

**Preliminary Assessment Report
Waymire Drum Co. Inc.
Los Angeles, Los Angeles County, California**

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List of Acronyms

bgs	below ground surface
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CoHP	City of Huntington Park
CoSG	City of South Gate
DCA	dichloroethane
DCE	dichloroethylene
DTSC	Department of Toxic Substances Control
EPA	United States Environmental Protection Agency
ft ²	square feet
GSWC	Golden State Water Company
HHMD	Los Angeles County Fire Department, Health Hazardous Materials Division
HRS	Hazard Ranking System
LADPW	Los Angeles County, Department of Public Works
LADWP	Los Angeles Department of Water and Power
LASD	Sanitation Districts of Los Angeles County
MCL	Maximum Contaminant Level
mg/kg	milligrams per kilogram
mg/L	milligrams per Liter
MWD	Metropolitan Water District of Southern California
NOV	Notice of Violation
NPL	National Priorities List
PA	Preliminary Assessment
PCE	tetrachloroethylene
RCRIS	Resource Conservation and Recovery Information System
RSL	Regional Screening Level
RWQCB	Regional Water Quality Control Board
SEMS	Superfund Enterprise Management System
SVOC	Semi-volatile Organic Compound
TCE	trichloroethylene
UST	underground storage tank
VC	vinyl chloride
VOC	volatile organic compound
Waymire	Waymire Drum Co. Inc.
WESTON	Weston Solutions, Inc.
WPMWC	Walnut Park Mutual Water Company
µg/L	microgram per liter

1.0 INTRODUCTION

1.1 Regulatory Background

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), Weston Solutions, Inc. (WESTON®) has been tasked to conduct a Preliminary Assessment (PA) of the Waymire Drum Co. Inc. (Waymire) site in Los Angeles, Los Angeles County, California.

The purpose of a PA is to review existing information on a site with potential releases of a hazardous substance and its environs to assess the threats, if any, posed to public health, welfare, or the environment and to determine if further investigation under CERCLA is warranted. The scope of a PA generally includes review of existing information available from federal, state, and local agencies.

Using existing information sources, a site is then evaluated using the U.S. Environmental Protection Agency's (EPA) Hazard Ranking System (HRS) criteria to assess the relative threat associated with actual or potential releases of hazardous substances at the site. The HRS has been adopted by EPA to help set priorities for further evaluation and eventual remedial action at hazardous substance sites. The HRS is the primary method of determining a site's eligibility for placement on the National Priorities List (NPL). The NPL is a list compiled by EPA of uncontrolled hazardous substance releases in the United States that are priorities for long-term remedial evaluation and response. This report summarizes the findings of these preliminary investigative activities.

The Waymire site was identified as a potential hazardous waste site and is entered into the Superfund Enterprise Management System (SEMS) (CAN000903041) (EPA, 2017).

More information about the Superfund program is available on the EPA web site at <http://www.epa.gov/superfund>.

1.2 Apparent Problem

EPA determined that a PA was needed at the Waymire site because of the following apparent problems:

- Historically, on-site operations included drum recycling and cleaning, and battery recycling and storage. In addition, the site managed and disposed of trichloroethylene (TCE) from at least 2002 to 2003 (DTSC, 2016).
- Soil sampling events conducted on the site have detected volatile organic compounds (VOCs), including TCE, at elevated concentrations in onsite soils. In addition, arsenic and lead have been detected in on-site soils at concentrations greater than residential Regional Screening Levels (RSLs) (ITC, 2001; Waymire, undated).

- The site is situated upgradient with respect to the regional groundwater flow from several drinking water wells that have been identified with elevated concentrations of VOCs and metals, including TCE and lead. The three closest wells to the site, Miramonte Well 01, Miramonte Well 02, and Miramonte Well 03, have had multiple TCE detections. TCE was detected at maximum concentrations of 20 µg/L in Miramonte Well 01 in February 2015, 7.7 µg/L in Miramonte Well 02 in September 2014, and 5.1 µg/L in Miramonte Well 03 in February 2016. The Maximum Contaminant Level (MCL) for TCE is 5 µg/L. In addition, Miramonte Well 01 had a detection of arsenic at a concentration of 2.2 µg/L in May 1995 and lead was detected in Miramonte Well 02 at a concentration of 5.0 µg/L in March 2013 (DTSC, 2016; RWQCB, 2017).

2.0 SITE DESCRIPTION

2.1 Location

The Waymire site is located at 7702 Maie Avenue, Los Angeles, California. Additional addresses associated with the site property include **Exemption 6**

. The geographic coordinates for the site are 33° 58' 12.02" North latitude and 118° 14' 38.07" West longitude (Appendix A). The location of the site is shown in Figure 1.

2.2 Site Description

The site occupies approximately 2.3 acres in a mixed urban industrial and residential area. The site is bordered to the north by a single-family residence and a light manufacturing business, to the west across Maie Avenue by single-family residences, to the south by a textiles business, and to the east by railroad tracks and a public park. The site occupies three Los Angeles County Assessor parcels identified as 6021-018-031, 6021-018-032 and 6021-018-033 (DTSC, 2016; LACA, 2017a; LACA, 2017b; LACA, 2017c; Google, 2017).

As of February 2016, the site was occupied by six structures; a 7,800 square-foot (ft²) warehouse, a 4,000 ft² warehouse, a 775 ft² office building, a 2,600 ft² storage building, and a 1,600 ft² residence. A Site Reconnaissance conducted in April 2016 noted that automobiles and automobile parts were scattered throughout the property. The site was paved and trenches from a clarifier were visible in the building along the southern portion of the property. A site layout map is presented in Figure 2 (DTSC, 2016; Google, 2017).

Historically, the site was occupied by the 7,800 ft² warehouse building. The warehouse included a hazardous waste drum storage area, a clarifier, and a paint booth. Caustic wash station, tank bottom waste processing, and acid wash station areas were located south of the warehouse. A diesel underground storage tank (UST) was located in the southwestern portion of the site, between the warehouse and the office. It is unknown if the UST has been removed or still remains on-site. Drum staging areas were located outside, north and east of the warehouse. It is unknown if the drum staging areas were covered or had any containment systems in place (ITC, 2001).

2.3 Operational History

From at least 1944 to the 1960s, the site was occupied by the Rooke Cooperage Co. and owned by Ralph Rooke. Specific details regarding Rooke Cooperate Co. operations are unknown, however, operations including the cleaning of 30-gallon and 50-gallon drums and the facility included sumps, traps, and sewer drains. The industrial waste resulted from drum cleaning, stripping and recycling operation processes. It is unknown what hazardous substances were used by Rooke Cooperage Co. during operations. Reportedly, the site was used for steel drum recycling operations as early as the 1920s, however no records were identified regarding onsite operations prior to 1944 (DTCS, 2016; LADWP, 1950; RWQCB, 2012).

From approximately 1975 to 1992, the site was occupied by the Waymire Drum Company and owned by Edward L. Waymire. The business operated as a drum reconditioning, cleaning and recycling facility. The facility obtained used drums from various chemical industries, primarily the oil industry in the Bakersfield area. Once the drums were onsite, they were washed with caustic solution and water, then reconditioned and repainted. It is estimated that the facility reconditioned approximately 100 drums per day. A 3-stage clarifier and spray paint booth were utilized in operations, as well as multiple tanks and sumps. Historically, excessive caustic solution was allowed to drain into the sewer system; however, by 1977, the caustic stripping solution used for cleaning drums was recycled onsite. Additional known hazardous substances used during historical operations include: cyanide, which was used to remove the drum exterior coatings, and chlorine, which was utilized in the wastewater treatment process (DTSC, 2016; ITC, 2001; LADWP, 1950; Rasmussen, 2011; Waymire, 1977a; Waymire, 1977b; Waymire, 1984).

In 1976 and 1984, Waymire Dum Co. Inc. collected and analyzed industrial wastewater samples from the site. Reportedly, approximately 8,000 gallons of wastewater were pumped from the facility monthly. Details of these sampling events are presented in Section 3.0 (Waymire, 1981; Waymire, 1984).

In approximately 1997, Mr. Waymire formed Mitchell Investors, LLC, and transferred the title of the site property from Waymire Drum Company to Mitchell Investors. At the time, the site was being used for the storage of empty drums (RWQCB, 2012).

Starting in September 1998, a removal effort was initiated, presumably by the property owner. Reportedly, the effort included the removal of drummed paint waste, thinner, drained oil filters, and baghouse dust. The removal of accumulated debris and pressure cleaning of the acid wash area, caustic wash area, and clarifier structures was also conducted. Subsurface trenching and vaults were backfilled with concrete, and bulk solid wastes and liquids (e.g., tank bottom wastes, cleaning wastewaters, and miscellaneous debris) were removed off site (ITC, 2001).

Between 1995 and 2000, multiple groundwater sampling events were conducted on the site on behalf of the property owner. Details of these sampling events are presented in Section 3.0 (ITC, 2001).

From 2000 to 2005, Prestige Imports and/or Prestige Auto Truck Dismantling, an auto parts salvage company, operated onsite. Operations included the sanding and painting of vehicles. Specific hazardous substances used during these operations are not known. Between 2002 and 2003, approximately 2 tons of TCE were manifested from the site; however, it is not known if the manifested TCE was related to Prestige operations or to cleanup efforts associated with previous operations. In 2003, Rafiel Shahbazian and Abgar Artenyan acquired Mitchell Investors and the site property. By 2008, Mr. Shahbazian acquired full ownership of Mitchell Investors and the property (HWTS, undated; ITC, 2001; LADPW, 2005; LADWP, 2003; LASD, 2003; RWQCB, 2012).

From 2010 to 2011, Union Batteries and Auto Electric operated onsite as a battery collection, processing, and recycling facility. Batteries were typically collected on pallets (approximately 80

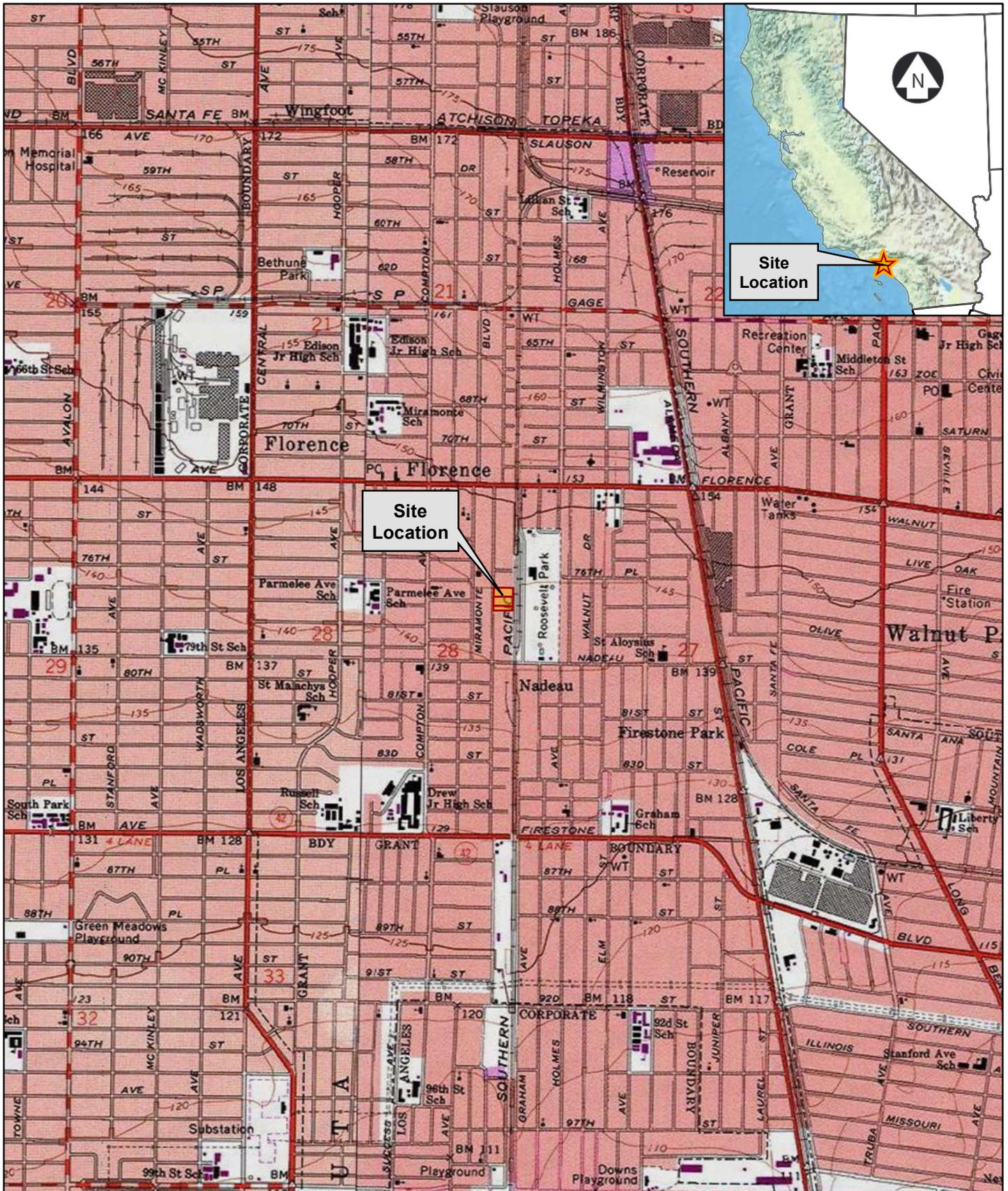
per pallet), shrink-wrapped, and removed for off-site recycling. Approximately 10 pallets of batteries were collected per day (DTSC, 2016; LACFD, 2011).

As of April 2016, the business operating onsite is High Line Collision Center and Body Shop, an auto body and repair facility owned by Mr. Shahbazian. Operations include automobile dismantling and repair. An oil solution, stored in 55-gallon drums, is used in onsite operations. In addition, a diesel solution is used for cleaning screws that are manufactured on the property. Reportedly, no chlorinated solvents are used in on-site operations (DTSC, 2016).

Unaltered petroleum products, as well as any substances that are purposefully added to the indigenous petroleum product during the refining process, are excluded from consideration under CERCLA.

Table 1: Site Chronology

Approximate Date Range	Property Owner	Operator Owner	Operator	Primary Operations
1920s – unknown	Unknown	Unknown	Unknown	Steel drum recycling
1944 – 1960s	Ralph Rooke	Ralph Rooke	Rooke Cooperage Co.	Industrial drum cleaning and recycling
1975 - 1992	Edward L. Waymire	Edward L. Waymire	Waymire Drum Company	Industrial drum cleaning and recycling
1992 - 1997	Edward L. Waymire	Edward L. Waymire	Unknown	Unknown
1997-2000	Mitchell Investors, LLC	Unknown	Unknown	Empty drum storage
2000-2003	Mitchell Investors, LLC	Unknown	Prestige Imports	Auto parts salvage
2003 - 2005	Mitchell Investors, LLC	Rafiel Shahbazian and Abgar Artenyan	Prestige Imports	Auto parts salvage
2008	Mitchell Investors, LLC	Rafiel Shahbazian	Unknown	Unknown
2010 - 2011	Mitchell Investors, LLC	Angelica and Jose Duenas Chavez	Union Batteries and Auto	Battery processing and recycling
2011 – Present	Mitchell Investors, LLC	Rafiel Shahbazian	High Line Collision Center and Body Shop	Auto body and repair



0 Scale in Miles 0.5

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FIGURE 1
SITE LOCATION MAP
Waymire Drum Co. Inc.
Preliminary Assessment
7702 Maie Avenue
Los Angeles, Los Angeles County, CA



Legend

 Parcel Boundary

APN = Assessor Parcel Number

Maie Avenue

Graham Avenue

Southern Pacific Railroad

6021-018-031

6021-018-032

6021-018-033



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FIGURE 2
SITE LAYOUT MAP
 Waymire Drum Co. Inc.
 Preliminary Assessment
 7702 Maie Avenue
 Los Angeles, Los Angeles County, CA

2.4 Regulatory Involvement

2.4.1 U. S. Environmental Protection Agency

The Waymire site has two listings in the Resource Conservation and Recovery Information System (RCRIS) database as of February 2017. The site is listed in the database as: *Mitchell Investors* (Handler ID: CAT000618991), a Small Quantity Generator addressed at 7702 Maie Ave. The site is also listed in the database as: *Union Batteries and Auto Electric, Inc.* (Handler ID: CAR00214700), a Transporter addressed at 7702 Maie Ave. (RCRIS, 2017a; RCRIS, 2017b).

2.4.2 California Environmental Protection Agency, Department of Toxic Substances Control (DTSC)

The Waymire site is listed in DTSC's Envirostor database as of February 2017. The site is listed in the database as: *Waymire Drum Company Inc.* (Envirostor ID: 60002332), addressed at 7702 Maie Ave. The site is listed as an *Evaluation* site that is *Inactive with Action Required* as of September 6, 2016 (Envirostor, 2017).

In 1984, DTSC (formerly the California Department of Health Services, Toxic Substances Control Program) conducted a RCRA facility inspection of the site. DTSC issued a Notice of Violation (NOV) and Directive to Comply to the Waymire Drum Inc. facility. Violations included, but were not limited to; unlabeled containers and tanks, improper safety protection, and improper manifests (DHS, 1984).

In August 2016, DTSC completed a Site Screening of the Waymire site for EPA. It was determined that further assessment was needed (DTSC, 2016).

2.4.3 California Environmental Protection Agency, Regional Water Quality Control Board (RWQCB)

The Waymire site is listed in Regional Water Quality Control Board's (RWQCB's) GeoTracker database as of February 2017. The site is listed in the database as: *Waymire Drum Co.* (GeoTracker ID: SL204AC1742), addressed at 7702 South Maie Ave. The site is listed as a *Cleanup Program Site* that is *Open* and *Inactive* as of February 3, 2016. The potential contaminants of concern are listed as chromium, metals, pesticides/herbicides, petroleum/fuels/oils, and VOCs (Geotracker, 2017).

In 2000, RWQCB issued a Notice of Non-Compliance to the former Waymire Drum Company for not providing the RWQCB with quarterly groundwater reports for several monitoring periods. It is unknown if the facility complied with the order (RWQCB, 2000).

In 2008, RWQCB issued a California Water Code section 13267 Order to Mitchell Investors directing them to continue and complete the site assessment and groundwater monitoring activities that were discontinued in 2003. Mitchell Investors did not comply. The RWQCB issued an NOV to Mr. Shahbazian and Mitchell Investors for failing to comply with the 13267 Order. Mr. Shahbazian and Mitchell Investors still did not comply. In addition, RWQCB issued a separate Section 13267 Order to Mr. Edward Waymire and Waymire Drum Company directing them to

continue and complete the site assessment groundwater activities discontinued in 2003. Mr. Waymire and Waymire Drum Company did not comply. In 2010, RWQCB issued another NOV to all parties and none of them complied (RWQCB, 2012).

In 2012, RWQCB issued a Complaint (No. R4-2012-0110) to Mr. Edward Waymire, Waymire Drum Company, Mr. Rafiel Shahbazian, and Mitchell Investors, LLC (collectively the Dischargers) for violating requirements contained in Regional Board Cleanup and Abatement Order No. R4-2010-0095. The Cleanup and Abatement Order was issued in July 2010 and required the Dischargers to assess, monitor, cleanup and abate the effects of VOCs, semi-volatile organic compounds (SVOCs), heavy metals and petroleum hydrocarbons discharged to the soil, soil gas, and groundwater beneath the site. By 2013, the Dischargers had failed to submit payment of the total liability to the Cleanup and Abatement Account and submit a site conceptual model or notification of the resumption of groundwater monitoring (RWQCB, 2012; RWQCB, 2013).

2.4.4 Los Angeles County, Department of Public Works (LADPW)

In 1958, the Los Angeles County, Department of Public Works (LADPW) was notified that the Rooke Cooperage Company had a barrel washing operation along the sidewalk in front of the facility. An inspection noted that the facility was rinsing galvanized barrels with fresh water and allowing the rinse water to discharge into the street. The LADPW asked that the operations cease immediately and the facility complied (LADPW, 1958).

2.4.5 Los Angeles County Fire Department, Health Hazardous Materials Division (HHMD)

In 2011, the Los Angeles County Fire Department, Health Hazardous Materials Division (HHMD) completed an Inspection Report for Union Batteries and Auto Electric. An NOV was issued due to the facility's site map and hazardous materials inventory not being kept up-to-date (LACFD, 2011).

2.4.6 Sanitation Districts of Los Angeles County (LASD)

The Sanitation Districts of Los Angeles County (LASD) issued a Warning NOV to Waymire Drum in 1988 for discharging excessive quantities of metals to the sewer system. A grab sample collected from Waymire discharges exhibited a zinc concentration of 50.8 milligrams per liter (mg/L). In 1989, an additional NOV was issued for the same violation; although the exhibited zinc concentration was reported as 33.9 mg/L (LASD, 1989).

In 2003, LASD completed an Investigation Report for Prestige Auto Truck Dismantling due to a complaint that the facility was discharging wet sanding-water and/or debris to the street. A subsequent inspection noted a small amount of water visible on the ground inside the building in the vicinity of automobile sanding operations. LASD issued verbal instructions to the operator reminding them that wastewater discharges to the street and/or stormwater sewer system are illegal (LASD, 2003).

3.0 INVESTIGATIVE EFFORTS

In 1976, Waymire Drum Co. Inc. collected industrial wastewater samples and submitted the results to LASD in 1981. It is unclear why the results were submitted to LASD several years subsequent to the sampling. Selected sampling results are presented in Table 2 (Waymire, 1981).

Table 2: 1976 Industrial Wastewater Sampling Results

Hazardous Substance	Concentration (mg/L)
Cyanide	<0.05
Arsenic	<0.01
Cadmium	0.5
Copper	0.7
Iron	82.0
Lead	10.4
Mercury	<0.005
Nickel	0.3
Zinc	17.5
Oil and Grease	65.0

mg/L: milligrams per liter

Between April and May 1984, Waymire Drum Co. Inc. collected three separate wastewater samples from the site and subsequently submitted the samples to LASD. Maximum concentrations of selected metals are presented in Table 3 (Waymire, 1984).

Table 3: 1984 Industrial Wastewater Sampling Results

Hazardous Substance	Concentrations (mg/L)		
	Sampled 04/05/1984	Sampled 05/01/1984	Sampled 5/17/1984
Total Cyanide	17.6	27.0	13.6
Arsenic	-	0.015	-
Cadmium	-	0.072	-
Total Chromium	-	2.98	64.2
Copper	-	1.92	68.6
Lead	-	6.6	114
Mercury	-	0.0052	0.0912
Nickel	-	0.38	2.3
Zinc	-	-	156
Oil and Grease	-	337	3,860

mg/L: milligrams per liter

-: Not analyzed

In 1999, HHMD collected two surface soil matrix samples on the site. Sample JM060999-1 was collected in the southeast corner of Exemption 6 adjacent to the residence; and sample JM060999-2 was collected on site in the northern Waymire driveway. Samples were analyzed for metals only and analytical results are presented in Table 4 (LACFD, 1999).

Table 4: 1999 Soil Sampling Results

Hazardous Substance	rRSL (mg/kg)	Concentration (mg/kg)	
		Sample JM060999-1	Sample JM060999-2
Cadmium	71	3.0	6.7
Total Chromium	-	110	260
Copper	3,100	73	130
Lead	400	820	1,300
Nickel	-	27	61
Zinc	23,000	1,300	1,700

mg.kg: milligrams per kilogram

rRSL: Regional Screening Level in Residential Soil

-: No assigned rRSL

Bold and underlined values indicate concentration is above the RSL

Additional soil samples have been collected at the site, which were analyzed for both metals and VOCs; however, the sampling date and locations are not known. The maximum concentrations exhibited by the samples are presented in Table 5 (Waymire, Undated).

Table 5: Soil Sampling Results Summary

Hazardous Substance	rRSL (mg/kg)	Concentration (mg/kg)
Arsenic	0.68	56
Cadmium	71	14
Chromium	-	870
Copper	3,100	290
Mercury	11	8.0
Lead	400	4,200
Zinc	23,000	7,800
PCE	24	0.6
TCE	0.94	0.5
cis-1,2-DCE	160	0.08

mg.kg: milligrams per kilogram

PCE: tetrachloroethylene

TCE: trichloroethylene

DCE: dichloroethylene

rRSL: Regional Screening Level in Residential Soil

-: No assigned rRSL

Bold and underlined values indicate concentration is above the RSL

Between 1995 and 2000, multiple groundwater sampling events have been conducted on the site on behalf of the property owner and under RWQCB oversight. During each event, groundwater was collected from three on-site monitoring wells, identified as GW-1 through GW-3, and analyzed for VOCs only. The depth to water in the wells has ranged from approximately 94 to 99 feet below ground surface. The screening intervals and total depths of each well are unknown. A summary of selected analytical results are presented in Table 6 (ITC, 2001).

Table 6: 1995-2000 Groundwater Sampling Results Summary

Well ID	Sample Date	Concentration (µg/L)							
		TCE	PCE	cis-1,2-DCE	trans-1,2-DCE	1,1-DCA	1,2-DCA	1,1-DCE	VC
<i>MCL</i>		5.0	5.0	70	100	-	5.0	7.0	2.0
GW-1	June 1995	<u>17,000</u>	<u>37</u>	-	27	150	<u>130</u>	<u>31</u>	<u>100</u>
	March 1999	<u>2,200</u>	<u>18</u>	<u>610</u>	14	28	<u>88</u>	<u>15</u>	<u>3.6</u>
	July 1999	<u>2,700</u>	<u>14</u>	<u>610</u>	11	23	<u>81</u>	<u>13</u>	<5
	Oct. 1999	<u>2,400</u>	<5	<u>570</u>	<5	<5	<u>70</u>	<5	<25
	Nov. 2000	<u>1,510</u>	<u>26</u>	<u>426</u>	7.7	22	<u>32</u>	<1	<u>3.7</u>
GW-2	June 1995	<u>3,300</u>	<u>14</u>	-	13	6.7	1.3	<u>21</u>	<u>3.4</u>
	March 1999	<u>6,300</u>	<u>55</u>	<u>520</u>	26	37	<u>5.1</u>	<u>46</u>	<u>3.0</u>
	July 1999	<u>7,400</u>	<u>62</u>	<u>600</u>	25	42	<5	<u>44</u>	<5
	Oct. 1999	<u>7,900</u>	<u>54</u>	<u>650</u>	<5	39	<5	<u>36</u>	<25
	Nov. 2000	<u>8,270</u>	<u>230</u>	<u>810</u>	44	55	<10	<u>34</u>	<30
GW-3	June 1995	<u>2,100</u>	<u>9.7</u>	-	6.6	9.6	<u>38</u>	<u>9.7</u>	1.8
	March 1999	<u>410</u>	3.8	<u>200</u>	6.3	7.5	<u>33</u>	<u>7.6</u>	1.8
	July 1999	<u>360</u>	<5	<u>210</u>	<5	5.0	<u>22</u>	<5	<5
	Oct. 1999	<u>320</u>	<5	<u>180</u>	<5	<5	<5	<5	<25
	Nov. 2000	<u>131</u>	2.7	<u>75</u>	1.5	4.0	<u>7.5</u>	<1	<3

µg/L: micrograms per liter

PCE: tetrachloroethylene

TCE: trichloroethylene

DCE: dichloroethylene

DCA: dichloroethane

VC: vinyl chloride

-: Not analyzed

Bold and underlined values indicate concentration exceeding MCL

4.0 HAZARD RANKING SYSTEM FACTORS

4.1 Sources of Contamination

For HRS purposes, a source is defined as an area where a hazardous substance has been deposited, stored, disposed, or placed, plus those soils that have become contaminated from migration of a hazardous substance.

- Historical operations conducted at the Waymire site included, but were not limited to: drum recycling and cleaning, and battery recycling and storage. Between at least 2002 and 2003, TCE was managed and disposed of at the site (DTSC, 2016).
- Soil sampling events conducted on the Waymire site have identified elevated concentrations of hazardous substances in on-site soils including, but not limited to: PCE, TCE, arsenic, total chromium, and lead (ITC, 2001; Waymire, undated).

4.2 Groundwater Pathway

In determining a score for the groundwater migration pathway, the HRS evaluates: 1) the likelihood that sources at a site actually have released, or potentially could release, hazardous substances to groundwater; 2) the characteristics of the hazardous substances that are available for a release (i.e., toxicity, mobility, and quantity); and 3) the people (targets) who actually have been, or potentially could be, impacted by the release. For the targets component of the evaluation, the HRS focuses on the number of people who regularly obtain their drinking water from wells that are located within 4 miles of the site. The HRS emphasizes drinking water usage over other uses of groundwater (e.g., food crop irrigation and livestock watering), because, as a screening tool, it is designed to give the greatest weight to the most direct and extensively studied exposure routes.

4.2.1 Hydrogeological Setting

The site lies within the Central Subbasin in the Coastal Plain of the Los Angeles Groundwater Basin. The Central Subbasin is generally bound to the north by the folded, uplifted and eroded Tertiary basement rocks of the La Brea High surface divide; to the northeast and east by the less permeable Tertiary rocks of the Elysian, Repetto, Merced, and Puente Hills; to the southeast by the Coyote Creek flood control channel (approximate Los Angeles County/Orange County boundary); and to the southwest by the Newport Inglewood Uplift, a regional anticline associated with the Newport Inglewood fault system. Geologic units typically found beneath the subbasin include Holocene-age alluvium, the upper Pleistocene Lakewood Formation, and the lower Pleistocene San Pedro Formation. The Los Angeles and San Gabriel rivers pass across the surface of the subbasin, primarily by way of engineered concrete channels, on their way to the Pacific Ocean. The average net annual precipitation in the subbasin is approximately 12 inches (DWR, 1961; DWR, 2004).

The Central Subbasin has historically been divided into four areas; the Los Angeles Forebay at the northwest, the Montebello Forebay at the north, the Whittier Area at the northeast, and the Central Basin Pressure Area at the central and southwest. However, these areal distinctions are appropriate

for geographical purposes only and do not accurately represent hydrogeologic conditions within the areas. In actuality, the hydrogeologic forebays, which are generally characterized by unconfined and relatively interconnected aquifer systems, are limited to only small regions within the greater Forebay areas. The Montebello Forebay, as well as the Los Angeles Forebay to a lesser degree, serve as the primary groundwater recharge areas for both shallow and deep aquifers across the entirety of the subbasin. The Central Basin Pressure Area is generally characterized by confined aquifer systems separated by relatively impermeable clay layers, although semipermeable zones within these layers allow aquifers to be interconnected in some areas. These semipermeable zones gradually decrease in frequency and magnitude with increasing distance from the forebays (DWR, 1961; DWR, 2004).

The site is located within the southern portion of the Los Angeles Forebay geographical area; however, underlying hydrogeologic conditions are more accurately represented by those typically identified with the Central Basin Pressure area. Groundwater beneath the site is typically found within the coarser-grained sediments of the Holocene alluvium (Gaspur aquifer), the upper Pleistocene Lakewood Formation (Exposition and Gage aquifers), and the lower Pleistocene San Pedro Formation (Hollydale, Lynwood, Silverado, and Sunnyside aquifers). Throughout much of the subbasin the Jefferson aquifer is described as present between the Hollydale and Lynwood aquifers; however, this aquifer is reportedly absent in the vicinity of the site. The estimated elevations and depths of the aquifers underlying the site are presented in Table 7. Irregular patches of a perched, or semi-perched, aquifer are also present within the Holocene alluvium throughout much of the subbasin. Although significant amounts of water can be found within these perched water-bearing zones, they are often discontinuous over relatively short distances and have historically only had minimal economic benefit. Thus, these perched aquifers do not meet the criteria of an “aquifer” for HRS purposes (DWR, 1961; DWR, 2004).

Throughout much of the subbasin, the Pleistocene-age aquifers are under confined conditions due to the presence of fine-grained, low-permeability interbedded sediments. Although these fine-grained sediments, or aquicludes, generally restrict the downward migration of groundwater from overlying aquifers, semipermeable zones within the aquicludes allow aquifers to be interconnected in some areas. In addition, hydrogeologic modeling of multi-aquifer systems similar to that found in the Central Basin Pressure Area, have concluded that groundwater wells screened across multiple aquifers (or wells with improperly constructed annular seals that cross multiple aquifers) can act as a direct pathway for the migration of significant volumes of shallow groundwater into deep confined aquifers when vertical hydraulic head variations create a downward hydraulic gradient. The process of this downward migration is increased in areas where the deeper aquifers have periods of high-volume pumping such as seasonal demand. Furthermore, additional studies have shown that liquids that are denser than water (i.e., dense non-aqueous phase liquids, such as TCE and PCE), can migrate downward through a multi-aquifer well even when vertical hydraulic head variations create an upward hydraulic gradient. As of the end of the 2012-2013 fiscal year, there were 537 known extraction wells (306 active and 231 inactive) within the subbasin (AwwaRF, 2006; DWR, 1961; DWR, 2013; Johnson et al., 2011).

The State of California, Department of Water Resources’ Bulletin No. 104 (*Planned Utilization of the Ground Water Basins of the Coastal Plain of Los Angeles County*) – Appendix A presents “idealized” geologic cross-sections transecting the Central Subbasin. These cross-sections indicate

apparent areas of merged aquifers throughout much of the subbasin. However, with the exception of the Gaspur and Exposition aquifers, which are presented as merged throughout much of the local area, no zones of merged aquifers were indicated in the vicinity of the site. Aquifer interconnection within 2 miles of the site has been documented between the Gaspur and Exposition aquifers. Aquifer interconnections within 2 miles of the site have not been established between the Exposition and Gage, the Gage and Hollydale, the Hollydale and Lynwood, the Lynwood and Silverado, and the Silverado and Sunnyside (DWR, 1961).

The regional groundwater flow direction within the subbasin, which was calculated using data from wells screened within the upper San Pedro Formation (Lynwood and Silverado aquifers), is generally to the southwest with local and temporal variations from approximately west-southwest to southeast. Based upon data collected between 2007 and 2016, flow within these deeper aquifers in the vicinity of the site trended towards the west-southwest with temporal variations from west to south-southwest (WRD, 2017).

Groundwater beneath the site has been encountered at a depth of approximately 96 feet below ground surface. Data from the 2001 groundwater sampling event indicates that shallow groundwater flow direction is to the north. Geologic materials in the unsaturated zone between ground surface and the top of the aquifer are primarily silty sand (DWR, 2004; ITC, 2001).

Table 7: Bulletin 104 Aquifers Elevations near Site

Aquifer	Estimated Elevation (ft amsl)		Estimated Depth (ft bgs)	
	Top	Base	Top	Base
Gaspur	45	-5	95	145
Exposition	-25	-90	165	230
Gage	-155	-220	295	360
Hollydale	-320	-365	460	505
Lynwood	-480	-575	620	715
Silverado	-640	-775	780	915
Sunnyside	--1020	-1320	1160	1460

Definitions: ft amsl = feet above mean sea level
ft bgs = feet below ground surface
References: DWR, 1961

4.2.2 Groundwater Targets

There are at least 30 active drinking water wells within 4 miles of the site. The nearest wells to the site are Miramonte Well 01, Miramonte Well 02, and Miramonte Well 03; which are owned and operated by the Golden State Water Company (GSWC). These wells are part of the GSWC Florence/Graham system and are co-located approximately 600 feet southwest of the site (RWQCB, 2017; Weston, 2017).

Water Company Name	Total Wells in the System	Total Population Served	Groundwater/Surface Water Percentages	Wells Contributing >40% to the System	Number of Wells Within 4 Miles	Additional Water System Information	References
GSWS – Florence/Graham System	7	65,492	90/10	0	6	See Below	RWQCB, 2017
City of Huntington Park	9	21,740	60/40	0	6	-	RWQCB, 2017
LADWP	71	3,935,257	15/85	0	9	-	RWQCB, 2017
Walnut Park Mutual Water	3	16,180	100/0	0	2	-	RWQCB, 2017
City of South Gate	10	95,115	100/0	0	7	-	RWQCB, 2017

The three closest wells to the site, Miramonte Well 01, Miramonte Well 02, and Miramonte Well 03; have had multiple VOC and metal detections. TCE was detected at maximum concentrations of 20 µg/L in Miramonte Well 01 (February 2015), 7.7 µg/L in Miramonte Well 02 (September 2014), and 5.1 µg/L in Miramonte Well 03 (February 2016). The federal MCL for TCE is 5 µg/L. Miramonte Well 01 had a detection of arsenic at a concentration of 2.2 µg/L (May 1995) and total chromium has been detected at concentrations of 3.6 µg/L (February 2006) and 10.5 µg/L (May 1998); lead was detected in Miramonte Well 02 at a concentration of 5.0 µg/L (March 2013); and Miramonte Well 03 had a detection of total chromium at a concentration of 2.8 µg/L (February 2006) (RWQCB, 2017).

4.2.3 Groundwater Pathway Conclusion

Based on the analytical data presented in Section 3.0 of this report, there is evidence to indicate that a release of hazardous substances has occurred from one or more sources at the site to shallow groundwater. The depth to shallow groundwater at the site is estimated to be approximately 96 feet bgs. Data from the 2001 groundwater sampling event indicates that shallow groundwater flow direction is to the north. Geologic materials in the unsaturated zone between ground surface and the top of the aquifer are primarily silty sand. There are at least 30 active drinking water wells within 4 miles of the Waymire site. The nearest wells to the site are Miramonte Well 01, Miramonte Well 02, and Miramonte Well 03, owned and operated by GSWS and located

approximately 600 feet to the southwest (DTSC, 2016; ITC, 2001; LACFD, 1999; RWQCB, 2017; Waymire, Undated; Weston, 2017).

4.3 Surface Water Pathway

To determine the score for the surface water pathway, the HRS evaluates: 1) the likelihood that sources at a site actually have released, or potentially could release, hazardous substances to surface water (e.g., streams, rivers, lakes, and oceans); 2) the characteristics of the hazardous substances that are available for a release (i.e., toxicity, persistence, bioaccumulation potential, and quantity); and 3) the people or sensitive environments (targets) who actually have been, or potentially could be, impacted by the release. For the targets component of the evaluation, the HRS focuses on drinking water intakes, fisheries, and sensitive environments associated with surface water bodies within 15 miles downstream of the site.

Surface water runoff from the Waymire site is expected to flow from the paved surfaces at the site into curbside municipal stormwater drains located along adjacent public roadways and easements. The nearest surface water body to the site is Compton Creek, which is approximately 2.3 miles south-southwest. Compton Creek was channelized in concrete by the U.S. Army Corps of Engineers in approximately 1939 as part of a larger flood-control effort for the region. The Compton Creek watershed drains an area of approximately 42 square miles. The creek is channeled from south Los Angeles (near S. Main Street and W. 107th Street) for approximately 8.5 miles to the confluence of the creek with the Los Angeles River, approximately 5.5 miles north of where the river empties into the Pacific Ocean at San Pedro Bay. Flows in the both the creek and river are dominated by urban runoff. There are no surface water intakes, fisheries, or sensitive environments associated with Compton Creek or the Los Angeles River downstream of the site; however, there is a potential for fisheries and/or recreational areas to exist within San Pedro Bay (Google, 2017; UC, 2017).

4.4 Soil Exposure and Air Migration Pathways

In determining the score for the soil exposure pathway, the HRS evaluates: 1) the likelihood that there is surficial contamination associated with the site (e.g., contaminated soil that is not covered by pavement or at least 2 feet of clean soil); 2) the characteristics of the hazardous substances in the surficial contamination (i.e., toxicity and quantity); and 3) the people or sensitive environments (targets) who actually have been, or potentially could be, exposed to the contamination. For the targets component of the evaluation, the HRS focuses on populations that are regularly and currently present on or within 200 feet of surficial contamination. The four populations that receive the most weight are residents, students, daycare attendees, and terrestrial sensitive environments.

In determining the score for the air migration pathway, the HRS evaluates: 1) the likelihood that sources at a site actually have released, or potentially could release, hazardous substances to ambient outdoor air; 2) the characteristics of the hazardous substances that are available for a release (i.e., toxicity, mobility, and quantity); and 3) the people or sensitive environments (targets) who actually have been, or potentially could be, impacted by the release. For the targets component of the evaluation, the HRS focuses on regularly occupied residences, schools, and workplaces

within 4 miles of the site. Transient populations, such as customers and travelers passing through the area, are not counted.

As of April 2016, there were no schools or daycare facilities located on the site. There was a single-family residence located in the northwest corner of the site. A public recreation park, which included various sporting fields and playgrounds, was located approximately 150 feet east, across the rail line and Graham Avenue. The site was entirely fenced and the surface appeared to be entirely covered in pavement of buildings. The total number of employees working at the site is not known (DTSC, 2016; Google, 2017).

5.0 REMOVAL EVALUATION CONSIDERATIONS

The National Contingency Plan [40 CFR 300.415 (b) (2)] authorizes EPA to consider emergency response actions at those sites that pose an imminent threat to human health or the environment. For the following reasons, a referral to Region 9's Emergency Response Office does/does not appear to be necessary:

- As of April 2016, there were no schools or daycare facilities located on the Waymire site. No sensitive environments were located on the site and the surface of the site was entirely covered in pavement or buildings (DTSC, 2016; Google, 2017).

6.0 SUMMARY

The Waymire site is located at 7702 Maie Avenue, Los Angeles, California. Additional addresses associated with the site property include Exemption 6

. The site occupies approximately 2.3 acres in a mixed urban industrial and residential area on Los Angeles County Assessor parcels 6021-018-031, 6021-018-032 and 6021-018-033. As of 2016, the site consists of 6 structures, including a single-family residence, and automobiles and automobile parts are scattered throughout the property. Historically, the site consisted of a clarifier and a paint booth. In addition, caustic wash station, tank bottom waste processing, and acid wash station areas were located in the southern portion of the site.

From approximately 1975 to 1992, Waymire Drum Company operated at the site. The business operated as a drum reconditioning, cleaning and recycling facility. The facility obtained used drums from various chemical industries and once onsite the drums were washed with caustic solution and water, then reconditioned and repainted. A 3-stage clarifier and spray paint booth were utilized in operations, as well as multiple tanks and sumps. From 2000 to 2005, Prestige Imports and/or Prestige Auto Truck Dismantling, an auto parts salvage company, operated onsite. Operations included the sanding and painting of vehicles. Specific hazardous substances used during these operations are not known. Between 2002 and 2003, approximately two tons of trichloroethylene (TCE) were manifested from the site.

The Waymire site is listed as a Small Generator (CAT000618991) and a Transporter (CAR000214700) in the RCRIS database. The site is listed in the Department of Toxic Substances Control's (DTSC's) Envirostor database (Envirostor ID: 60002332) as an *Evaluation* site that is *Inactive with Action Required* as of September 6, 2016. The site is listed in the Regional Water Quality Control Board's (RWQCB's) GeoTracker database (GeoTracker ID: SL204AC1742) as a *Cleanup Program Site* that is *Open* and *Inactive* as of February 3, 2016.

Soil sampling events conducted on the Waymire site have detected volatile organic compounds (VOCs) at elevated concentrations, including TCE, in onsite soils. In addition, arsenic, total chromium, and lead have been detected in onsite soils. Between 1995 and 2000, multiple groundwater sampling events were conducted at the site and analytical results showed elevated concentrations of VOCs, including TCE, to be present in groundwater beneath the site.

The following pertinent Hazard Ranking System factors are associated with the site:

- The Waymire site is located within a known groundwater contamination plume that has shown elevated concentrations of VOCs, including TCE. Soil sampling conducted on the site has shown detectable concentrations of TCE in onsite soils. In addition, TCE has been manifested from the site. Based on the historical operations and soil sampling conducted on the site, there is potential that the Waymire site may be contributing to the contaminated groundwater plume in the vicinity of the site.
- Groundwater beneath the site is estimated to be 96 feet bgs. Geologic materials in the unsaturated zone between ground surface and the top of the aquifer are primarily silty sand. There are at least 30 drinking water wells within 4 miles of the site.

- Surface water runoff from the Waymire site is expected to flow from the paved surfaces at the site into curbside municipal stormwater drains located along adjacent public roadways and easements. The nearest surface water body to the site is Compton Creek, which is approximately 2.3 miles south-southwest. The creek is channeled from south Los Angeles (near S. Main Street and W. 107th Street) for approximately 8.5 miles to the confluence of the creek with the Los Angeles River, approximately 5.5 miles north of where the river empties into the Pacific Ocean at San Pedro Bay. Flows in the both the creek and river are dominated by urban runoff. There are no surface water intakes, fisheries, or sensitive environments associated with Compton Creek or the Los Angeles River downstream of the site; however, there is a potential for fisheries and/or recreational areas to exist within San Pedro Bay.
- As of April 2016, there were no schools or daycare facilities located on Waymire site. There was a single-family residence located in the northwest corner of the site. The site was entirely fenced and entirely paved. The total number of employees working at the site is not known.

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**Appendix A:
Latitude and Longitude
Calculations Worksheet**

**Latitude and Longitude Calculation Worksheet (7.5' quads)
Using an Engineer's Scale (1/50)**

Site Name CERCLIS #

AKA

Address

City State ZIP

Site Reference Point

USGS Quad Name Scale

Township Range Section

Map Datum 1927 1983 (Check one) Meridian

Map coordinates at southeast corner of 7.5' quadrangle (attach photocopy)

Latitude E > AN Longitude E > AW

Map coordinates at southeast corner of 2.5' grid cell

Latitude E > AN Longitude E > AW

C a l c u l a t i o n s

LATITUDE(x)

A) Number of ruler graduations between 2.5' (150") grid lines (a)

B) Number of ruler graduations between south grid line and the site reference point (b)

C) Therefore, $a/150 = b/x$, where **x = Latitude in decimal seconds, north of the south grid line**

Expressed as minutes and seconds (1' = 60") = E > AN

Add to grid cell latitude = E > AN + E > AN

Site latitude = ° ' " N

LONGITUDE(y)

A) Number of ruler graduations between 2.5' (150") grid lines (a)

B) Number of ruler graduations between south grid line and the site reference point (b)

C) Therefore, $a/150 = b/x$, where **x = Longitude in decimal seconds, west of the east grid line**

Expressed as minutes and seconds (1' = 60") = E > AW

Add to grid cell longitude = E > AN + E > AN

Site longitude = ° ' " W

**Appendix B:
Site Reconnaissance Interview and
Observation Report/
Photographic Documentation**

**SITE RECONNAISSANCE INTERVIEW AND OBSERVATIONS
REPORT/PHOTOGRAPHIC DOCUMENTATION**

Date: December 2017
Site Name: Waymire Drum Co Inc
EPA ID No.: CAN000903041

*(Note: No Site Reconnaissance Interview and Observations Report/Photographic
Documentation was required for the completion of this report)*

**Appendix C:
Contact Log
and
Contact Reports**

CONTACT LOG

SITE: Waymire Drum Co Inc

EPA ID: CAN000903041

(Note: No Contact Reports were required for the completion of this report)

Appendix D: Transmittal List

TRANSMITTAL LIST

Date: December 2017
Site Name: Waymire Drum Co Inc
EPA ID No.: CAN000903041

A copy of the Preliminary Assessment (PA) report for the above-referenced site should be sent to the following recipients:

Mitchell Investors, LLC
c/o Rafiel Shahbazian
7702 Maie Avenue
Los Angeles, CA 90001

U.S. Environmental Protection Agency, Superfund Records Center
c/o Leslie Ramirez
USEPA - Superfund Division
75 Hawthorne Street, SFD-6-1
San Francisco, CA 94105

Javier Hinojosa
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311