge

If yes, please explain:

9. Provide a list of environmental permits for the site. Boiler operating permits and fuel tank permits.

10. Have environmental studies reports or assessments been performed on the property's soil, air, or water conditions? If so, provide copies of the report(s).

Yes No

If yes, please explain: Soil testing was done prior to abandoning underground tank being filled with slurry.

11. Has any regulatory agency listed the property as a site requiring or qualifying for cleanup under any environmental law?

Yes No

If yes, please explain:

12. Are there any known citizen complaints or lawsuits filed against the site?

Yes No Not to my knowledge

If yes, please explain:

13. If available, provide the following local geology and hydrology data:

- Elevation of aquifers and nearest drinking water source Unknown
- Location of aquifers and nearest drinking water source Unknown
- Depth to nearest groundwater Unknown
- Use (and potential for use) of groundwater and surface waters Unknown
- Direction of groundwater flow Unknown
- Known impairments to water quality (e.g., regional pesticide contamination) Unknown

14. If you were buying this property, what would you want to know that if you didn't find out until after you owned the property, you'd be upset (focus on environmental)? The questions asked by this questionnaire.

Specific Questions included with the Overall Questions above

1. Have you observed evidence or do you have any prior knowledge that the property has been used for an industrial use or mining in the past?

Yes No Not to my knowledge

If yes, please explain:

2. Have you observed evidence or do you have any prior knowledge that any adjoining property has been used for an industrial use or mining in the past?

Yes No Not to my knowledge

If yes, please explain:

3. Is any portion of the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes No

If yes, please explain: The property had an automotive repair shop for the fleet vehicles and a fuel supply system for the vehicles.

4. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment storage, disposal, processing, or recycling facility?

Yes No

If yes, please explain: Junkyard

5. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal in volume or 50 gal in the aggregate, stored on or used at the property or at the facility?

Yes No

If yes, please explain: Car batteries, pesticides, paints, and automotive fluids (i.e.:power steering fluid, antifreeze)

6. Are there currently any industrial drums (typically 55 gal) or sacks of chemicals located on the property or at the facility?

Yes No

If yes, please explain: Petroleum products

7. Have you observed evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?

Yes No Not to my knowledge

If yes, please explain:

8. Have you observed evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?

Yes No Not to my knowledge

If yes, please explain:

9. Are there currently or has there ever been any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes No Not to my knowledge

If yes, please explain:

10. Is there currently any stained soil on the property?

Yes No Not to my knowledge

If yes, please explain:

11. Are there currently or has there ever been any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?

Yes No

If yes, please explain: Steam vent pipes from steam vaults, and an unknown fill pipe by the boiler plant.

12. Are there currently any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes No Not to my knowledge

If yes, please explain:

13. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?

Yes No Not to my knowledge

If yes, please explain:

14. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environmental/health agency?

Yes No Not to my knowledge

If yes, please explain:

15. Do you have any knowledge of environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the Property?

Yes No Not to my knowledge

If yes, please explain:

16. Do you have any knowledge of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?

Yes No Not to my knowledge

If yes, please explain:

17. Do you have any knowledge of the current or past existence of environmental violations with respect to the property or any facility located on the property?

Yes No Not to my knowledge

If yes, please explain:

18. Do you have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes No Not to my knowledge

If yes, please explain:

19. Do you have any knowledge of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous

substance or petroleum products involving the property by any owner or occupant of the property?

Yes No Not to my knowledge

If yes, please explain:

20. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a storm water sewer system?

Yes No Not to my knowledge

If yes, please explain:

21. Does the property discharge waste water, on or adjacent to the property, other than storm water, into a sanitary sewer system?

Yes No Not to my knowledge

If yes, please explain:

22. Is there any electrical or hydraulic equipment for which there are any records indicating the presence of PCBs?

Yes No

If yes, please explain: Transformers

Appendix F
Subject Property Survey Photographs

**Phase I Environmental Site Assessment
Fred C. Nelles Youth Correctional Facility
Whittier, California**

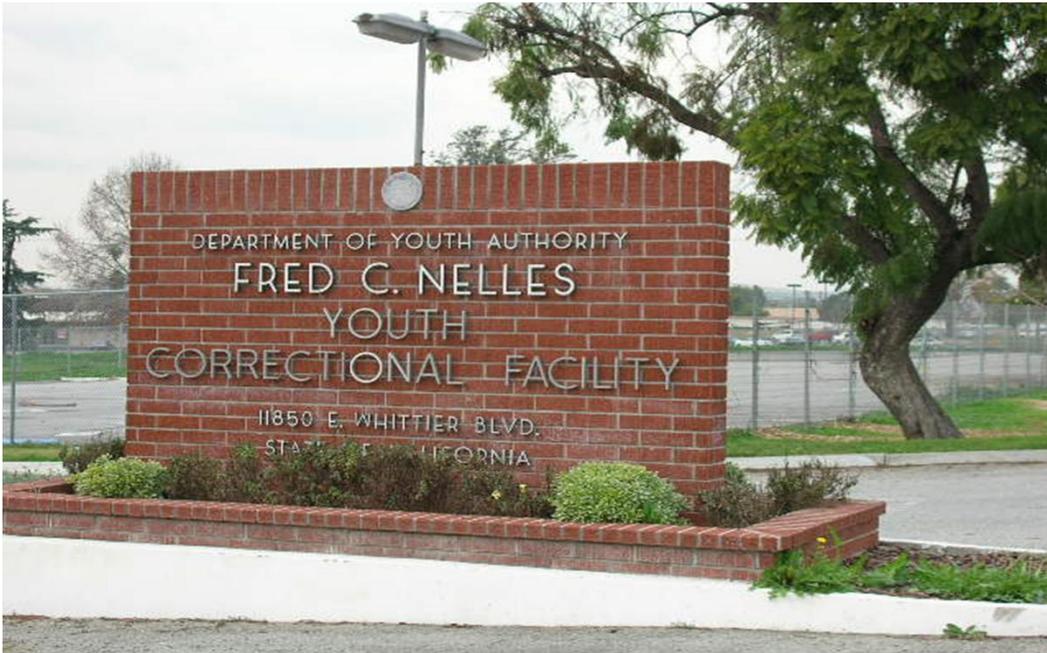


Photo 1: Entrance to the Fred C. Nelles Youth Correctional Facility



Photo 2: Main gate for the Site. Building 3, Control and Visiting is in the background.

**Phase I Environmental Site Assessment
Fred C. Nelles Youth Correctional Facility
Whittier, California**



Photo 3: Paint booth located inside Building 14. This unit has never been used.



Photo 4: Petroleum products storage area located inside Building 14.

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Whittier, California**



Photo 5: Hazardous materials stored inside Building 14.



Photo 6: Hazardous Materials/Hazardous Waste Storage Unit located to the southeast of Building 14. This unit was empty.

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Photo 7: Building 15, Former Maintenance Garage.



Photo 8: Location of a former waste oil underground storage tank (UST) located on the west side of Building 15.

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Photo 9: A concrete lined pit located inside the former machine shop of Building 15. The former use of this sump is unknown. Liquid (presumably rain water) had accumulated inside the pit at the time of the site survey.



Photo 10: Hydraulic lift located inside the former garage area of Building 15.

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Photo 11: Petroleum release from pale on the inside of Building 15.



Photo 12: The petroleum release extends toward a floor drain inside Building 15.

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Whittier, California**



Photo 13: Building 19, Former blueprint and lock shop.



Photo 14: Paint residue on the floor of Building 19.

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Whittier, California**



Photo 15: Building 21, Transformer Room, Electrical Switches, and Emergency Generator.



Photo 16: Building 21, Transformer Room. Minor oil staining observed at the base of one of the transformers.

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Photo 17: Building 21, Generator Room.



Photo 18: Transformer located inside Building 21.

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Photo 19: A 1,000-gallon diesel aboveground storage tank (AST) is located west of Building 21. This AST provides diesel for the emergency generator.



Photo 20: AST located to the south of Building 21. This inactive AST formerly contained 2,600 gallons of diesel and 2,600 gallons of gasoline.

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Whittier, California**



Photo 21: Building 27, Boiler Room. A 30,000-gallon diesel underground storage tank (UST) has been closed in-place with a slurry mix. This UST is located on the east side of the building in the grassy area in the foreground of this photograph.



Photo 22: Two boilers are located inside Building 27.

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Photo 23: The fill pipe for the 30,000-gallon diesel UST located at Building 27 is located in the center of the photograph.



Photo 24: Building 47, Ford Cottage Pool.

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Photo 25: Pool filter and chemical room located at Building 47.



Photo 26: Interior of the pool filter and chemical room located at Building 47.

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Photo 27: Building 59, Facilities Planning Complex.



Photo 28: Paints and other hazardous materials stored inside Building 59.

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Photo 29: Interior of green house on south side of Building 59. Minor petroleum release on concrete floor.



Photo 30: 55-gallon drums containing soil that was reported to be “non-hazardous”. Labeling on these drums was illegible.

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Photo 31: X-ray Development room located inside Building 61.