

CARES Contracts and Reports

Request 3: VA documents given to PwC/ MicroTech & documents generated by PwC/ MicroTech

Documents Produced by Contractors



Documents produced by MicroTech

28. Phase I Environmental Baseline Reports
 - a. Phase I. Environmental Baseline Report and Analysis (May 24, 2005)



May 24, 2005

Mr. Ed Bradley
Contracting Officer's Technical Representative (COTR)
U.S. Department of Veterans Affairs
Acquisition Operations Services (049A3H)
810 Vermont Avenue
Room 765
Washington, DC 20420

Dear Mr. Bradley:

On behalf of the MicroTech Team, I am happy to provide the enclosed Phase 1. Environmental Baseline Report and Analysis for Task Order number 3, of contract number 101-X50031 for Enhanced Use Lease Analysis. We have analyzed the Government Furnished Information (GFI) to provide the information contained within this report.

We look forward to our continued partnering with the U.S. Department of Veterans Affairs throughout this task order and in the future. I will be contacting you soon to discuss this document in detail. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Original Signed

Anthony R. Jimenez
President and CEO
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Environmental Baseline Report

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1.0 SITE DESCRIPTION

West Los Angeles VA is a 390+/- acre institutional site located on an alluvial plain sloping gently down from the north toward the south. The property is very roughly rectangular extending northwest to southeast alongside the Interstate 405 which borders the northeasterly side of the property. The site is surrounded by a built-up residential area containing single-family and multi-family residences along with several schools and parks at the northwest and southwest sides of the property. The University of California, Los Angeles is located a short distance to the northeast.

Except for an arroyo at the north end of the property and an embankment along the northeasterly side adjacent to a housing development most of the site has been extensively developed. Development began in the 1880's and has extended to the present time.

2.0 TOPOGRAPHY AND HYDROLOGY

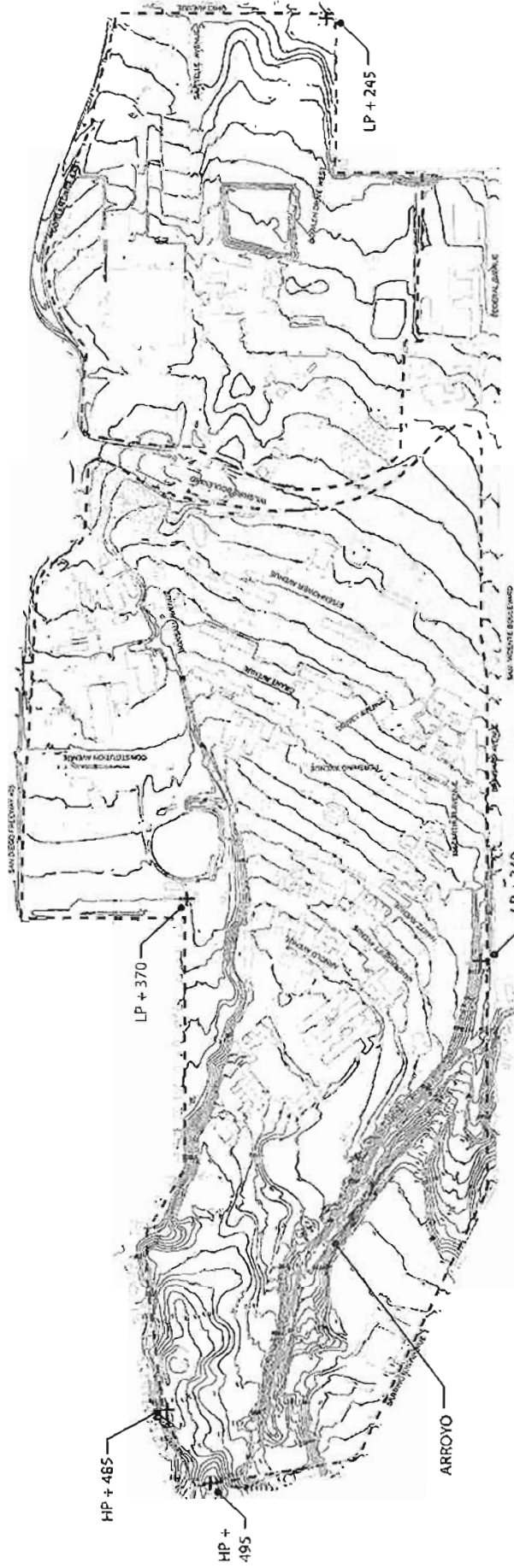
The topography slopes gently from a high point of approximate elevation +495 on the northern boundary to a low point of approximate elevation +245 on the southern boundary (Figure 2-1, Topography and Hydrology, provided at the end of this section). This represents a change in elevation of 250 feet in a distance of 8,600 feet, or a slope just under 3%.

The golf course is located on the highest elevation on site, overlooking the Brentwood residential neighborhoods to the east and north. The course is bordered on the southwest by the fence-enclosed Japanese Garden and to the east by a steep, vegetated escarpment. The existing development on the north campus conforms to the natural slope, with buildings, roads, and parking generally following the site contours. The northwestern and eastern portions of the north campus and all of the south campus show evidence of extensive grading and filling to accommodate buildings and parking, the Jackie Robinson Baseball Stadium, and the south campus medical facility completed in 1977.

On the north campus, there is an arroyo about 3,500 feet in length, with an elevation change of approximately 70 feet, and 25 to 35 feet deep located in the northwest. There is a long escarpment 35 to 50 feet high on the northeast. The locally steep slopes of the arroyo and the escarpment are the most distinctive landforms on the site. Both the arroyo and the escarpment are natural landscape buffers, the former adjacent to the out lease parcels on the west and the latter adjacent to Brentwood Glen on the east.

Locally steep slopes along the San Diego Freeway—Interstate 405 and the southwestern boundaries create a separation between the site and the adjacent areas. In contrast, the west side of the north campus is close to grade with San Vicente Boulevard / Bringham Avenue and the commercial uses on the opposite sides of these streets.

The arroyo is a well-defined natural watercourse within the site. There is a small area of wetland within the arroyo. State and federal regulations allow development of a wetland elsewhere to compensate for removal of an existing wetland. Please see Item 7 of the section titled: 6.0 Environmental Issues and Hazards, and Section 8.0 Conclusions below for additional discussion of the wetland area.



Department of
 Veteran Affairs
 West Los Angeles Campus
 Contract No. 101-X50931
 Los Angeles, CA

LEGEND

- Site Topography (5 FT Contour Interval)
- Drainage Way
- - - Study Area Limit

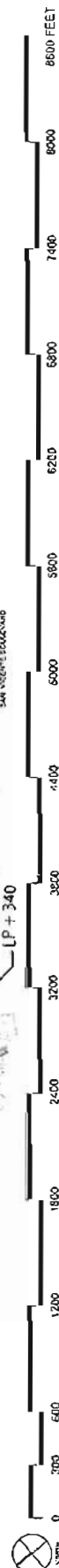
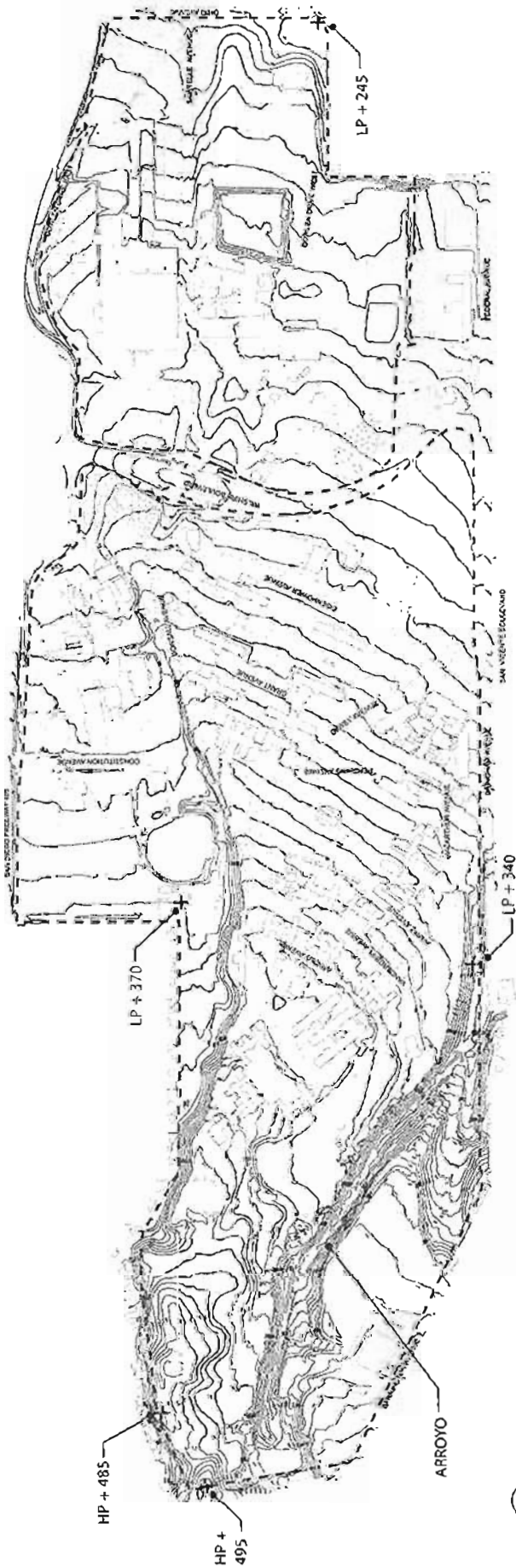
HP+ High Point
 LP+ Low Point



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Department of
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 West Los Angeles Campus
 Contract No 101-X50031
 Los Angeles, Cal

- LEGEND
- Site Topography (5 FT. Contour Interval)
 - Drainage Way
 - - - Study Area Limit
 - HP+ High Point
 - LP+ Low Point

KEY MAP



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FIGURE 2-1, TOPOGRAPHY AND HYDROLOGY

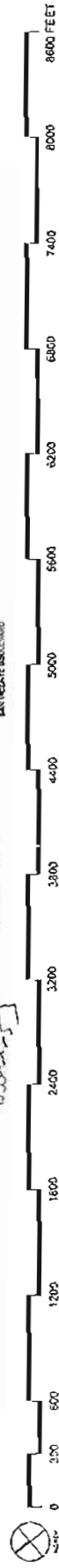
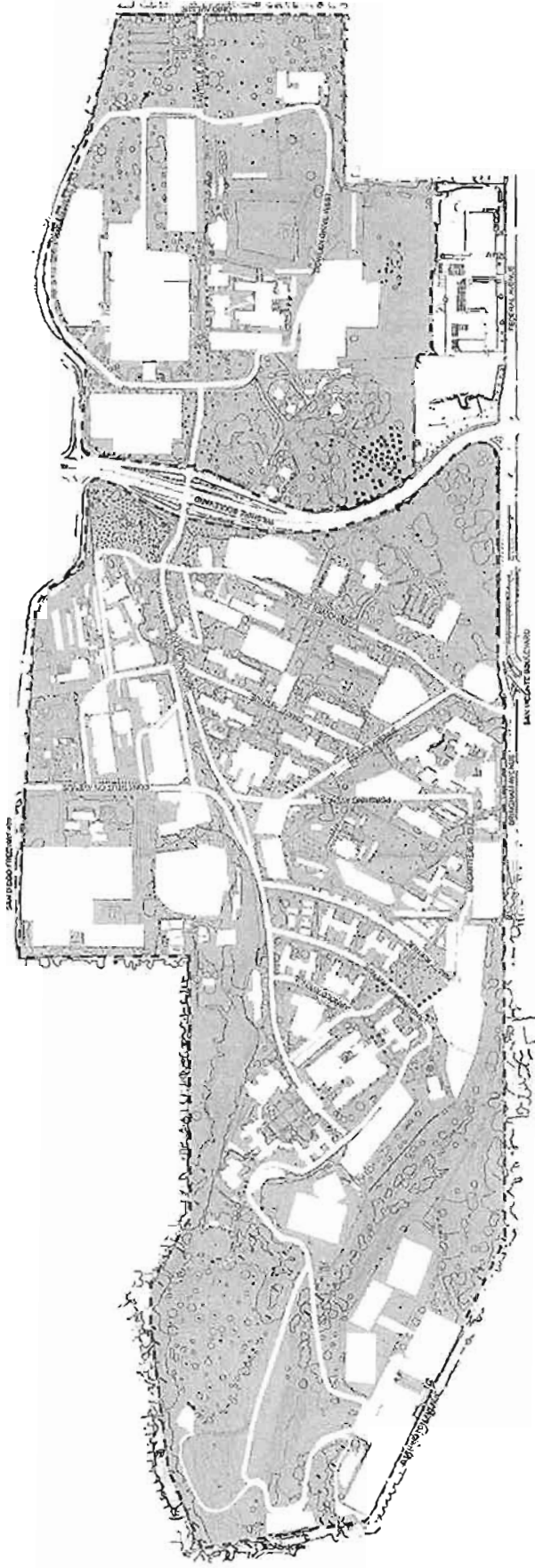
3.0 BIOLOGICAL RESOURCES

The site is not considered a significant ecological area by the City of Los Angeles. No areas of threatened endangered species have been designated by the City of Los Angeles. Existing studies have not identified threatened or endangered species within the site.

The arroyo and the escarpment and the extensive landscape with mature trees over most of the site provide potential habitat for threatened or endangered species, including plants and animals (Figure 3-1, Open Space and Figure 3-2, Vegetation, provided at the end of this section). A site survey would be required to determine the presence of any threatened or endangered species within the site.

Generational (Heritage) trees are located within the site's two historic districts. The site's several coast live oak (*Quercus agrifolia*) are protected by the City and County of Los Angeles. See Section 6.0 Environmental Issues and Hazards, item 12, below for additional discussion of the heritage trees.

FIGURE 3-1, OPEN SPACE



- LEGEND
- Study Area Limit
 - Open Space
 - Built Area

Department of
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 Los Angeles, CA

Open Space

SEE TOP



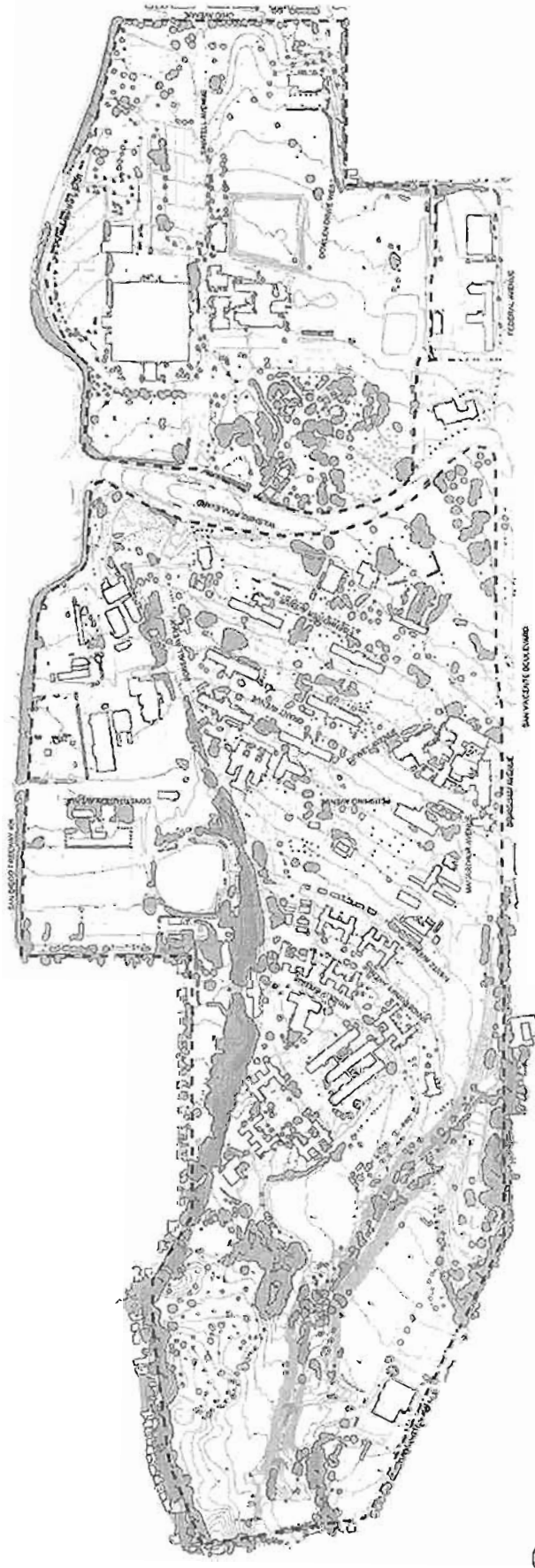
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- APPX

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FIGURE 3-2, VEGETATION



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 Los Angeles, CA

- LEGEND**
- Site Topography
 - Existing Trees
 - Drainage Way
 - Study Area Limit

474 MAP



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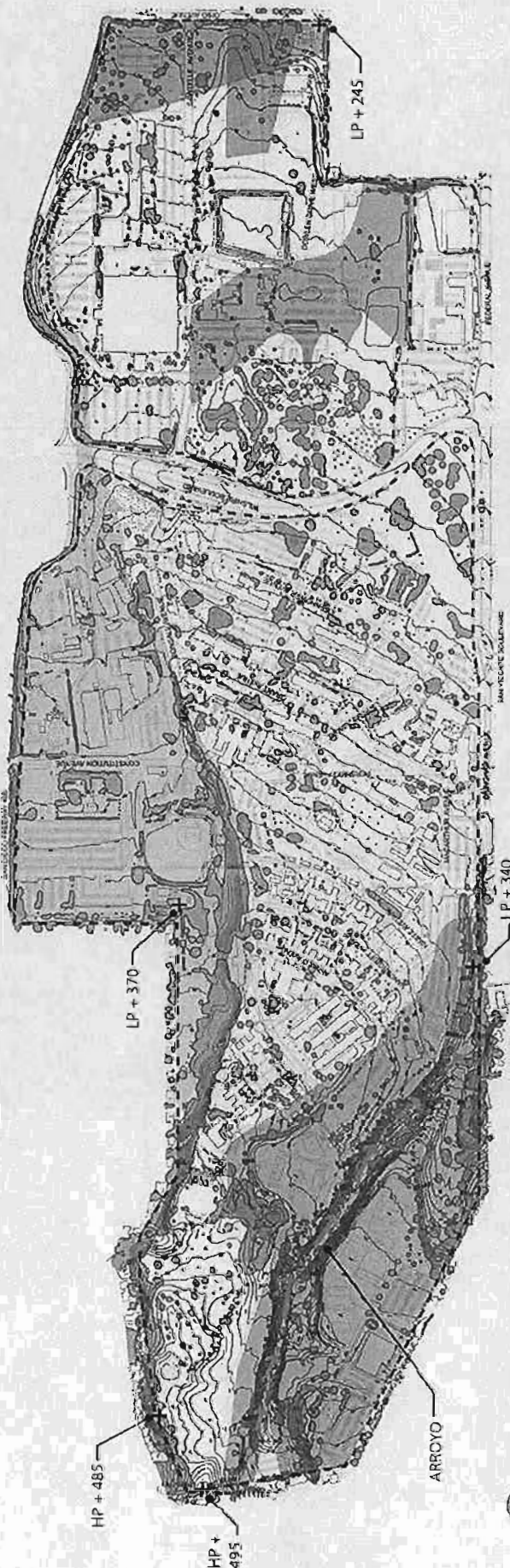
Vegetation

28A-12

4.0 GEOLOGY AND SOILS

The site is within an undifferentiated shallow superficial landslide area and contains liquefiable areas. The southern portion of the site is within a fault rupture study area and contains an area of potential inundation. Slopes along the arroyo and the escarpment within the site have the potential for localized slope instability. Potential geologic hazards within the site are shown in Figure 4-1, Natural Constraints, provided at the end of this section. See Section 6.0 Environmental Issues and Hazards, items 8-11, and Section 7.0 Recommendations below for additional discussion of the geologic hazards.

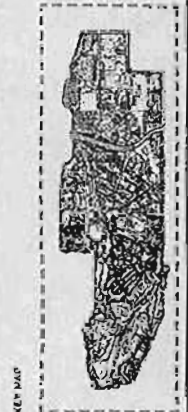
FIGURE 4-1, NATURAL CONSTRAINTS



**Department of
 Veteran Affairs
 West Los Angeles Campus**
 Contract No. 101-X50031
 Los Angeles, CA
 Natural Constraints

- LEGEND**
- Potential Areas of Deep Fill
 - Potential Liquefaction Hazard
 - Potential Foundation Hazard
 - Vegetation
 - Drainage Way
 - Topography Contours
 - Study Area Limit
 - High Point
 - Low Point

- Drainage Way
- Topography Contours
- Study Area Limit
- High Point
- Low Point



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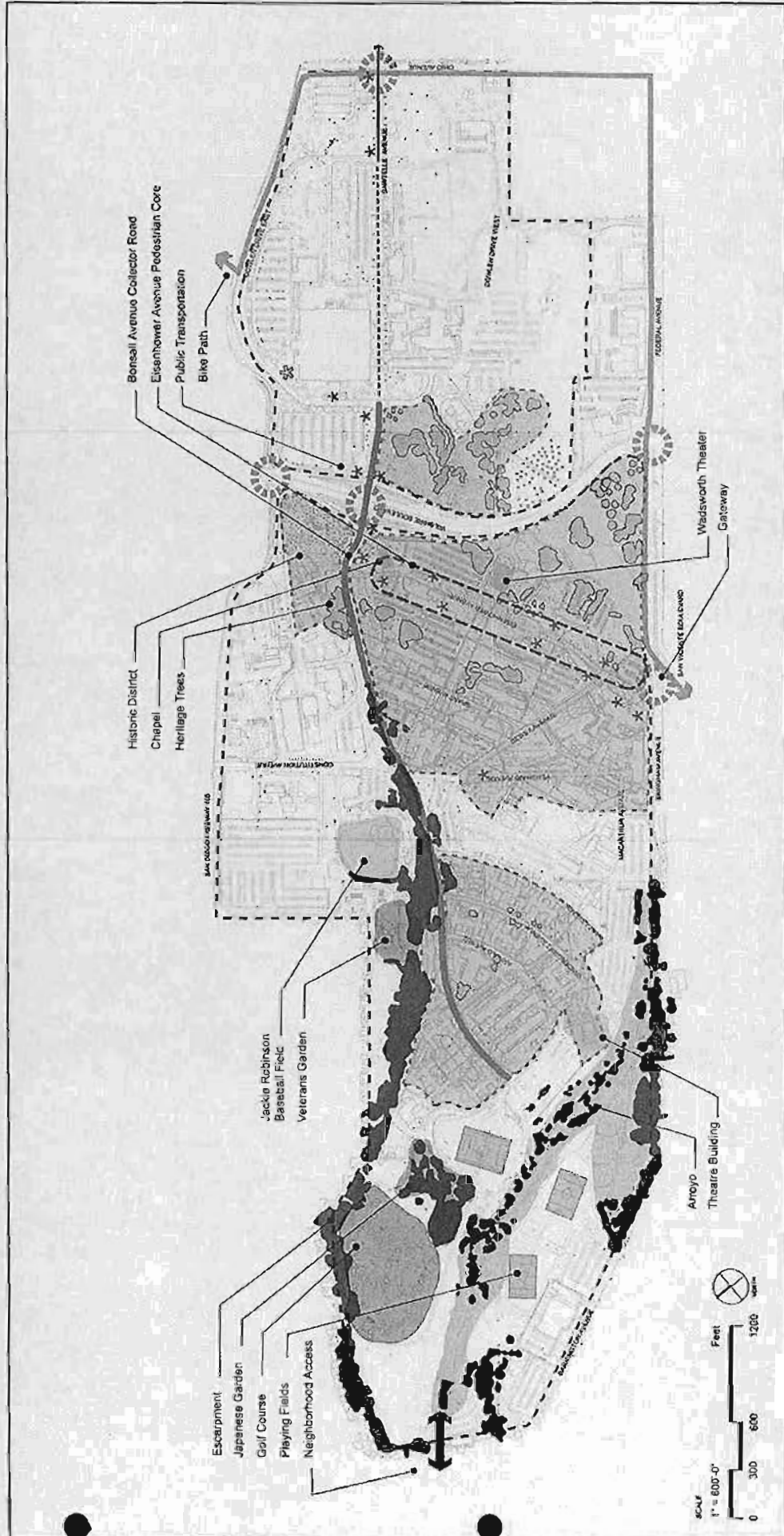
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5.0 LANDSCAPE FRAMEWORK

The site's natural and cultural resources, including the arroyo, the escarpment, mature vegetation including heritage trees, the two historic districts, and the amenities of the North Campus recreation facilities and the two theaters are shown in Figure 5-1, Landscape Framework, provided on the next page. The majority of these resources are accessible from the north-south major collector road, Bonsall Avenue.

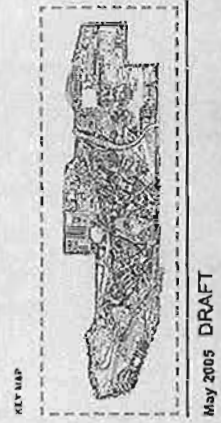
FIGURE 5-1, LANDSCAPE FRAMEWORK



**Department of
Veteran Affairs
West Los Angeles Campus**
Contract No. 101-X50031
Los Angeles, CA

- LEGEND**
- Historic District
 - Site Amenities
 - Dense Vegetation
 - Arroyo
 - Recreation
 - Gardens
 - Primary Spine
 - Study Area Limit

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6.0 ENVIRONMENTAL ISSUES AND HAZARDS

This section is a discussion and summary of a review of existing documentation with regard to environmental issues and hazards. Based on the review of the existing documentation the development potential of all of the site buildings and areas were rated based on environmental issues.

"High" potential for development will be defined as an area or building without known or potential environmental hazards requiring remediation. Buildings or areas that would fall into this category would be buildings constructed or extensively remodeled after the late 1970's, and that are not in an area of the site subject to liquefaction, fault rupture, or inundation.

"Medium" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that are typical of similar areas, hazards that can be remediated with minimal to moderate expenditure using known and proven technology and methods. This category includes areas or buildings with environmental hazards that have already been remediated or that have known contaminants below threshold levels. This also includes buildings that are in an area with a potential for liquefaction, or deep fill areas, etc.

"Low" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that will require substantial expense to remediate or hazards that may be politically or legally sensitive. An area that may fit into this category would be the wet land area, the medical waste fill area, and the areas with a potential for fault rupture or inundation.

Documents that were provided for review are listed in Appendix A.

FINDINGS

A review of the available literature reveals the following environmental issues with regard to the site:

1. **Radioactive Material Storage.** Operation of the medical facilities involves the use of radioactive materials used in diagnosis and treatment of medical conditions. Records show that radioactive materials are used and/or stored in at least 12 site buildings. There is no evidence from the records that these materials have ever been mishandled or improperly disposed.
2. **Lead Based Paint (LBP).** Until lead based paints were banned from use in the 1970's most exterior and interior gloss and enameled paints contained lead. As a result of the historic nature of many buildings on this property lead based paint should be anticipated to occur in most if not all of the buildings constructed prior to the mid 1970's.

Several buildings were sampled and tested for lead. There does not appear to have been an effort to do a comprehensive visual inspection accompanied with a sampling and testing program for all buildings.

The records did not indicate if the sampling was random, done in anticipation of remodeling work, or a comprehensive inspection and sampling of all suspected areas with lead based paint.

3. **Asbestos Containing Materials (ACM's):** Until banned from use by the EPA in 1979 asbestos was in common use as an ingredient in many building materials including, but not limited to:
- Sheet flooring
 - Vinyl tile flooring
 - Flooring mastic
 - Pipe insulation
 - Built-up roofing
 - Roof sealants and mastics
 - Plaster
 - Texture wall and ceiling compounds
 - Ceiling tiles

Many of the site buildings, as well as underground steam piping, has been subject to testing for ACM's. In the majority of buildings tested ACM's were found in some form. Much of the sheet and vinyl tile flooring and mastic sampled were found to contain non-friable asbestos. Most pipe insulation tested was found to be friable asbestos.

4. **Underground Storage Tanks (UST's):** There are reported to be 10 underground storage tanks on site with three of the 10 already abandoned. There is no record of leaks from any of the tanks. There are also no monitoring wells in the vicinity of the site where hydrocarbons in water samples can be identified as originating from this site.

During construction of the storm water drain in the arroyo a nearby resident raised an issue regarding use of diesel-contaminated soil as fill material. The soil came from an on-site soil stockpile at the south end of the site. Subsequent testing detected slight hydrocarbon contamination in only one of several samples. The level of contamination detected did not trigger a requirement to remove or treat the suspected affected soil.

However, what is in question is the source of the slightly contaminated soil? If this came from on-site what is the source of the soil?

5. **Medical Waste Disposal Areas:** An approximately two-acre area in area "J" along the banks of the arroyo was used as a medical waste disposal area from the 1950's until 1968. This medical waste included radioactive biomedical wastes. These radioactive medical wastes were apparently disposed of in accordance with the U.S. Department of Energy requirements that allow for burial of radioactive medical wastes.

Construction of athletic fields for the Brentwood School between 1996 and 1999 uncovered several of the disposal areas. Excavated wastes were collected and removed to an off-site disposal facility.

At this point the radioactive wastes are at approximately 10 half-lives and theoretically do not emit radiation greater than other non-radioactive materials. Testing of the waste did not detect any radiation levels above background. Off-site monitoring well sampling has not detected any radiation above background levels.

Radioactive medical wastes not excavated for construction of the athletic fields remains in place in this area under 15'-to-30' of soil fill.

6. **Solid Waste Disposal:** The banks of the arroyo appear to have been used for solid waste disposal, particularly demolition wastes, since the site was developed as a veteran's home. The majority of the demolition wastes appear to be from demolition of the original Wadsworth Hospital in the early 1970's. These wastes contain asbestos containing materials. Wastes uncovered by construction of the Brentwood School athletic fields were removed to an off-site disposal area. Waste remaining is buried under 15+ feet of soil fill.
7. **Wetlands:** The bottom of the arroyo supports wetland vegetation. Approximately ½ of the wetland growth was destroyed by the mid-90's installation of a storm drain extension under the new Brentwood School athletic fields. This was done with the understanding that demolished wetlands would be replaced on 1.5:1 basis. At this time the wetlands area is in excess of three acres along the remaining portion of the arroyo.
8. **Potential Fault Rupture Hazard:** The southern portion of the South Campus Medical Center Area is within an area identified as having a potential for rupture during an earthquake. A Fault Rupture Hazard Study will be required by the permitting agencies prior to development within this area. If a future study finds this to be an active fault zone, there is little likelihood that residential structures would be allowed to be constructed in this area. Development would most likely be limited to low-rise commercial structures.
9. **Potential Liquefaction Hazard Area:** An area with a potential for liquefaction during an earthquake is located in the Revitalization Area in the eastern portion of the campus. Development over this area will be dictated by the findings of geotechnical studies done for any proposed structures. High-value structures that can justify deep pier foundations or extensive ground improvement work can be built over this area. The value of typical single-family or multi-family structures cannot justify this engineering and construction expense associated with a foundation capable of compensating for liquefaction hazards.
10. **Deep Fills:** Areas of deep soil fill are located along the arroyo in the North Campus Recreation Area and also in the South Campus Medical Center Area as well as the western portion of the Wilshire Viewshed Area. Foundations can be engineered to prevent the destructive differential settlement that can occur over the uneven deep fill depths but these are generally not associated with residential construction.
Deep fill materials, especially if associated with demolition debris or other waste materials are considered poor foundation material. Construction of buildings over such areas typically involves removal of poor foundation materials, subsurface ground improvements, or expensive foundation systems.
11. **Potential Inundation Hazard Area:** The southernmost portion of the South Campus Medical Center Area is identified as being in the path of flooding that may

occur should an upstream dam fail during an earthquake. This type of risk will dictate the types of uses for this area that will be allowed by the local permitting agencies. However, aerial photographs show residential development of off-site areas within this zone.

12. **Heritage Trees:** Previous environmental studies have identified a number of trees near some of the historic buildings as being "heritage" trees protected by local ordinances. Removal of these trees for future development should not be anticipated unless the condition of the tree poses a hazard to existing and proposed structures. In some cases a tree may be removed once an agreement has been reached with the permitting agencies to plant and maintain replacement trees elsewhere.
13. **Mold:** Mold spores were found in Building 308, a "single quarters" building. The mold investigation was done in response to complaints regarding chronic mold and mildew growth in the building. While the study confirmed the presence of mold it did not identify the source of moisture that continued to promote the mold growth. The study did report that there was no obvious roof or plumbing leaks in the structure. It is likely that there is inadequate ventilation in the structure that prevents excessive humidity from showers and baths, crawl space soil, etc. from being dissipated out of the structure. This condition can most likely be remediated by ventilation improvements to the building.
14. **Methane Gas:** Methane gas is associated with the on-site oil wells. Wind dissipation of gases often reduces or eliminates the risk of combustion associated with high concentrations of this gas. Where there is known subsurface methane gas it can also be trapped in basements, under concrete slabs, and in crawl spaces. High concentrations of gas in basements and crawl spaces (steam tunnels) can be a health risk as well as an explosion and/or fire hazard.
15. **Oil Wells:** There are a number of active and inactive oil wells on site. There is the potential for oil leaks at the wellhead or along the pipelines conveying oil away from the wells. The presence of an abandoned well can also be detrimental to foundations systems if located directly under a bearing point of the building.

7.0 RECOMMENDATIONS

1. It is recommended that leak testing be done at all of the underground storage tanks. If leaks are detected it is recommended that soil samples be taken and tested for hydrocarbons.
2. It is also recommended that follow-up testing be done to delineate the medical and construction debris disposal areas. It is recommended that a Health Risk Assessment be done for areas where radiological wastes, medical wastes, and construction demolition debris is known to be buried to quantify the potential health risks for use of these areas. This should include an assessment of the risk to contractors doing grading and sub-surface drilling for exploration purposes as well as for construction of pile footings.
3. It is recommended that further research be done to determine the source of the diesel contaminated soil used for fill under the Brentwood School Athletic Fields. This soil apparently came from an on-site soil stockpile under a helicopter-landing pad. There may be some knowledge of where the soil originally came from that was used to form the soil stockpile under the landing pad. If the potential contamination can be traced back to an on-site source it is recommended that additional testing be done in areas with a potential diesel fuel contamination.
4. It is recommended that at a minimum testing be done in the basements or crawl spaces of a representative sample of site buildings and in steam tunnels to determine the extent, if any, of methane gas contamination. If methane gas is found over threshold limits in the representative samples it is then recommended that any new construction, or building additions be accompanied by design of a sub-surface methane gas detection, collection, and ventilation system.
5. All new site construction, including building additions, should be accompanied by a soils investigation that addresses foundation construction in areas with deep fill, liquefaction, and ground fault rupture.
6. It is recommended that a survey of all known on-site oil wells be conducted to determine whether unused wells have been properly abandoned. A visual survey (Phase I Environmental Assessment) of all of the well sites should be conducted to evaluate where there have been leaks around the wellheads.

8.0 CONCLUSIONS

The majority of the site and buildings may be classified as having a "Medium" potential for development based on the presence of Lead Based Paint (LBP) and Asbestos Containing Materials (ACM's) in the preponderance of the buildings. ACM's will also need to be removed from steam piping insulation throughout the south end of the site. These materials are typical of most sites and buildings built prior to the late 1970's.

The north end of the site may also be classified as having a "Medium" potential for development although there are known biomedical, radioactive medical waste, and construction demolition waste (containing ACM's) areas. The arroyo at the north end also contains a wetland area. There is the potential for future negative public reactions to living on or near these types of environmental hazards that pushes this end of the site closer to the "Low" potential for development.

The wetland area is not a significant obstacle to future development in that State and Federal regulations allow for development of a wet land elsewhere to compensate for remove of this wetland. This can become a politically or publicly sensitive issue especially if endangered species are known to inhabit the area. Since the existing studies have not identified any endangered species in this area and installation of the storm drain extension did not result in public opposition (as far as documentation provided identifies) the wetlands themselves should not qualify this area as having a "Low" potential for development.

The biomedical, radioactive medical waste and ACM containing construction debris waste sites are all now buried under 15' to 30' of fill material areas leased to the Brentwood School for use as athletic fields. None of these disposal areas is considered a significant environmental hazard at this time. Radiation and ACM's are below threshold limits. Biomedical wastes encountered during development of the athletic fields were removed to a suitable off-site disposal area. Without a potentially negative public reaction to these types of wastes this end of the site may be considered as having a "Medium" potential for development. Remediation of these wastes includes encapsulation (which has already been done) or removal to an acceptable disposal site. The fact that this area has already been developed for use as athletic fields indicates that:

1. Either the public was not informed as to the contaminates under the athletic fields, or
2. These environmental hazards did not trigger a significant negative public reaction from nearby residents (including parents of students using the fields).

The potential for development in the areas with a subject to liquefaction, ground fault rupture, and inundation, in addition to the deep fill areas will be highly dependent on the nature of proposed developments. There is very little probability that the County of Los Angeles would allow any type of new residential development within a defined fault zone although commercial uses are generally allowed in these areas. However, these areas were classified as having a "low"-to-"medium" potential for development in that extensive engineering and soils studies will be required for development within these areas.

APPENDIX A

The following information identifies the Government Furnished Information (GFI) provided:

1. "West Los Angeles Strategic Site Plan," January, 2005, Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "Att A-West Los Angeles Strategic Site Plan".
2. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "Att B-West Los Angeles Reuse Data Call Results".
3. "CARES Decision Document", Department of Veterans Affairs Office of Asset Enterprise Management, May 2004. Acrobat PDF file, "Att C-VA CARES Decision Document May 2004"
4. "Data Validation Sheet". Microsoft Excel file, "GFI-West LA"
5. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "DataValidation2"
6. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "revDataValidation"
7. "EDR Report", May 18, 2005, Adobe PDF file, "GLAHS db 241491r"
8. "Sanborn Map Report", EDR, May 18, 2005. Adobe PDF file, "GLHAS sb nc 1424149_2"
9. "'Record of Survey'", Merrell-Johnson Engineering, Inc., September 2001, AutoCADD file "EmailRS".
10. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.1"
11. "Record of Survey", Sheet 2/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.2"
12. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.3"
13. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.4"
14. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.5"
15. "Greater Los Angeles HCS-West Los Angeles Division (Site Plan)", January, 2005 Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "West Los Angeles Strategic Site Plan".
16. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Adobe PDF file, "RAM approved AREAS VA GLAHS".
17. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Microsoft Excel file, "RAM approved AREAS VA GLAHS".
18. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 1, 25-Year General Use Plan", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 1 RBB".

19. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volumes s, Environmental Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 2 PAF".
20. "Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 3, Real Estate Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 3 KP".
21. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".
22. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (2)".
23. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (3)".
24. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (4)".
25. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".
26. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (1)".
27. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (2)".
28. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (3)".
29. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (4)".
30. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (5)".
31. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (6)".
32. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (7)".
33. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (8)".
34. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (9)".
35. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (10)".
36. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (11)".
37. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (12)".
38. Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (13)".
39. "Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "Esmt785 Model (1)".
40. "Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "pltpln1br1 Model (1)".

41. "Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "PU2135 Model (1)".
42. "Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2130R1 Model (1)".
43. "Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2131 Model (1)".
44. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2132SYDN Model (1)".
45. "Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2133SDN Model (1)".
46. "Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2139MPS Model (1)".
47. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2580SL Model (1)".
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49. "Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "pltpln1br1 Model".
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53. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2132SYDN Model".
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56. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2580SL Model".
57. AutoCADD file, "Topo Full Site Plan 1=50".
58. "Biological Assessment Report", February 22, 1995, Ted L. Hanes, Ph.D., Consulting Biologist. Adobe PDF file, "Biological Assessment Report".
59. "Environmental Assessment, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", October 23, 2000, Locus Technologies. Adobe PDF file, "Environmental Assessment".
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63. "VAMC West LA Asbestos Building Survey Report", June 1996, Industrial Hygiene. Adobe PDF file, "VAMC West La".
64. "Brentwood School Project, Environmental Documents, Volume 1", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 1".
65. "Brentwood School Project, Environmental Documents, Volume 2", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 2".

CARES Contracts and Reports

Request 3: VA documents given to PwC/ MicroTech & documents generated by PwC/ MicroTech

Documents Produced by Contractors



Documents produced by MicroTech

28. Phase I Environmental Baseline Reports
 - b. Phase I. Revised Environmental Baseline Report and Analysis (May 30, 2005)



May 30, 2006

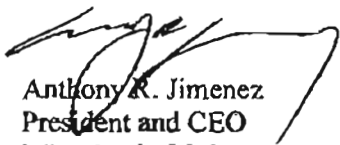
Mr. Ed Bradley
Contracting Officer's Technical Representative (COTR)
U.S. Department of Veterans Affairs
Acquisition Operations Services (049A3H)
810 Vermont Avenue
Room 765
Washington, DC 20420

Dear Mr. Bradley:

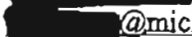
On behalf of the MicroTech Team, I am happy to provide the enclosed Phase 1, Environmental Baseline Report and Analysis (Revised) for Task Order number 3, of contract number 101-X50031 for Enhanced Use Lease Analysis. We have analyzed the Government Furnished Information (GFI) to provide the information contained within this report.

We look forward to our continued partnering with the U.S. Department of Veterans Affairs throughout this task order and in the future. I will be contacting you soon to discuss this document in detail. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony R. Jimenez', is written over the typed name and title.

Anthony R. Jimenez
President and CEO
MicroTech, LLC
8330 Boone Blvd, Suite 310
Vienna, VA 22182

@microtechllc.com

28B-1

Environmental Baseline Report

TABLE OF CONTENTS

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1.0 SITE DESCRIPTION

West Los Angeles VA is a 390+/- acre institutional site located on an alluvial plain sloping gently down from the north toward the south. The property is very roughly rectangular extending northwest to southeast alongside the Interstate 405 which borders the northeasterly side of the property. The site is surrounded by a built-up residential area containing single-family and multi-family residences along with several schools and parks at the northwest and southwest sides of the property. The University of California, Los Angeles is located a short distance to the northeast.

Except for an arroyo at the north end of the property and an embankment along the northeasterly side adjacent to a housing development most of the site has been extensively developed. Development began in the 1880's and has extended to the present time.

2.0 TOPOGRAPHY AND HYDROLOGY

The topography slopes gently from a high point of approximate elevation +495 on the northern boundary to a low point of approximate elevation +245 on the southern boundary (Figure 2-1, Topography and Hydrology, provided at the end of this section). This represents a change in elevation of 250 feet in a distance of 8,600 feet, or a slope just under 3%.

The golf course is located on the highest elevation on site, overlooking the Brentwood residential neighborhoods to the east and north. The course is bordered on the southwest by the fence-enclosed Japanese Garden and to the east by a steep, vegetated escarpment. The existing development on the north campus conforms to the natural slope, with buildings, roads, and parking generally following the site contours. The northwestern and eastern portions of the north campus and all of the south campus show evidence of extensive grading and filling to accommodate buildings and parking, the Jackie Robinson Baseball Stadium, and the south campus medical facility completed in 1977.

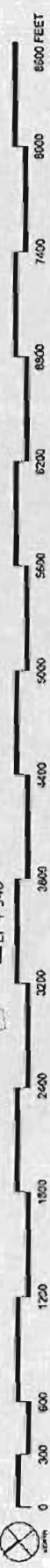
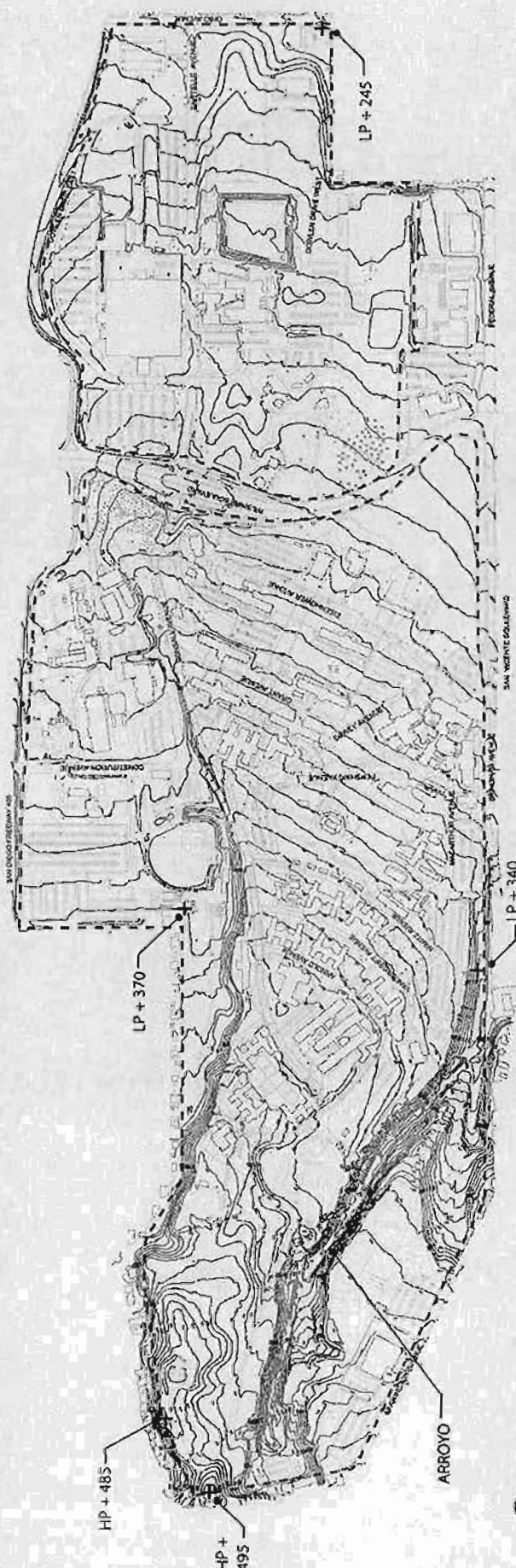
On the north campus, there is an arroyo about 3,500 feet in length, with an elevation change of approximately 70 feet, and 25 to 35 feet deep located in the northwest. There is a long escarpment 35 to 50 feet high on the northeast. The locally steep slopes of the arroyo and the escarpment are the most distinctive landforms on the site. Both the arroyo and the escarpment are natural landscape buffers, the former adjacent to the out lease parcels on the west and the latter adjacent to Brentwood Glen on the east.

Locally steep slopes along the San Diego Freeway—Interstate 405 and the southwestern boundaries create a separation between the site and the adjacent areas. In contrast, the west side of the north campus is close to grade with San Vicente Boulevard / Bringham Avenue and the commercial uses on the opposite sides of these streets.

The arroyo is a well-defined natural watercourse within the site. There is a small area of wetland within the arroyo. State and federal regulations allow development of a wetland elsewhere to compensate for removal of an existing wetland. Please see Item 7 of the section titled: 6.0 Environmental Issues and Hazards, and Section 8.0 Conclusions below for additional discussion of the wetland area.

FIGURE 2-1, TOPOGRAPHY AND HYDROLOGY

Please see the attached picture titled Environmental Baseline Report Figure 2-1
Topography and Hydrology



LEGEND

- Site Topography (5 FT Contour Interval)
- Drainage Way
- - - Study Area Limit
- HP+ High Point
- LP+ Low Point

KEY MAP



PREPARED BY

- MICROTECH, LLC - Prime Contractor
- PATTON BOGGGS, LLP - Architectural
- CEBE - Real Estate Services
- GENSLER - ARCHITECT
- EDAW, INC - Landscape Architecture and Design
- ONIX, INC - Environmental Engineers and Planners
- APEX

IN ASSOCIATION WITH

- MICROTECH, LLC - Prime Contractor
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- CEBE - Real Estate Services
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- EDAW, INC - Landscape Architecture and Design
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 West Los Angeles Campus
 Contract No. 107-X50031
 Los Angeles, CA

Topography

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28B-7

3.0 BIOLOGICAL RESOURCES

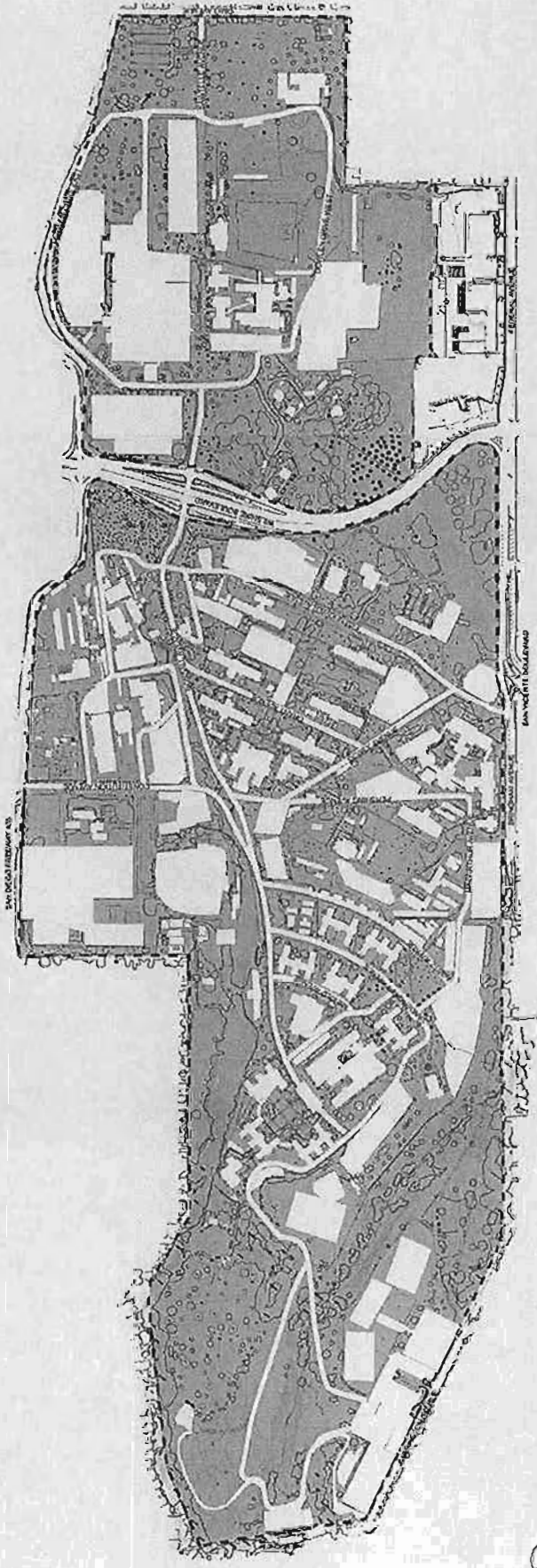
The site is not considered a significant ecological area by the City of Los Angeles. No areas of threatened endangered species have been designated by the City of Los Angeles. Existing studies have not identified threatened or endangered species within the site.

The arroyo and the escarpment and the extensive landscape with mature trees over most of the site provide potential habitat for threatened or endangered species, including plants and animals (Figure 3-1, Open Space and Figure 3-2, Vegetation, provided at the end of this section). A site survey would be required to determine the presence of any threatened or endangered species within the site.

Generational (Heritage) trees are located within the site's two historic districts. The site's several coast live oak (*Quercus agrifolia*) are protected by the City and County of Los Angeles. See Section 6.0 Environmental Issues and Hazards, item 12, below for additional discussion of the heritage trees.

FIGURE 3-1, OPEN SPACE

Please see the attached picture titled Environmental Baseline Report Figure 3-1 Open Space



Department of
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 Los Angeles, CA

- 1:10,000
- Study Area Limit
 - Open Space
 - Built Area

Open Space

KEY MAP



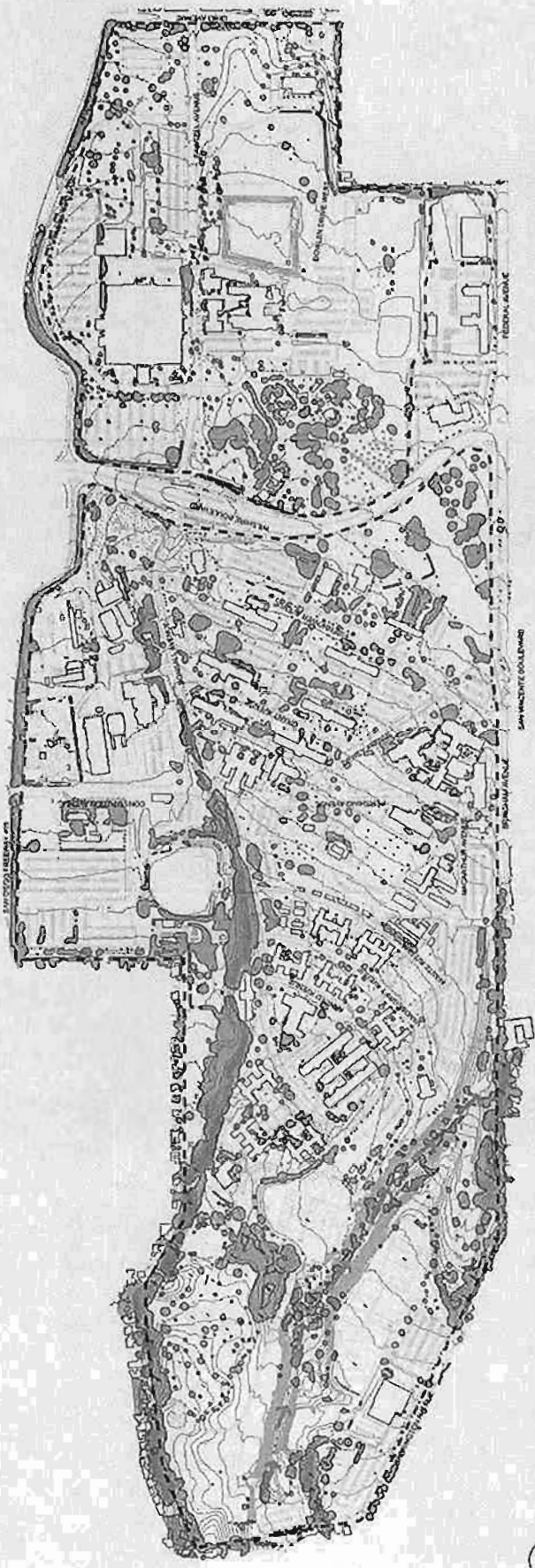
May 2005 DRAFT

- PREPARED BY
- MICROTECH, LLC - Prime Contractor
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 - CBRE - Real Estate Services
 - GENSLER - Architects
 - EDAW, INC. - Landscape Architecture and Design
 - ONW, INC. - Environmental Engineers and Planners
 - APEX

28D-10

FIGURE 3-2, VEGETATION

Please see the attached picture titled Environmental Baseline Report Figure 3-2
Vegetation



Department of
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 West Los Angeles Campus
 Contract No. 101-X50031
 Los Angeles, CA

Vegetation

LEGEND
 --- Site Topography
 ■ Existing Trees
 → Drainage Way

--- Study Area Limit

KEY MAP



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 MICROTECH, LLC Prime Contractor
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 EDRAW, INC. - Landscape Architecture and Design
 DMK, INC. - Environmental Engineers and Planners
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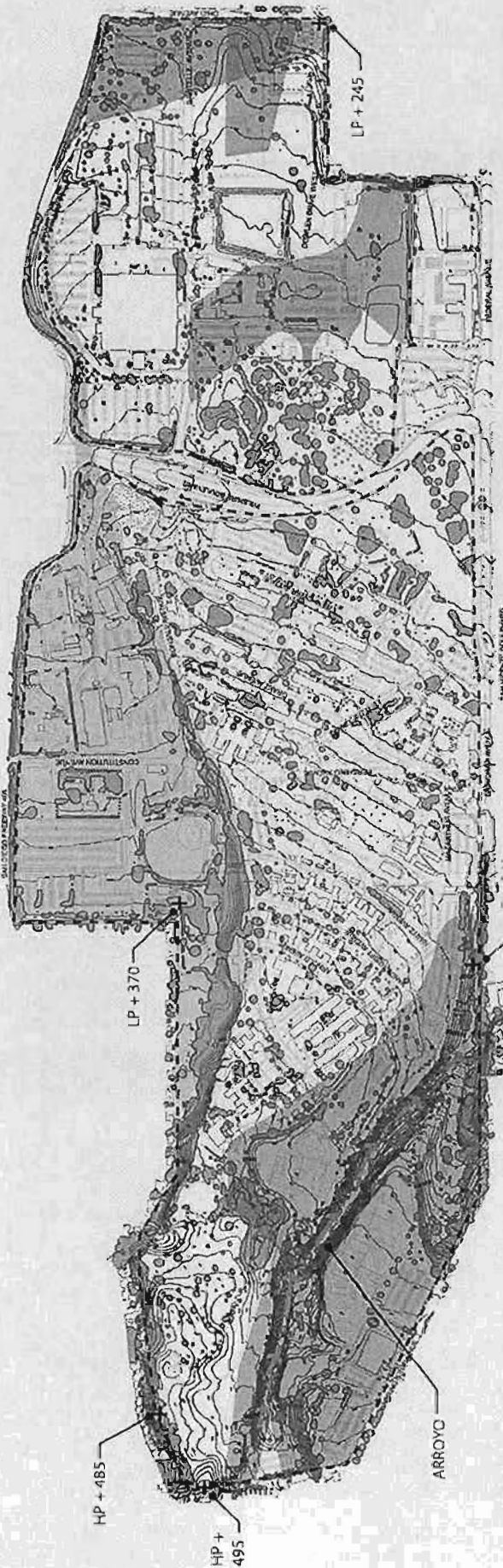
28B-12

4.0 GEOLOGY AND SOILS

The site is within an undifferentiated shallow superficial landslide area and contains liquefiable areas. The southern portion of the site is within a fault rupture study area and contains an area of potential inundation. Slopes along the arroyo and the escarpment within the site have the potential for localized slope instability. Potential geologic hazards within the site are shown in Figure 4-1, Natural Constraints, provided at the end of this section. See Section 6.0 Environmental Issues and Hazards, items 8-11, and Section 7.0 Recommendations below for additional discussion of the geologic hazards.

FIGURE 4-1, NATURAL CONSTRAINTS

Please see the attached picture titled Environmental Baseline Report Figure 4-1 Natural Constraints



**Department of
 Veteran Affairs
 West Los Angeles Campus**
 Contract No. 107-X50031
 Los Angeles, CA
 Natural Constraints

- LEGEND**
- Potential Areas of Deep Fill
 - Potential Liquefaction Hazard
 - Potential Inundation Hazard
 - Vegetation
 - Drainage Way
 - Topography Contours
 - Study Area Limit
 - High Point
 - Low Point



PREPARED BY
 WASHINGTON
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APEX

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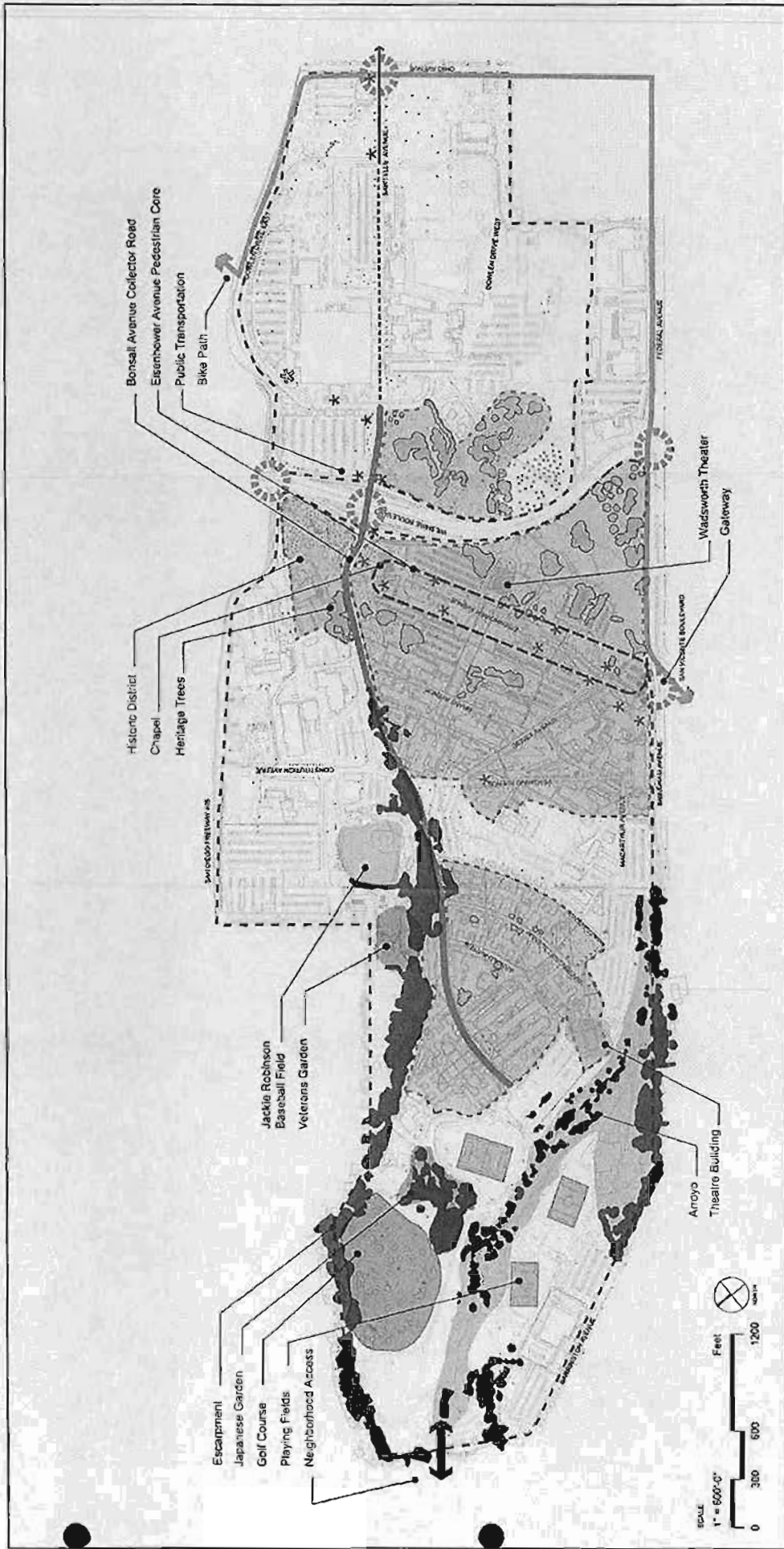
28 B-15

5.0 LANDSCAPE FRAMEWORK

The site's natural and cultural resources, including the arroyo, the escarpment, mature vegetation including heritage trees, the two historic districts, and the amenities of the North Campus recreation facilities and the two theaters are shown in Figure 5-1, Landscape Framework, provided on the next page. The majority of these resources are accessible from the north-south major collector road, Bonsall Avenue.

FIGURE 5-1, LANDSCAPE FRAMEWORK

Please see the attached picture titled Environmental Baseline Report Figure 5-1
Landscape Framework



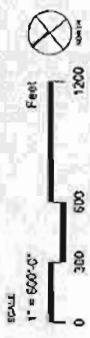
Bonsall Avenue Collector Road
 Eisenhower Avenue Pedestrian Core
 Public Transportation
 Bike Path

Historic District
 Chapel
 Heritage Trees

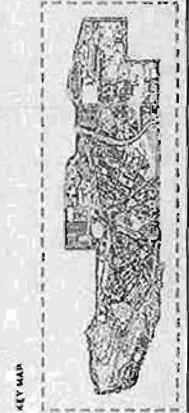
Jackie Robinson
 Baseball Field
 Veterans Garden

Escapement
 Japanese Garden
 Golf Course
 Playing Fields
 Neighborhood Access

Theatre Building
 Arroyo



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May 2005 DRAFT

- LEGEND**
- Historic District
 - Site Amenities
 - Dense Vegetation
 - Arroyo
 - Recreation
 - Gardens
 - Primary Spine
 - Study Area Limit

**Department of
 Veteran Affairs
 West Los Angeles Campus**
 Tract No. 101-X30031
 Los Angeles, CA
 Landscape Framework

2005-10

6.0 ENVIRONMENTAL ISSUES AND HAZARDS

This document is a discussion and summary of a review of existing documentation with regard to environmental issues and hazards. Based on the review of the existing documentation, the development potential of all site buildings and areas were rated based on environmental issues.

"High" potential for development will be defined as an area or building without known or potential environmental hazards requiring remediation. Buildings or areas that would fall into this category would be buildings constructed or extensively remodeled after the late 1970's, and that are not in an area of the site subject to liquefaction, fault rupture, or inundation.

"Medium" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that are typical of similar areas, hazards that can be remediated with minimal to moderate expenditure using known and proven technology and methods. This category includes areas or buildings with environmental hazards that have already been remediated or that have known contaminants below threshold levels. This includes buildings that are in an area with a potential for liquefaction, or deep fill areas, etc.

"Low" potential for development will be defined as an area or building with known or potential environmental hazards or liabilities that will require substantial expense to remediate, or hazards that may be politically or legally sensitive. An area that may fit into this category would be the wetland area, the medical waste fill area, and the areas with a potential for fault rupture or inundation.

Documents that were provided for review are listed in Appendix A.

FINDINGS

A review of the available literature reveals the following environmental issues with regard to the site:

1. **Radioactive Material Storage.** Operation of the medical facilities involves the use of radioactive materials used in diagnosis and treatment of medical conditions. Records show that radioactive materials are used and/or stored in at least 12 site buildings. There is no evidence from the records that these materials have ever been mishandled or improperly disposed.
2. **Lead Based Paint (LBP).** Until lead based paints were banned from use in the 1970's most exterior and interior gloss and enameled paints contained lead. As a result of the historic nature of many buildings on this property, lead based paint should be anticipated to be present in most if not all of the buildings constructed prior to the mid 1970's.

Several buildings were sampled and tested for lead. There does not appear to have been an effort to do a comprehensive visual inspection accompanied with a sampling and testing program for all buildings.

The records did not indicate if the sampling was random, done in anticipation of remodeling work, or a comprehensive inspection and sampling of all suspected areas with lead based paint.

3. Asbestos Containing Materials (ACM's): Until banned from use by the EPA in 1979 asbestos was in common use as an ingredient in many building materials including, but not limited to:
- Sheet flooring
 - Vinyl tile flooring
 - Flooring mastic
 - Pipe insulation
 - Built-up roofing
 - Roof sealants and mastics
 - Plaster
 - Texture wall and ceiling compounds
 - Ceiling tiles

Many of the site buildings, as well as underground steam piping, have been subject to testing for ACM's. In the majority of buildings tested, ACM's were found in some form. Much of the sheet and vinyl tile flooring and mastic sampled were found to contain non-friable asbestos. Most pipe insulation tested was found to be friable asbestos.

4. Underground Storage Tanks (UST's): There are reported to be 10 underground storage tanks on site, with three already abandoned. Though there was some spillage at these tanks, according to the Water Control Board, it has been satisfactorily remediated and resolved.

During construction of the storm water drain in the arroyo, a nearby resident raised an issue regarding use of diesel-contaminated soil as fill material. The soil came from an on-site soil stockpile at the south end of the site. Subsequent testing detected slight hydrocarbon contamination in only one of several samples. The level of contamination detected did not trigger a requirement to remove or treat the suspected affected soil.

However, what is in question is the source of the slightly contaminated soil. If this came from on-site, what is the source of the soil?

Soils under the Brentwood School Athletic Fields were tested for diesel contamination in 1999 and 2000. The testing and results are contained in an investigation reported titled, "Soil Investigation Report, Brentwood School Athletic Fields", by Locus Technologies, dated November 21, 2000. Diesel hydrocarbons were detected in levels ranging from 10.6 to 20.5 mg/Kg. Apparently because the hydrocarbon levels found during the testing were below threshold "action" levels, Locus Technologies stated that, "No further action is warranted."

5. Medical Waste Disposal Areas: An approximately two-acre area along the banks of the arroyo was used as a biomedical waste disposal area from the 1950s until 1968. This medical waste included radioactive biomedical wastes. These radioactive medical wastes were apparently disposed of in accordance with the U.S. Department of Energy requirements that allow for burial of radioactive medical wastes. The waste material was subsequently covered with 6 to 8 feet of

soil. Test conducted showed no radiation levels beyond normal background levels.

Following the 1971 earthquake, soil, concrete material and reinforcing steel from the demolished VA hospital were spread over the biomedical waste site. The result was that the burial depth of the waste material is 20 to 30 feet.

This radioactive medical waste site is not at location of the Brentwood School athletic fields.

The Brentwood school site was never a burial site for low-level radioactive biomedical waste. There was, however, solid waste deposited there during the 1940s through the early 1970s. This waste was composed of construction materials from the old VA hospital demolished in the early 1970s, dead inert medical debris (i.e., autoclaved Petri dishes and syringes without attached needles), incinerator ash and pieces of dead trees such as large branches and stumps. In the waste disposal industry medical waste of any type is normally collected and handled separately from solid wastes from residences and businesses. Medical wastes are usually autoclaved or incinerated. Ultimately ash from medical waste incineration ends up at the same landfill as other "solid wastes".

Construction of athletic fields for the Brentwood School between 1996 and 1999 uncovered the solid waste disposal areas. The fill was judged to be solid waste that was placed at the site from the 1940s to the 1970s. This determination was made by the California Department of Health Services based on a review of the environmental assessment report, tests performed on the material, and by direct observation. This debris was deemed "unsuitable fill" by the project geologist when the athletic fields were being built. They were removed from the site and taken to an offsite landfill off-site disposal facility.

According to the information provided in these reports and letters, there is no solid waste from the hospital at the site of the athletic fields.

The biomedical waste that contained radioactive material is at least 200 feet from the fields. It is buried under 20 to 30 feet of soil and old building material, and tests show there is no dispersion of any radioactivity. The old burial area is considered a "closed site" by the EPA and Department of Health Services and secure with a locked fence surrounding the area. The site is inspected quarterly by the Los Angeles County Bureau of Sanitation Solid Waste Division and in compliance with all local, state and federal regulations.

The information in item 5 comes from the following:

A letter from Betsy Currow of the Environmental Protection Agency to Kenneth J. Clark of the US Veterans Administration Medical Center. The date is illegible.

A letter from Cathy Harrison of the California Department of Health Services to Ben Spivey of the US Department of Veterans Affairs, dated February 8, 2002

An EPA "Closed Site Assessment" form, dated 1/9/95, concerning the biomedical waste site

6. Solid Waste Disposal: The banks of the arroyo appear to have been used for solid waste disposal, particularly demolition wastes, since the site was developed as a veteran's home. The majority of the demolition wastes appear to be from demolition of the original Wadsworth Hospital in the early 1970's. These wastes contain asbestos-containing materials. Wastes uncovered by construction of the Brentwood School athletic fields were removed to an off-site disposal area. Waste remaining is buried under 15+ feet of soil fill.
7. Wetlands: The bottom of the arroyo supports wetland vegetation. Approximately ½ of the wetland growth was destroyed by the mid-90's installation of a storm drain extension under the new Brentwood School athletic fields. This was done with the understanding that demolished wetlands would be replaced on 1.5:1 basis. At this time the wetlands area is in excess of three acres along the remaining portion of the arroyo.
8. Potential Fault Rupture Hazard: An area at the south end of the site including areas "U", "V", and a portion of area "T" are within an area identified as having a potential for rupture during an earthquake. A Fault Rupture Hazard Study will be required by the permitting agencies prior to development within this area. If a future study finds this to indeed be an active fault zone there is little likelihood that residential structures would be allowed to be constructed in this area. Development would most likely be limited to low-rise commercial structures.
9. Potential Liquefaction Hazard Area: An area with a potential for liquefaction during an earthquake is located in areas "L", "M", "N", and "P". Development over this area will be dictated by the findings of geotechnical studies done for any proposed structures. High-value structures that can justify deep pier foundations or extensive ground improvement work can be built over this area. The value of typical single-family or multi-family structures cannot justify this engineering and construction expense associated with a foundation capable of compensating for liquefaction hazards.
10. Deep Fills: Areas of deep soil fill are located along the arroyo in areas "A", "C", "D", "I", "J" and also to the south in areas "T" and "W". Foundations can be engineered to prevent the destructive differential settlement that can occur over the uneven deep fill depths but these are generally not associated with residential construction.

Deep fill materials, especially if associated with demolition debris or other waste materials, are considered poor foundation materials. Construction of buildings over such areas typically involves removal of poor foundation materials, subsurface ground improvements, or expensive foundation systems.
11. Potential Inundation Hazard Area: Areas "U" and "V" are identified as being in the path of flooding that may occur should an upstream dam fail during an earthquake. This type of risk will dictate the types of uses for this area that will

be allowed by the local permitting agencies. However, aerial photographs show residential development of off-site areas within this zone.

12. Heritage Trees: Previous environmental studies have identified a number of trees near some of the historic buildings as being "heritage" trees protected by local ordinances. Removal of these trees for future development should not be anticipated unless the condition of the tree poses a hazard to existing and proposed structures. In some cases, a tree may be removed once an agreement has been reached with the permitting agencies to plant and maintain replacement trees elsewhere.
13. Mold: Mold spores were found in Building 308, a "single quarters" building. The mold investigation was done in response to complaints regarding chronic mold and mildew growth in the building. While the study confirmed the presence of mold it did not identify the source of moisture that continued to promote the mold growth. The study did report that there was no obvious roof or plumbing leaks in the structure. It is likely that there is inadequate ventilation in the structure that prevents excessive humidity from showers and baths, crawl space soil, etc. from being dissipated out of the structure. This condition can most likely be remediated by ventilation improvements to the building.
14. Methane Gas: Methane gas is associated with the on-site oil wells. Wind dissipation of gases often reduces or eliminates the risk of combustion associated with high concentrations of this gas. Where there is known subsurface methane gas it can also be trapped in basements, under concrete slabs, and in crawl spaces. High concentrations of gas in basements and crawl spaces (steam tunnels) can be a health risk as well as an explosion and/or fire hazard.
15. Oil Wells: There are a number of active and inactive oil wells on site. There is the potential for oil leaks at the wellhead or along the pipelines conveying oil away from the wells. The presence of an abandoned well can also be detrimental to foundations systems if located directly under a bearing point of the building.

7.0 RECOMMENDATIONS

1. It is recommended that leak testing be done at all of the underground storage tanks. If leaks are detected, it is recommended that soil samples be taken and tested for hydrocarbons.
2. It is also recommended that follow-up testing be done to delineate the medical and construction debris disposal areas. It is recommended that a Health Risk Assessment be done for areas where radiological wastes, medical wastes, and construction demolition debris is known to be buried to quantify the potential health risks for use of these areas. This should include an assessment of the risk to contractors doing grading and sub-surface drilling for exploration purposes as well as for construction of pile footings.
3. It is recommended that further research be done to determine the source of the diesel-contaminated soil used for fill under the Brentwood School Athletic Fields. This soil apparently came from an on-site soil stockpile under a helicopter-landing pad. There may be some knowledge of where the soil originally came from that was used to form the soil stockpile under the landing pad. If the potential contamination can be traced back to an on-site source it is recommended that additional testing be done in areas with a potential diesel fuel contamination.
4. It is recommended that at a minimum testing be done in the basements or crawl spaces of a representative sample of site buildings and in steam tunnels to determine the extent, if any, of methane gas contamination. If methane gas is found over threshold limits in the representative samples, it is then recommended that any new construction, or building additions be accompanied by design of a sub-surface methane gas detection, collection, and ventilation system.
5. All new site construction, including building additions, should be accompanied by a soils investigation that addresses foundation construction in areas with deep fill, liquefaction, and ground fault rupture.
6. It is recommended that a survey of all known on-site oil wells be conducted to determine whether unused wells have been properly abandoned. A visual survey (Phase I Environmental Assessment) of all of the well sites should be conducted to evaluate where there have been leaks around the wellheads.

8.0 CONCLUSIONS

The majority of the site and buildings may be classified as having a "Medium" to "High" potential for development based on the presence of Lead Based Paint (LBP) and Asbestos Containing Materials (ACM's) in the preponderance of the buildings. ACM's will also need to be removed from steam piping insulation throughout the south end of the site. These materials are typical of most sites and buildings built prior to the late 1970s.

The north end of the site may also be classified as having a "Medium" potential for development although there are known biomedical, radioactive medical waste, and construction demolition waste (containing ACMs) areas. The arroyo at the north end also contains a wetland area. There is the potential for future negative public reactions to living on or near these types of environmental hazards that pushes this end of the site closer to the "Low" potential for development.

The wetland area is not a significant obstacle to future development in that State and Federal regulations allow for development of a wetland elsewhere to compensate for the removal of this wetland. This can become a politically or publicly sensitive issue especially if endangered species are known to inhabit the area. Since the existing studies have not identified any endangered species in this area and installation of the storm drain extension did not result in public opposition (as far as documentation provided identifies), the wetlands themselves should not qualify this area as having a "Low" potential for development.

The biomedical, radioactive medical waste and ACM containing construction debris waste sites are all now buried under 15-to-30 feet of fill material. None of these disposal areas is considered a significant environmental hazard at this time. Radiation and ACMs are below threshold limits. Wastes encountered during development of the athletic fields were removed to a suitable off-site disposal area. Without a potentially negative public reaction to these types of wastes, this end of the site may be considered as having a "Medium" potential for development. Remediation of these wastes includes encapsulation (which has already been done) or removal to an acceptable disposal site.

The potential for development in the areas with a subject to liquefaction, ground fault rupture, and inundation, in addition to the deep fill areas, will be highly dependent on the nature of proposed developments. There is very little probability that the County of Los Angeles would allow any type of new residential development within a defined fault zone although commercial uses are generally allowed in these areas. However, these areas were classified as having a "low"-to-"medium" potential for development in that extensive engineering and soils studies will be required for development within these areas.

APPENDIX A

The following information identifies the Government Furnished Information (GFI) provided:

1. "West Los Angeles Strategic Site Plan", January, 2005, Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "Att A-West Los Angeles Strategic Site Plan".
2. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "Att B-West Los Angeles Reuse Data Call Results".
3. "CARES Decision Document", Department of Veterans Affairs Office of Asset Enterprise Management, May 2004. Acrobat PDF file, "Att C-VA CARES Decision Document May 2004"
4. "Data Validation Sheet". Microsoft Excel file, "GFI-West LA"
5. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "DataValidation2"
6. "Data Validation for CARES Reuse Studies", Attachment 1. Microsoft Excel file, "revDataValidation"
7. "EDR Report", May 18, 2005, Adobe PDF file, "GLAHS db 241491r"
8. "Sanborn Map Report", EDR, May 18, 2005. Adobe PDF file, "GLHAS sb nc 1424149_2"
9. "'Record of Survey'", Merrell-Johnson Engineering, Inc., September 2001, AutoCADD file "EmailRS".
10. "Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.1"
11. "Record of Survey", Sheet 2/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.2"
12. "Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.3"
13. "Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.4"
14. "Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "SiteSurvey.5"
15. "Greater Los Angeles HCS-West Los Angeles Division (Site Plan)", January, 2005 Department of Veterans Affairs Office of Asset Enterprise Management. Microsoft Excel file "West Los Angeles Strategic Site Plan".
16. Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Adobe PDF file, "RAM approved AREAS VA GLAHS".

17. *Report to the VA GLAHS Radiation Safety Committee, "Areas Approved for Storage and/or Usage of Radioactive Materials, January, 2005. Microsoft Excel file, "RAM approved AREAS VA GLAHS".*
18. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 1, 25-Year General Use Plan", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 1 RBB".*
19. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volumes s, Environmental Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 2 PAI".*
20. *"Plan For the Development of a 25-Year General Use Plan (Master Plan,) Volume 3, Real Estate Assessment", April, 2001, RBB Architects, Inc.-Kosmont Partners-Planning Associates, Inc., Adobe PDF file, "Vol. 3 KP".*
21. *"Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".*
22. *"Record of Survey", Sheet 1/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (2)".*
23. *"Record of Survey", Sheet 3/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (3)".*
24. *"Record of Survey", Sheet 4/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (4)".*
25. *"Record of Survey", Sheet 5/5, Merrell-Johnson Engineering, Inc., September 2001, Adobe PDF file, "EmailRS Layout1 (1)".*
26. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (1)".*
27. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (2)".*
28. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (3)".*
29. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (4)".*
30. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (5)".*
31. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (6)".*
32. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (7)".*
33. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (8)".*

34. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (9)".*
35. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (10)".*
36. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (11)".*
37. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (12)".*
38. *Topographic Mapping, February 4, 1995, Prepared by Digital Impressions. Adobe PDF file, "Topo Full Site Plan 1=50 Model (13)".*
39. *"Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "Esmt785 Model (1)".*
40. *"Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "pltpln1br1 Model (1)".*
41. *"Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "PU2135 Model (1)".*
42. *"Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2130R1 Model (1)".*
43. *"Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2131 Model (1)".*
44. *"Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2132SYDN Model (1)".*
45. *"Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2133SDN Model (1)".*
46. *"Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2139MPS Model (1)".*
47. *"LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. Adobe PDF file, "U2580SL Model (1)".*
48. *"Master Plot Plan-Easements", September 9, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "Esmt785 Model".*
49. *"Master Plot Plan", October 16, 1989, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "pltpln1br1 Model".*
50. *"Master Primary Power", July 23, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "PU2135 Model".*
51. *"Master Gas Line Plan", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2130R1 Model".*
52. *"Master Water Lines Plan", April 22, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2131 Model".*

53. "Master Sanitary Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2132SYDN Model".
54. "Master Storm Sewer Plan", September 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2133SDN Model".
55. "Master Phone System Plan", January 21, 1999, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2139MPS Model".
56. "LAG External Steam Lines", July 28, 1998, Office of Facilities, Department of Veterans Affairs. AutoCADD file, "U2580SL Model".
57. AutoCADD file, "Topo Full Site Plan I=50".
58. "Biological Assessment Report", February 22, 1995, Ted L. Hanes, Ph.D., Consulting Biologist. Adobe PDF file, "Biological Assessment Report".
59. "Environmental Assessment, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", October 23, 2000, Locus Technologies. Adobe PDF file, "Environmental Assessment".
60. "Reinspection for Asbestos Containing Materials" a compilation of asbestos, lead based paint, and mold investigations of VA-GLAHS Buildings 90A, 114, 211, 213, 215, 222, 256, 258, 278, 300, 304, 305, 306, 308, 337, 500", from October 20, 2003 to September 24, 2004 by Environmental Engineering, Inc. Adobe PDF file, "Industrial hygiene Wla".
61. "Materials License, U.S. Nuclear Regulatory Commission Form 374", September 21, 1998. Adobe PDF file, "materials license".
62. "Soils Investigation Report, Brentwood School Athletic Fields Grading Project and Recreation Facility Development", November 21, 2000, Locus Technologies. Adobe PDF file, "Soil Investigation Report".
63. "VAMC West LA Asbestos Building Survey Report", June 1996, Industrial Hygiene. Adobe PDF file, "VAMC West La".
64. "Brentwood School Project, Environmental Documents, Volume 1", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 1".
65. "Brentwood School Project, Environmental Documents, Volume 2", October 18, 1999, URS Greiner Woodward Clyde, Adobe PDF file, "Vol. 2".
66. A letter from Betsy Currow of the Environmental Protection Agency to Kenneth J. Clark of the US Veterans Administration Medical Center. The date is illegible.
67. A letter from Cathy Harrison of the California Department of Health Services to Ken Spivey of the US Department of Veterans Affairs, dated February 8, 2002.
68. An EPA "Closed Site Assessment" form, dated 1/9/95, concerning the biomedical waste site.
69. A letter from Jonathan S. Bishop, Executive Director of the California Regional Water Quality Control Board regarding Underground Storage Tanks - Case Closure to Tom Tripp, U.S. Veterans Administration, dated May 31, 2005.