Appendix A

Notice of Preparation (NOP), Initial Study, Scoping Meeting Materials, and NOP and Scoping Meeting Comments

A-1 NOP

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

January 14, 2020

Puede obtener información en Español acerca de esta junta llamando al (213) 847-3629

ENVIRONMENTAL CASE NO.:	ENV-2017-468-EIR
PROJECT NAME:	656 South San Vicente Medical Office Project
PROJECT APPLICANT:	650–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC
PROJECT ADDRESS:	650–676 South San Vicente Boulevard, Los Angeles, California 90048
COMMUNITY PLAN AREA:	Wilshire
COUNCIL DISTRICT:	5—Koretz
PUBLIC COMMENT PERIOD:	January 14, 2020 – February 13, 2020
SCOPING MEETING:	January 28, 2020, 6:00 P.M. – 8:00 P.M. See below for additional information.

The City of Los Angeles (City) intends to prepare an Environmental Impact Report (EIR) for the proposed 656 South San Vicente Medical Office Project (Project). In accordance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the City has prepared this Notice of Preparation to provide the public, nearby residents and property owners, responsible agencies, and other interested parties with information regarding the Project and its potential environmental effects. The EIR will be prepared by outside consultants under the supervision of the City of Los Angeles, Department of City Planning.

The City requests your written comments as to the scope and contents of the EIR, including mitigation measures or project alternatives to reduce potential environmental impacts from the Project. Comments must be submitted in writing according to directions below. If you represent a public agency, the City seeks written comments as to the scope and content of the environmental information in the EIR that are germane to your agency's statutory responsibilities in connection with the Project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the Project.

A Public Scoping Meeting will be held to receive input as to what environmental topics the EIR should study. No decisions about the Project are made at the Public Scoping Meeting. Additional project details, meeting information, and instructions for public comment submittal are listed below.

PROJECT LOCATION AND EXISTING ON-SITE USES: The subject property is an approximately 0.76-acre (33,087 gross square feet) site located at 650-676 South San Vicente Boulevard (Project Site) and is within the Wilshire Community Plan area in the City of Los Angeles. The Project Site is bounded by South San Vicente Boulevard to the west, Wilshire Boulevard to the south, Sweetzer Avenue to the east, Orange Street to the north, and a small alley to the northeast. The Project Site is approximately 0.9 miles south of the City of West Hollywood, and less than 200 feet (approximately 0.035 miles) east of the City of Beverly Hills, located on the eastern side of South San Vicente Boulevard. The Project Site is presently developed with a 5,738 square-foot educational building that was previously occupied by the Montessori Children's World School, and vacated in October 2018; and an 8,225 square-foot Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the northeast. **(See attached Project Location Map)**

ORIGINAL FILED
JAN 13 2020
LOS ANGELES, COUNTY CLERK

PROJECT DESCRIPTION: The 656 South San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot commercial building, and associated surface parking, in order to develop a medical office and retail-commercial development that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail-commercial space, for a total of 145,305 square feet of floor area, for a floor area ratio (FAR) of 4.5:1. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would provide 418 parking spaces within four screened, above-ground levels, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The Project would also include 716 bicycle parking spaces.

REQUESTED ACTIONS: The Applicant requests the following entitlements from the City of Los Angeles:

1. Pursuant to LAMC § 11.57, a General Plan Amendment to re-designate the underlying land use from Limited Commercial to Regional Center Commercial;

2. Pursuant to LAMC §§ 12.32 F, P and Q, a Vesting Zone Change and Height District Change from C1-1VL-O to (Q)C2-2D-O to allow for an FAR of 4.5:1 and reduced parking;

3. Pursuant to LAMC § 16.05, Site Plan Review for a project resulting in greater than 50,000 square feet of nonresidential floor area;

4. Pursuant to LAMC § 17.15, a Vesting Tentative Tract Map (VTTM 74865) for a merger of seven (7) lots and re-subdivision of a 0.76-acre site to create into one (1) ground lot and one (1) airspace lot; and

5. Other approvals as needed and as may be required such as construction permits, including demolition and building permits, grading, excavation, foundation, and associated permits; temporary street closure permits, grading permits, and sign permits.

POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT: Based on an Initial Study, the Project could have potentially significant environmental impacts in the following topic areas, which will be addressed in the EIR: Air Quality, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (Fire and Police), Transportation, and Tribal Cultural Resources.

PUBLIC SCOPING MEETING: A Public Scoping Meeting will be held in **an open house format** to share information regarding the Project and the environmental review process and to receive written public comments regarding the scope and content of the environmental analysis to be addressed in the EIR. City staff, environmental consultants, and project representatives will be available, but no formal presentation is scheduled. You may stop by at any time during the hours listed below to view materials, ask questions, and provide written comments. The City encourages all interested individuals and organizations to attend this meeting. Written comments may be submitted, but there will be no verbal comments or public testimony taken at the Public Scoping Meeting. No decisions about the Project will be made at the Public Scoping Meeting. A separate public hearing for Municipal Code entitlement requests will be scheduled after the completion of the EIR. The date, time, and location of the Public Scoping Meeting are as follows:

Date:	January 28, 2020
Time:	6:00 p.m. – 8:00 p.m.
Location:	Council of Jewish Women 543 North Fairfax Ave Los Angeles, CA 90048

Free parking will be available at the scoping meeting location.

FILE REVIEW AND COMMENTS: The environmental file is available for public review at the City of Los Angeles, Department of City Planning, 221 N. Figueroa Street, Suite 1350, Los Angeles, CA 90012, during office hours Monday - Friday, 9:00 a.m. - 4:00 p.m. To review the file, please contact the Staff Planner listed below to schedule an appointment. A copy of this notice and the Initial Study prepared for the Project may be viewed with the environmental file or online at http://planning.lacity.org by clicking on the following:

1. Development Services;
2. Environmental Review;
3. Published Documents;
4. Environmental Impact Reports (EIR); and
5. Search for EIR Project Title "656 South San Vicente Medical Office Project" or corresponding Case No. "ENV-2017-468-EIR".

The City will consider all written comments regarding the potential environmental impacts of the Project and issues to be addressed in the EIR. If you wish to submit comments, please reference the Environmental Case No. above, and submit them in writing by **February 13, 2020, no later than 4:30 p.m.** Written comments will also be accepted at the Public Scoping Meeting described above.

Please direct your comments to:

Mail:	Paul Caporaso City of Los Angeles, Department of City Planning 221 N. Figueroa Street, Suite 1350 Los Angeles, CA 90012
E-mail:	paul.caporaso@lacity.org

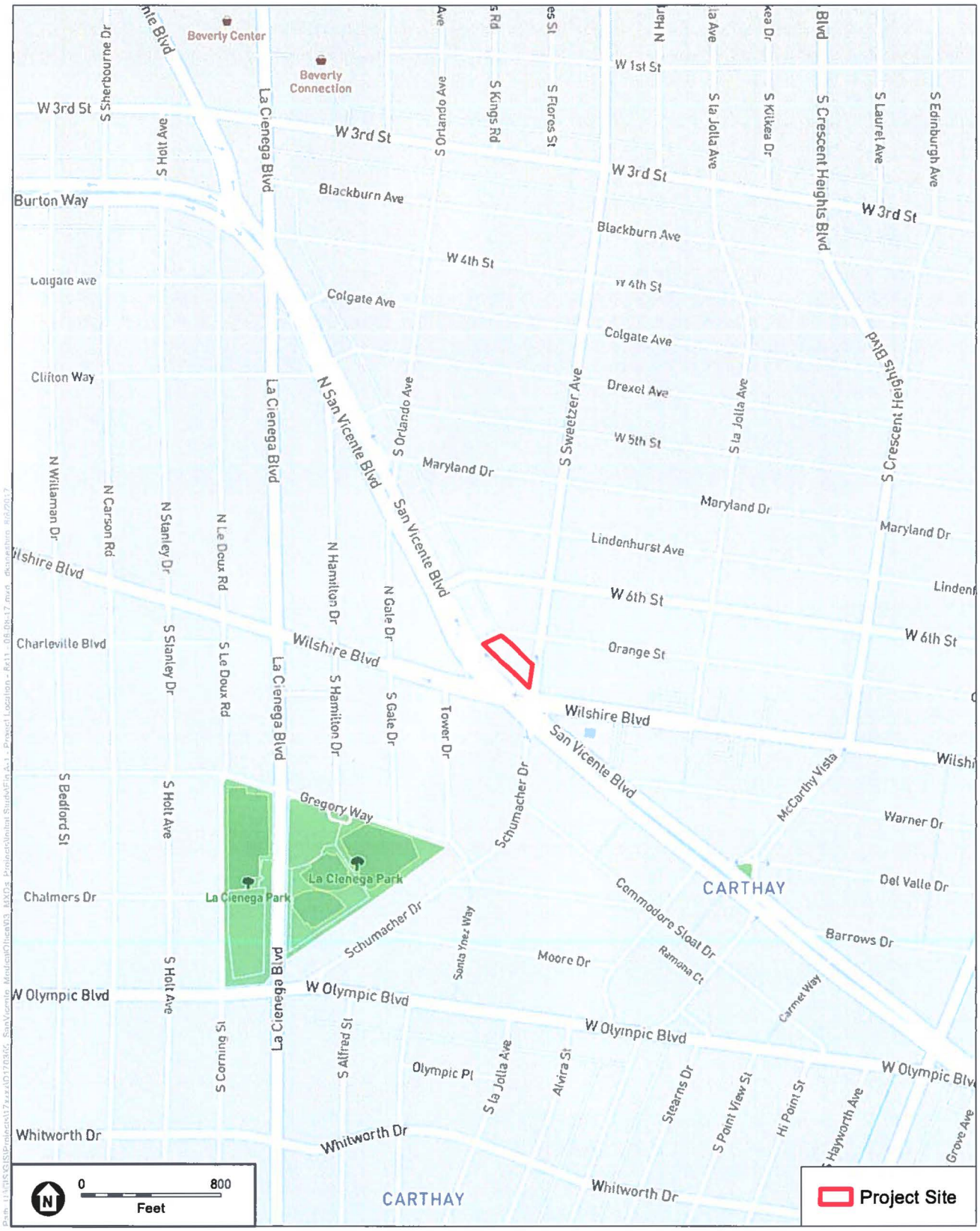
ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Public Scoping Meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, may also be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated into, and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

VINCENT P. BERTONI, AICP
Director of Planning

Paul Caporaso

Paul N. Caporaso
Major Projects
Department of City Planning

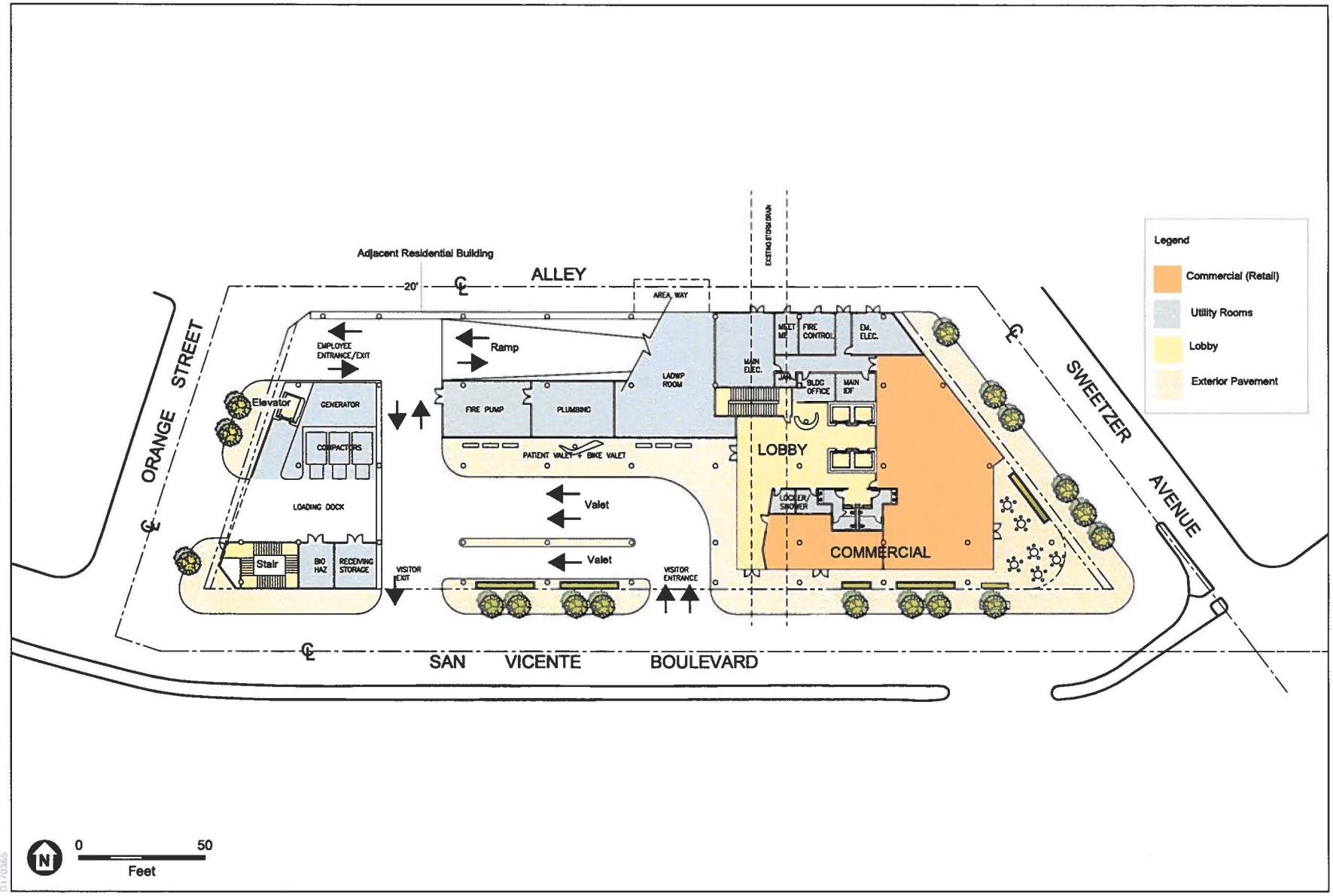
Attachments:
Project Location
Site Plan
Scoping Meeting Location



SOURCE: Open Streetmap, 2016.

656 San Vicente Project

Project Location



SOURCE: ZGF Architects, 2019

656 San Vicente Project

Site Plan



SOURCE: ESRI; Open Streetmap, 2016.

656 San Vicente Project

Scoping Meeting Location

A-2 Initial Study and Appendices

LOS ANGELES
DEPARTMENT OF CITY
PLANNING
221 North Figueroa St., Suite 1350
Los Angeles, CA 90012

INITIAL STUDY

656 South San Vicente Medical Office Project

Case Number: ENV-2017-468-EIR

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Project Location: 650 – 676 South San Vicente Boulevard, Los Angeles, California 90048

Community Plan Area: Wilshire

Council District: 5 – Paul Koretz

Project Description: The 656 South San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot commercial building, and associated surface parking in order to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,087 gross square feet) site located at 650-676 South San Vicente Boulevard (Project Site). The Project would include up to 145,305 square feet of floor area, for a 4.5:1 floor area ratio (FAR), that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail-commercial space. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would provide 418 parking spaces within four screened, above-ground levels, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The Project would also include 716 bicycle parking spaces.

PREPARED FOR:

The City of Los Angeles
Department of City Planning

PREPARED BY:

Environmental Science Associates (ESA)

APPLICANT:

656–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC

January 2020

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INITIAL STUDY

1 INTRODUCTION

An application for the proposed 656 South San Vicente Medical Office Project (Project) has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to the California Environmental Quality Act (CEQA), and the preparation of an Initial Study is required.

This Initial Study evaluates potential environmental effects resulting from construction, implementation, and operation of the Project. The Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State *CEQA Guidelines* (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006). The City uses Appendix G of the State *CEQA Guidelines* as the thresholds of significance unless another threshold of significance is expressly identified in the document. Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment and the preparation of an Environmental Impact Report (EIR) is required. This Initial Study and the forthcoming EIR are informational documents and are ultimately required to be adopted by the decision-making body of the City prior to approval of the Project.

1.1 PURPOSE OF INITIAL STUDY

CEQA was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, the Lead Agency shall prepare a Negative Declaration. If the Initial Study identifies potentially significant effects or mitigate the effects to a point where clearly no significant effects would occur, a Mitigated Negative Declaration is appropriate. If the Initial Study concludes that neither a Negative Declaration nor Mitigated Negative Declaration is appropriate, an EIR is normally required.[1]

[1] State *CEQA Guidelines* Section 15063(b)(1) identifies the following three options for the Lead Agency when there is substantial evidence that the project may cause a significant effect on the environment: "(A) Prepare an EIR, or (B) Use a previously prepared EIR which the Lead Agency determines would adequately analyze the project at hand, or (C) Determine, pursuant to a program EIR, tiering, or another appropriate process, which of a project's effects were adequately examined by an earlier EIR or negative declaration.

1.2 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3 CEQA PROCESS

In compliance with the State *CEQA Guidelines*, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the Project may have a significant effect on the environment. This Initial Study determined that the Project may have a significant effect(s) on the environment and an EIR will be prepared.

A Notice of Preparation (NOP) is prepared to notify public agencies and the general public that the lead agency is starting the preparation of an EIR for a proposed project. The NOP and Initial Study are circulated for a 30-day review and comment period. During this review period, the lead agency requests comments from agencies and the public on the scope and content of the environmental information to be included in the EIR. After the close of the 30-day review and comment period, the lead agency continues the preparation of the Draft EIR and any associated technical studies, which may be expanded in consideration of the comments received on the NOP.

1.3.2 Draft EIR

Once the Draft EIR is complete, a Notice of Completion and Availability is prepared to inform public agencies and the general public of the availability of the document and the locations where the document can be reviewed. The Draft EIR and Notice of Availability are circulated for a 45-day review and comment period. The purpose of this review and comment period is to provide public agencies and the general public an opportunity to review the Draft EIR and comment on the adequacy of the document, including the analysis of environmental effects, the mitigation measures presented to reduce potentially significant impacts, and the alternatives analysis. After the close of the 45-day review and comment period, responses to all comments on environmental issues are prepared.

1.3.3 Final EIR

The lead agency prepares a Final EIR, which incorporates the Draft EIR or a revision to the Draft EIR, comments received on the Draft EIR and list of commenters, and responses to significant environmental points raised in the review and consultation process.

The decision-making body then considers the Final EIR, together with any comments received during the public review process, and may certify the Final EIR and approve the project. In addition, when approving a project for which an EIR has been prepared, the lead agency must prepare findings for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated, and a mitigation monitoring and reporting program to ensure that all proposed mitigation measures are implemented.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**656 SOUTH SAN VICENTE MEDICAL OFFICE PROJECT**
ENVIRONMENTAL CASE NO.	ENV-2017-468-EIR
RELATED CASES	CPC-2017-467-GPA-VZC-HD-SPR

PROJECT LOCATION	650 - 676 SOUTH SAN VICENTE BOULEVARD, LOS ANGELES, CA 90048
COMMUNITY PLAN AREA	WILSHIRE
GENERAL PLAN DESIGNATION	LIMITED COMMERCIAL
ZONING	C1-1VL-O
COUNCIL DISTRICT	5 – PAUL KORETZ

LEAD CITY AGENCY	**City of Los Angeles**
STAFF CONTACT	PAUL CAPORASO
ADDRESS	221 NORTH FIGUEROA STREET, SUITE 1350 LOS ANGELES, CA 90012
PHONE NUMBER	213-847-3629
EMAIL	PAUL.CAPORASO@LACITY.ORG

APPLICANT	656–676 SSV PROPERTY OWNER, LLC and 650 SSV PROPERTY OWNER, LLC
ADDRESS	10850 WILSHIRE BOULEVARD, SUITE 1050 LOS ANGELES, CA 90024
PHONE NUMBER	(310) 693-4400

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☒ Greenhouse Gas Emissions	☒ Public Services
☐ Agriculture & Forestry Resources	☐ Hazards & Hazardous Materials	☐ Recreation
☒ Air Quality	☐ Hydrology / Water Quality	☒ Transportation
☐ Biological Resources	☒ Land Use / Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☒ Energy	☒ Noise	☐ Wildfire
☒ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Paul Caporaso, Planning Assistant	January 14, 2020
PRINTED NAME, TITLE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less-Than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).
5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9) The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

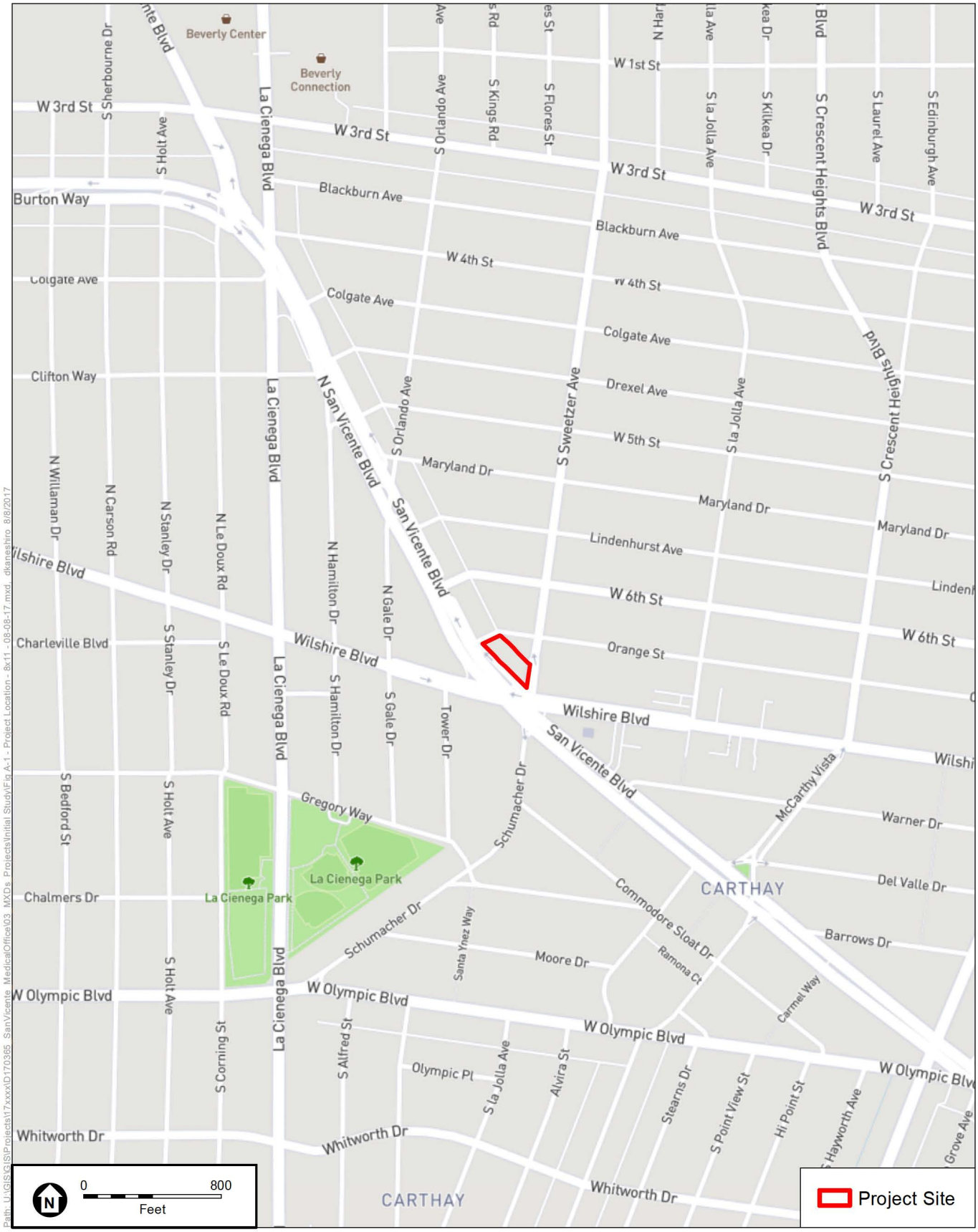
The 656 San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot Big 5 Sporting Goods store, and associated surface parking to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,087 square feet, 32,290 net square feet) site located at 656 South San Vicente Boulevard (Project Site). The Project Site is located at the corner of Wilshire Boulevard and San Vicente, in an urbanized area adjacent to commercial, office, residential, and medical related uses.

The Project would include up to 145,305 square feet of floor area, comprised of 140,305 square feet of medical office space and 5,000 square feet of ground floor retail-commercial space, of which up to 4,000 square feet may be a restaurant and 1,000 square feet may be other commercial uses, such as a pharmacy. The proposed building includes 12 stories and measures approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would include seven floors of medical office uses over four floors of above-grade parking, and a ground floor containing a lobby for the medical office and other commercial uses. The Project would provide full-valet services for 418 parking spaces, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The Project would also provide full-valet service for bicycle parking and would include 716 bicycle parking spaces for short- and long-term use.

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The Project Site is bounded by South San Vicente Boulevard to the west, Wilshire Boulevard to the south, Sweetzer Avenue to the east, and Orange Street to the north, within the Wilshire Community Plan area in the City of Los Angeles (City). A small alley abuts the Project Site to the northeast. The Project Site is approximately 0.9 miles south of the City of West Hollywood, and less than 200 feet (approximately 0.035 miles) east of the City of Beverly Hills, located on the eastern side of South San Vicente Boulevard. As shown on **Figure 1, Project Location**, the Project Site is served by a network of regional transportation facilities that provide access to the greater metropolitan area. Regional access to the Project Site is provided by the Santa Monica Freeway (I-10), which runs east-west approximately two miles to the south of the Project Site, the Hollywood Freeway (US-101), which runs north-south approximately four miles east of the Project Site and the San Diego Freeway (I-405), which runs north-south approximately four miles west of the Project Site.

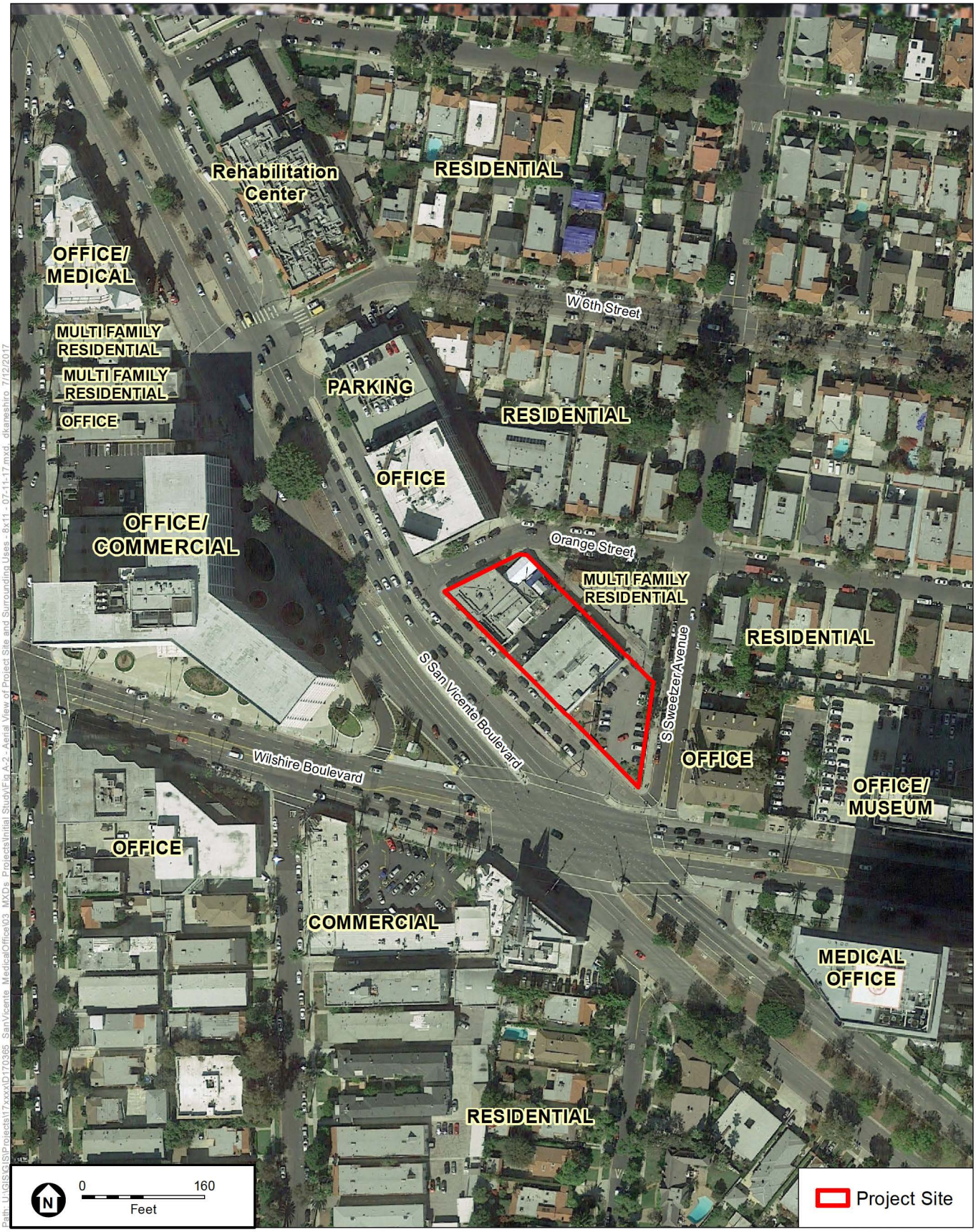


SOURCE: Open Streetmap, 2016.

656 San Vicente Project

Figure 1
Project Location

ESA



SOURCE: Google Earth, 2016 (Aerial).

656 San Vicente Project

Figure 2
Aerial View of Project Site and Surrounding Uses

ESA

The Project Site is currently served by five Metro bus lines (30/330, 20, 720, 728 and 705), and within 1,500 feet of the Wilshire/La Cienega Metro Purple Line Station, which is currently under construction and is anticipated to be operational in 2023.[2] Specifically, the Project Site will be served by two planned Metro Purple Line stations, one at the corner of Wilshire Boulevard and La Cienega Boulevard, 0.25 miles to the west of the Project Site, and another at the corner of Wilshire Boulevard and Fairfax Avenue, less than one mile to the east of the Project Site.

3.2.2 Existing Conditions

The Project Site is presently developed with a 5,738 square-foot educational building (which is now vacant)[3] that previously housed the Montessori Children's World School and an 8,225 square-foot Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the north. Additional surface parking is located in the middle of the Project Site between the two buildings, and to the rear of the Big 5 Sporting Goods store. All parking areas are accessible from South San Vicente Boulevard and the alley.

As previously discussed, one Metro Purple Line station is planned at the corner of Wilshire Boulevard and La Cienega Boulevard and would be located 0.25 miles to the west of the Project Site. The Metro Purple Line service at this station is anticipated to be operational in 2023,[4] which is within the planning horizon year of Section 450.216 of Title 23 of the Code of Federal Regulations (which, as of 2016 has a long range statewide plan with a minimum 20-year horizon).[5]

3.2.3 Existing Planning and Zoning

The Project Site, which is within the planning boundary of the Wilshire Community Plan area, has a General Plan land use designation of Limited Commercial and is zoned C1-1VL-O. This zoning permits commercial and retail uses. The Project Site is also located within a Transit Priority Area (TPA), which is defined by Public Resources Code (PRC) Section 21099 as an area within 0.5 miles of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations. The City of Los Angeles Department of City Planning Zoning Information (ZI) File No. 2452 (Transit Priority Areas [TPAs] / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA) was developed in response to Senate Bill (SB) 743 which, pursuant to Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: (1) the project is a residential, mixed-use residential, or employment center project, and (2) the project is located on an infill site within a transit priority area. PRC Section 21099 defines the criteria for an employment center, infill site, and TPAs. Specifically, "infill site" is defined as a location within an urban area that has been previously developed, or a vacant site where at least 75 percent of the perimeter of the site

2 Metro, Metro Purple Line Extension FAQS, https://www.metro.net/projects/westside/. Accessed December 4, 2017.

3 The 5,738 square foot vacant building previously housed the Montessori Children's World School. As the building was vacated October 2018, credit for this use was included as part of the baseline under CEQA as this reflects the amount of floor area that was in active use during the past two years.

4 Metro, Metro Purple Line Extension FAQS, https://www.metro.net/projects/westside/. Accessed December 4, 2017.

5 Federal Register, Statewide and Nonmetropolitan Transportation Planning; Metropolitan Transportation Planning. Available at: https://www.federalregister.gov/documents/2016/05/27/2016-11964/statewide-and-nonmetropolitan-transportation-planning-metropolitan-transportation-planning. Accessed June 13, 2019.

adjoins an improved public right-of-way. “TPAs” are defined as areas within 0.5 miles of a major transit stop that is existing or planned. A “major transit stop" is defined as a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods. Under ZI File No. 2452, a project shall be considered to be within a TPA if all parcels within the project have no more than 25 percent of their area farther than 0.5 miles from the major transit stop. The "Citywide Transit Priority Areas” map contained in ZI File No. 2452 illustrates overlapping TPAs within Downtown Los Angeles.

As discussed above, the Project is an employment center comprised of a mix of uses including office and retail-commercial uses on a previously developed “infill” site located within 0.25 miles of a planned Metro Purple Line station to the west of the Project Site. As such, the Project meets the criteria of SB 743 and ZI File No. 2542. As discussed in ZI File No. 2542, visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas, and any other aesthetic impact as defined in the City’s CEQA Threshold Guide shall not be considered an impact, unless evaluation is required under other land use regulations of the LAMC.

3.2.4 Surrounding Land Uses

As shown in **Figure 2, Aerial View of the Project Site and Surrounding Uses**, the Project Site is in a highly urbanized area, bordered by mid-and high-rise commercial, office, and medical-related uses along South San Vicente Boulevard and Wilshire Boulevard to the west and south. Directly northwest of the Project Site along South San Vicente Boulevard, is a five-story office building with existing rooftop billboards, and an associated four-story parking structure. Further north is a three-story rehabilitation center. Directly across from the Project Site in the City of Beverly Hills is a 10-story office building with ground floor commercial uses. North of the 10-story office building, is a three-story office/retail building and two apartment complexes, two- and three-stories in height. To the south, across from the intersection of South Sa n Vicente Boulevard and Wilshire Boulevard, is a low-rise commercial center and associated surface parking. To the southeast, fronting Wilshire Boulevard is a 22-story medical office building owned by Cedars-Sinai Medical Center, which includes a rooftop heliport. Directly east of the Project Site, across from South Sweetzer Avenue, is a two-story brick building used as office space. West of the building, is a 12-story office building used by the Jewish Federation Goldsmith Center and the five-story Los Angeles Obchestvo Remeslenogo Truda (ORT) College.

Directly northeast of the Project Site across the alley are two, two-story apartment buildings. Further to the north and east, along Orange Street and South Sweetzer Avenue, are low-rise multi-family and single-family residential uses, located within the 6th Street-Orange Street Multi-Family Residential Historic District. Low-rise single-family and multi-family residential uses are also located to the south, across from Wilshire Boulevard. Cedars-Sinai Medical Center and Beverly Center are located less than one mile to the northwest; and the Los Angeles County Museum of Art campus (LACMA) and La Brea Tar Pits are located 0.75 miles to the southeast.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Project would replace the existing uses on the Project Site with a 12-story medical office/ retail-commercial building with up to 145,305 square feet of floor area, resulting in a 4.5:1 FAR, including up to 140,305 square feet of medical office uses and 5,000 square feet of ground floor retail-commercial uses. The proposed building would be approximately 218 feet in height (230 feet to the top of the mechanical penthouse), and seven floors of medical office uses over four levels of above-grade parking, and a ground floor containing a lobby for the medical office and other retail-commercial uses. The Project would provide 418 parking spaces, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for retail-commercial uses. The parking garage would serve as a full-valet garage. The Project would also include 716 bicycle parking spaces for short- and long-term use. The proposed uses are summarized in **Table 1**, *Project Summary*.

Each of the Project components is discussed in further detail below:

3.3.2 Ground Floor Uses (Floor 1)

The Project's ground level (Floor 1) would contain 5,000 square feet of retail-commercial uses demised into two separate retail-commercial spaces. The larger retail-commercial space, of which up to 4,000 square feet may be used for restaurant uses with up to 815 square feet of associated outdoor dining, would front the corners of Sweetzer Avenue, Wilshire Boulevard, and South San Vicente Boulevard. The second retail-commercial space would front South San Vicente Boulevard, on the northern portion of the Project Site.

Located between the two retail-commercial spaces is a 1,860 square-foot lobby area, providing access from South San Vicente Boulevard to elevators and stairs for the Project's medical office areas. In addition, a loading dock, generator, compactors, biohazardous storage area, and receiving storage area would be located on the western portion of the Project Site.

A visitor drop-off and valet area would be accessible from the visitor entrance off of South San Vicente Boulevard to accommodate a parking queue and ride-share drop off area.

3.3.3 Parking (Floors 2 through 5)

The Project would provide 418 parking spaces within four, screened above-ground levels (Floors 2 through 5). The parking spaces would be designed to blend with the building's architecture to minimize views of the Project's parking uses from the street front. Further discussion is provided in Section 3.3.5, Access, Circulation, and Parking, below.

3.3.4 Medical Office Uses (Floors 6 through 12)

Floors 6 through 12 would include medical office spaces totaling up to 140,305 square feet of floor area. Floors 6 through 10 would also include small terraced landscaped areas overlooking South San Vicente Boulevard. In particular, Floor 6 would include 1,864 square feet of landscaped areas, Floor 7 would include 328 square feet of landscaped areas, Floor 8 would include 570 square feet of landscaped floor area, Floor 9 would include 533 square feet of landscaped floor

area, and Floor 10 would include 533 square feet of landscaped floor area. Mechanical equipment would be located on the roof.

Table 1
Project Summary

Uses	Total
Site Area	**32,290 sf**
Existing	
Vacant Building[a]	5,738 sf
Big 5 Sporting Goods Store	8,225 sf
Proposed	
Medical Office	140,305 sf
Retail-Commercial[b]	5,000 sf (up to 4,000 sf restaurant uses and 1,000 sf of retail uses)
Total Floor Area	**145,305 sf**
Proposed FAR	4.5:1
Outdoor Open Space	
Ground Floor	815 sf
Floor 6	1,864 sf
Floor 7	328 sf
Floor 8	570 sf
Floor 9	533 sf
Floor 10	533 sf
Parking	
Vehicle	418 (393 spaces for medical office, and 25 spaces for retail-commercial uses)
Bicycle	716

sf = square feet

[a] The 5,738 square foot vacant building previously housed the Montessori Children's World School. As the building was vacated October 2018, credit for this use was included as part of the baseline under CEQA as this reflects the amount of floor area that was in active use during the past two years.

[a] Up to 4,000 sf of this space may be developed as a small restaurant, with the remaining 1,000 sf developed as retail.

SOURCE: ZGF, 2019.

3.3.5 Access, Circulation, and Parking

Vehicle access to the parking levels (Floors 2 through 5) would be provided from Orange Street. A visitor drop-off and valet area would be accessible from the South San Vicente Boulevard entrance to accommodate a parking queue and ride-share drop-off area. A loading dock serving the office and retail-commercial uses would be located and accessed from Orange Street. No vehicular access would be provided through the alley.

Pedestrian access to the retail-commercial uses would be from the Sweetzer Avenue and South San Vicente Boulevard street frontages. Access to the office uses would be from the ground level lobby for the office building along South San Vicente Boulevard and from the parking levels via internal stairs and elevators.

The Project would provide 418 vehicle parking spaces within four above-ground levels (Floors 2 through 5), including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for ground level retail-commercial uses. Parking spaces on each level would be provided in a combination of single, Americans with Disabilities Act (ADA), and stacked parking spaces, which would require 20-foot ceiling heights for Floors 2 through 5. Pursuant to LAMC Section 12.21 A.4(c), the combination of medical office and retail-restaurant uses would require a total of 746 vehicle parking spaces. Pursuant to LAMC Section 12.32 P, the Project is requesting a reduction in parking not to exceed 20 percent, incident to a legislative action, reducing the required vehicle parking to a total of 597 spaces. As required by LAMC Section 12.21A.16, the project would be required to provide 15 bicycle parking spaces. However, pursuant to LAMC Section 12.21 A.4(c), non-residential projects within a TPA may replace up to 30 percent of the required automobile parking spaces, or a reduction of 179 vehicle parking spaces, with bicycle parking at a rate of four bicycle parking spaces per vehicle parking space, thereby, further reducing the required vehicle parking spaces by 179 spaces. As such, the Project would provide a total of 716 bicycle parking spaces and 418 vehicle parking spaces.

As required by City Planning Commission EV Parking Policy and LAMC Section 99.04.106, Division 4, Article 9, Chapter IX (Ordinance No. 186485), the Project would provide 63 parking spaces that would be capable of supporting future electrical vehicle supply equipment (EVSE) and 21 parking spaces that would be equipped with electric vehicle (EV) charging stations.

Parking areas would be screened and designed to blend with the building's architecture to minimize views of the parking uses from the South San Vicente street frontage. The Project's Site Plan, Conceptual Diagrams, and Elevations are provided in **Figures 3** through **8**.

3.3.6 Design and Landscaping

The Project is designed as a modern building that would complement the surrounding contemporary high-rise commercial and office buildings extending along South Vicente Boulevard and Wilshire Boulevard. The building is designed with stepped terraces to break up the building's massing. The height of the proposed building would visually serve as a horizontal extension of the office buildings to the north. The floor-to-ceiling insulated clear glazing would bring light and views directly into the medical office spaces. The building is located on the corner of Wilshire Boulevard and Sweetzer Avenue, where larger buildings line the street. The building steps back toward the shorter office buildings on South San Vicente and towards the residential neighborhood to the north. **Figure 9, Landscape Plan** illustrates the proposed landscaping for the Project. The ground level streetscape includes landscaping and seating for the potential outdoor dining area that would be located on the corners of Sweetzer Avenue, Wilshire Boulevard, and South San Vicente Boulevard. The retail and restaurant space on the ground floor of the proposed building would be visible through clear windows and doors to create an inviting and accessible areas from the sidewalk. As previously discussed, the ground floor would include 815 square feet dedicated to outdoor seating for the potential café area. In addition, Floors 6 through 10 would include small terraced landscaped patios that would be provided overlooking South San Vicente Boulevard that would be exclusively used by the building tenants. In particular, Floor 6 would include 1,864 square feet of landscaped areas, Floor 7 would include 328 square feet of landscaped areas, Floor 8 would include 570 square feet of landscaped floor area, Floor 9 would include 533 square feet of landscaped floor area, and Floor 10 would include 533 square feet of landscaped floor area.



SOURCE: ZGF Architects, 2019

656 San Vicente Project

Figure 3
Site Plan

ESA



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SOURCE: ZGF Architects, 2019

656 San Vicente Project

Figure 4
Rendering Street Level towards Northwest

ESA



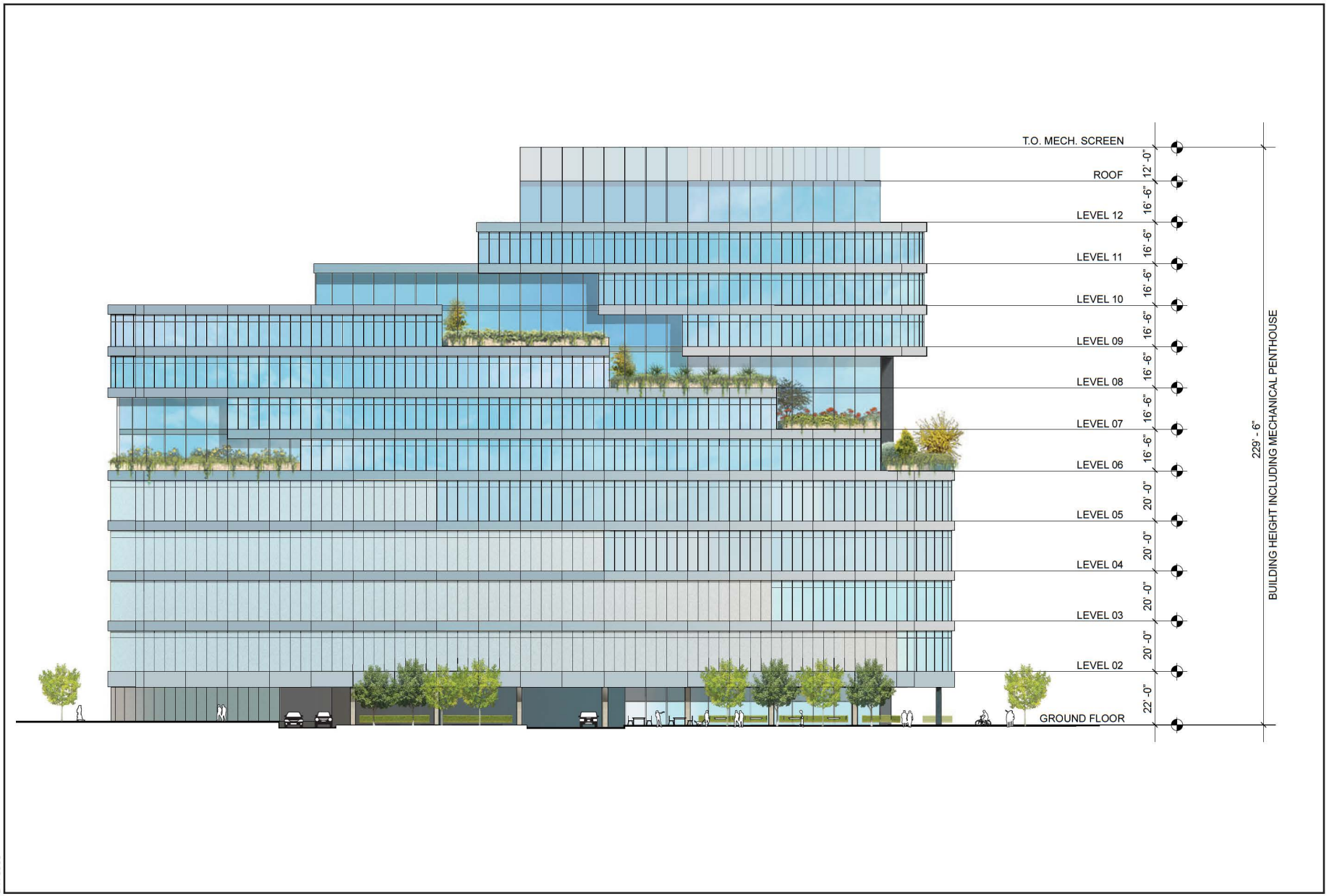
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SOURCE: ZGF Architects, 2019

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Figure 5
Aerial Rendering towards Northwest at Dusk

ESA



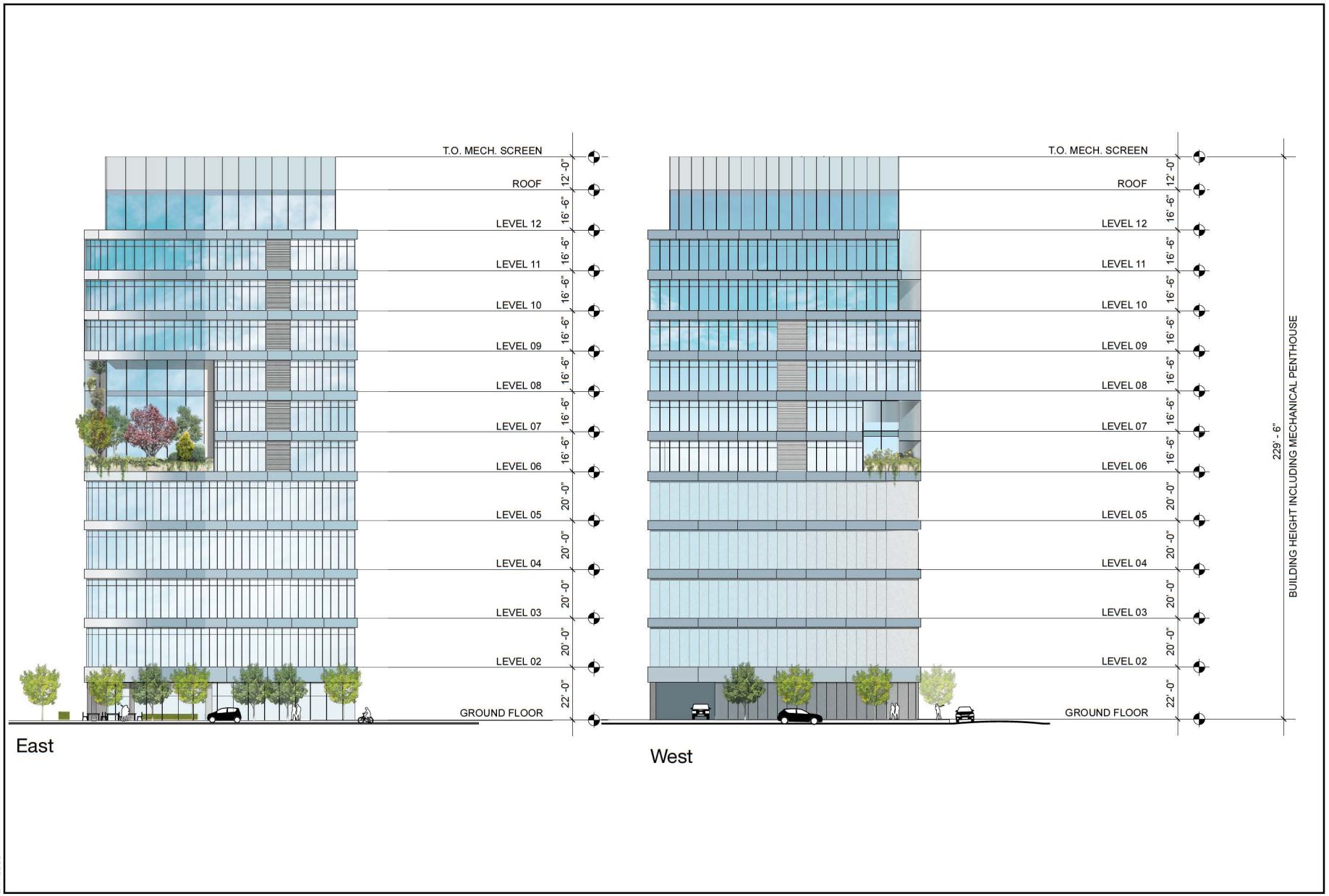
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SOURCE: ZGF Architects, 2019

656 San Vicente Project

Figure 6
South Elevation

ESA



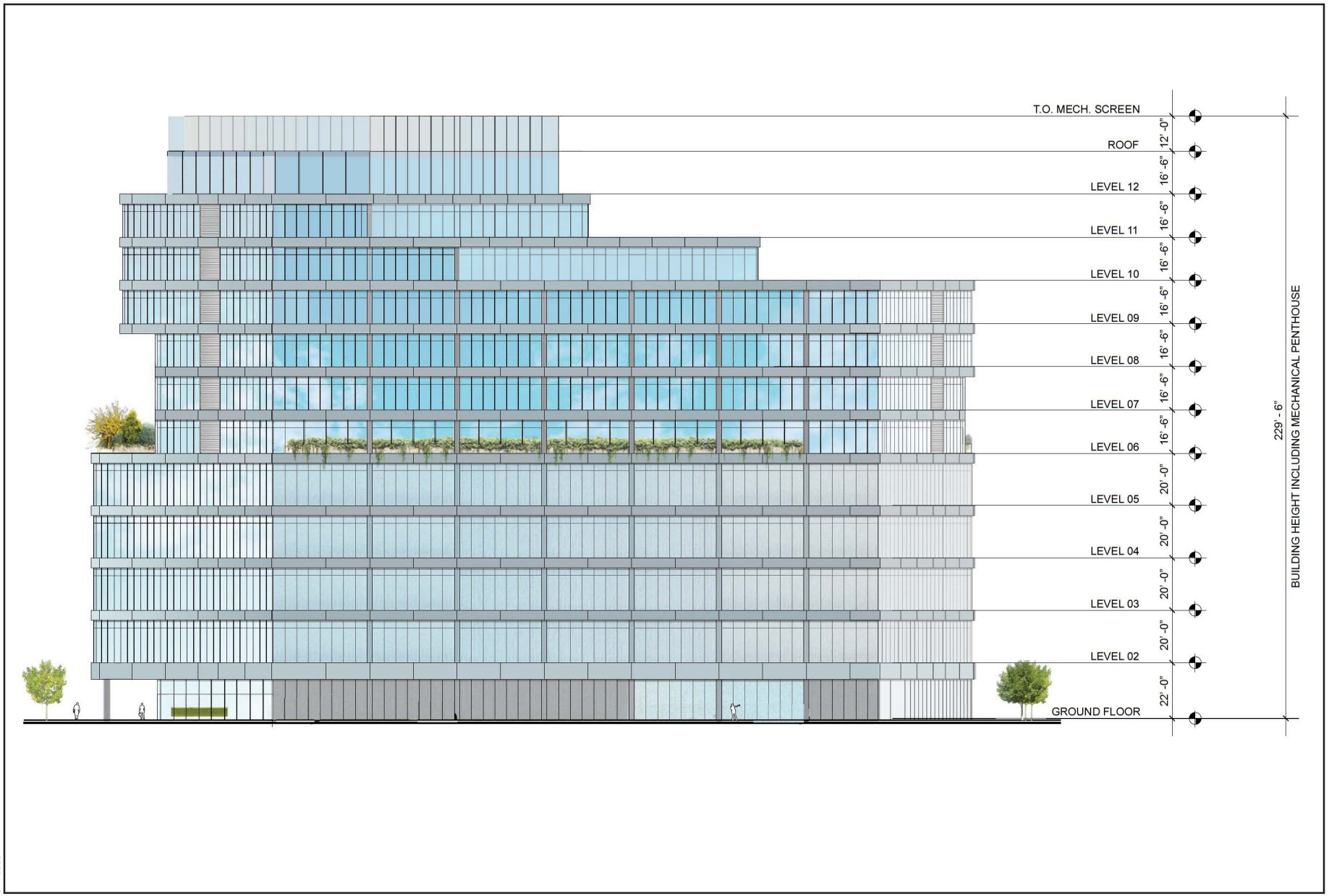
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SOURCE: ZGF Architects, 2019

656 San Vicente Project

Figure 7
West and East Elevation

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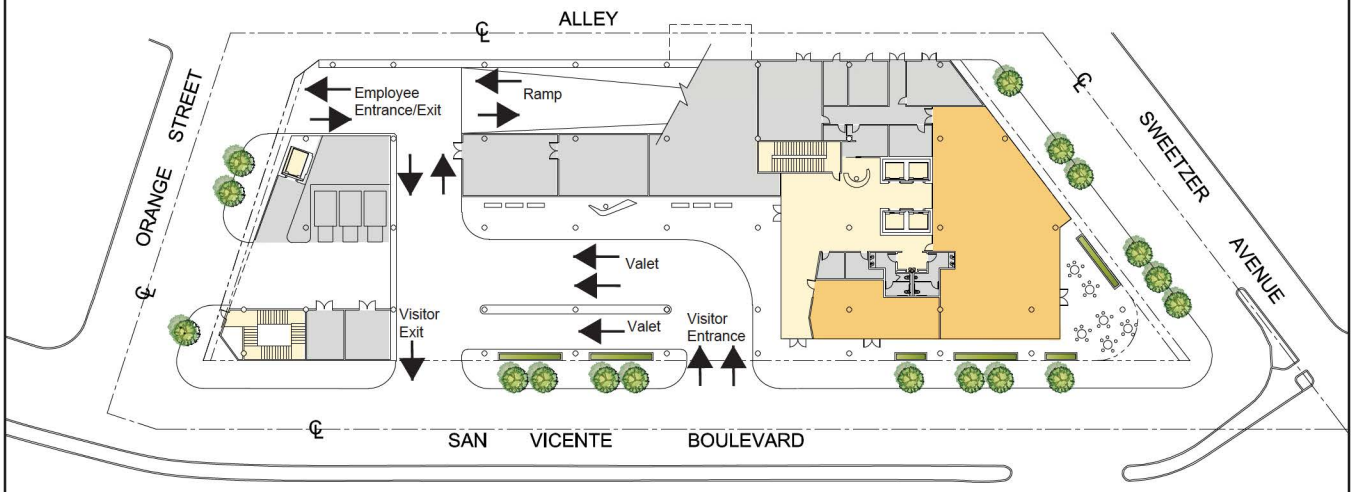
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SOURCE: ZGF Architects, 2019

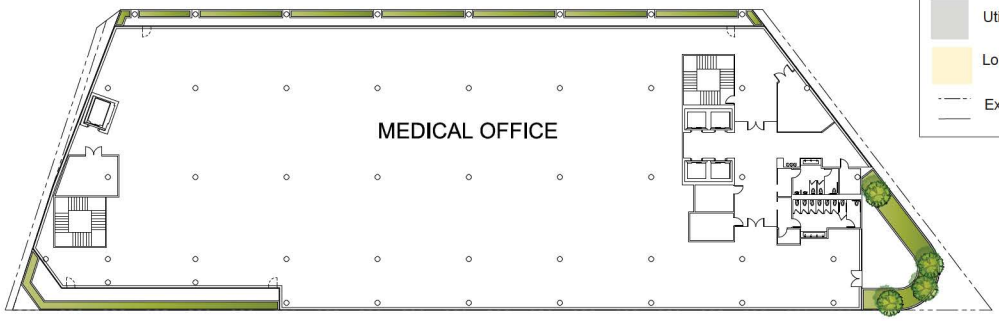
656 San Vicente Project

Figure 8
North Elevation

ESA



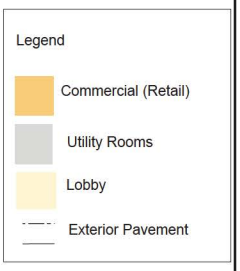
Level 1 - Street Level



Level 6 - Medical Office with Planters



Level 9 - Representative of Roof Planter at Typical Medical Office Level





D170365

SOURCE: ZGF Architects, 2019

656 San Vicente Project

Figure 9
Landscape Plan

ESA

With regard to trees existing on the Project Site, the Project would replace all significant non-protected trees (8 inches or greater of cumulative trunk diameter if multi-trunked, as measured 54 inches above ground) at 1:1 ratio with a minimum of 24-inch box tree. As discussed in the Tree Report, provided in Appendix A, of this Initial Study, all of the trees on the Project Site are significant, non-protected trees. As illustrated in Figure 9, the Project would provide 17 trees on the ground level, with additional trees provided in the small terraced landscaped patios on Floors 6 through 10.

3.3.7 Lighting and Signage

New lighting would include building identification, commercial accent lighting, wayfinding, balcony/garden lighting, and security lighting. Pedestrian areas including pathways and entryways into the Project would be well-lit for security and ground-mounted. As required by LAMC Section 93.0117(b), exterior light sources and building materials would be designed such that they would not cause more than two (2) foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glad doors on my property containing residential units; an elevated habitable porch, deck, or balcony on any property containing residential units; or any ground surface intended for uses, such as recreation, barbecue or lawn areas, or any other property containing a residential unit or units. Light fixtures would be shielded and directed towards the areas to be lit and away from adjacent light-sensitive residential land uses.

Building identification signage would be provided for the ground level retail and/or restaurant uses. The building would also include street address and identification/wayfinding signage for the vehicular and pedestrian entries to the building. In addition, the building would include directional signage, including the multi- and single-family neighborhood to the north, by focusing the pedestrian and guest vehicular access from South San Vicente Boulevard and Orange Street. No off-premises billboard advertising is proposed as part of the Project. All proposed signage would be designed in conformance with applicable LAMC requirements.

3.3.8 Site Security

The Project would incorporate security measures for the safety of employees and visitors to the Project Site. During construction of the Project, the Project Site would be fenced and gated with surveillance cameras to monitor the site during off hours. During operation of the Project, access to the parking structure would be controlled through gated entries, and the entry areas would be well illuminated. Project Site security would include controlled keycard access to medical office spaces, security lighting within common areas and entryways, and closed circuit TV monitoring (CCTV).

3.3.9 Sustainability

Energy saving and sustainable design features would be incorporated into the Project. The proposed building would comply with the City of Los Angeles Green Building Code and the sustainability intent of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program to meet the standards of LEED Silver Certification or equivalent green building standards. Design features would include energy conservation, water conservation, waste reduction features, and pedestrian- and bicycle-friendly site design. In addition, the Project would include ENERGY STAR-rated appliances and install energy efficient boilers, heaters and air conditioning systems. All glass used in the building would have minimal reflectivity to reduce

glare to surrounding neighbors. The vehicle parking spaces proposed on the Project Site would be capable of supporting future EVSE, as well as equipped with EV charging stations, as described further above under Subsection 3.3.5, Access, Circulation, and Parking. The Project would also provide solar ready wiring on the highest roof level. The terraced landscaped areas on Floors 6 through 10 would serve as partial green roofs that would serve to help cool the building, and would include sustainable paving materials that would minimize heat.

3.3.10 Construction Schedule

Construction is anticipated to begin in 2021 with an estimated completion date in 2023.

Total cut would be approximately 9,000 cubic yards (cy), all of which would be exported off-site. Construction hours would occur in accordance with the LAMC requirements, which prohibit construction between the hours of 9:00 p.m. and 7:00 a.m. Monday through Friday, 6:00 p.m. and 8:00 a.m. on Saturday, and at any time on Sunday. Parking for construction workers would be provided on the Project Site or leased from near-by off-site parking areas. Shuttle service would also be provided for those construction workers who park in off-site parking areas.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Environmental Impact Report will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC § 11.57, a General Plan Amendment to re-designate the underlying land use from Limited Commercial to Regional Center Commercial;
- Pursuant to LAMC §§ 12.32 F, P and Q, a Vesting Zone Change and Height District Change from C1-1VL-O to (Q)C2-2D-O to allow for an FAR of 4.5:1 and reduced parking;
- Pursuant to LAMC § 16.05, Site Plan Review for a project resulting in greater than 50,000 square feet of nonresidential floor area;
- Pursuant to LAMC § 17.15, a Vesting Tentative Tract Map (VTTM 74865) for a merger of seven (7) lots and re-subdivision of a 0.76-acre site to create one (1) ground lot and one (1) airspace lot; and
- Other approvals as needed and as may be required such as construction permits, including demolition and building permits, grading, excavation, foundation, and associated permits; temporary street closure permits, grading permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

Senate Bill (SB) 743 [Public Resources Code (PRC) §21099(d)] sets forth new guidelines for evaluating project transportation impacts under CEQA, as follows: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment." PRC Section 21099 defines a "transit priority area" as an area within 0.5 miles of a major transit stop that is "existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC Section 21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC Section 21099 defines an "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area. PRC Section 21099 defines an "infill site" as a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses. This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination.

The related City of Los Angeles Department of City Planning Zoning Information (ZI) File No. 2452 provides further instruction concerning the definition of transit priority projects and that "visual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the City's CEQA Threshold Guide shall not be considered an impact for infill projects within TPAs pursuant to CEQA."[6]

PRC Section 21099 applies to the Project. Therefore, the Project is exempt from aesthetic impacts. The analysis in this initial study (or in the EIR, if any aesthetic impact discussion is included), is for informational purposes only and not for determining whether the Project will result in significant impacts to the environment. Any aesthetic impact analysis in this initial study (or the EIR) is included to discuss what aesthetic impacts would occur from the Project if PRC Section 21099(d) was not in effect. As such, nothing in the aesthetic impact discussion in this initial study (or the EIR) shall trigger the need for any CEQA findings, CEQA analysis, or CEQA mitigation measures.

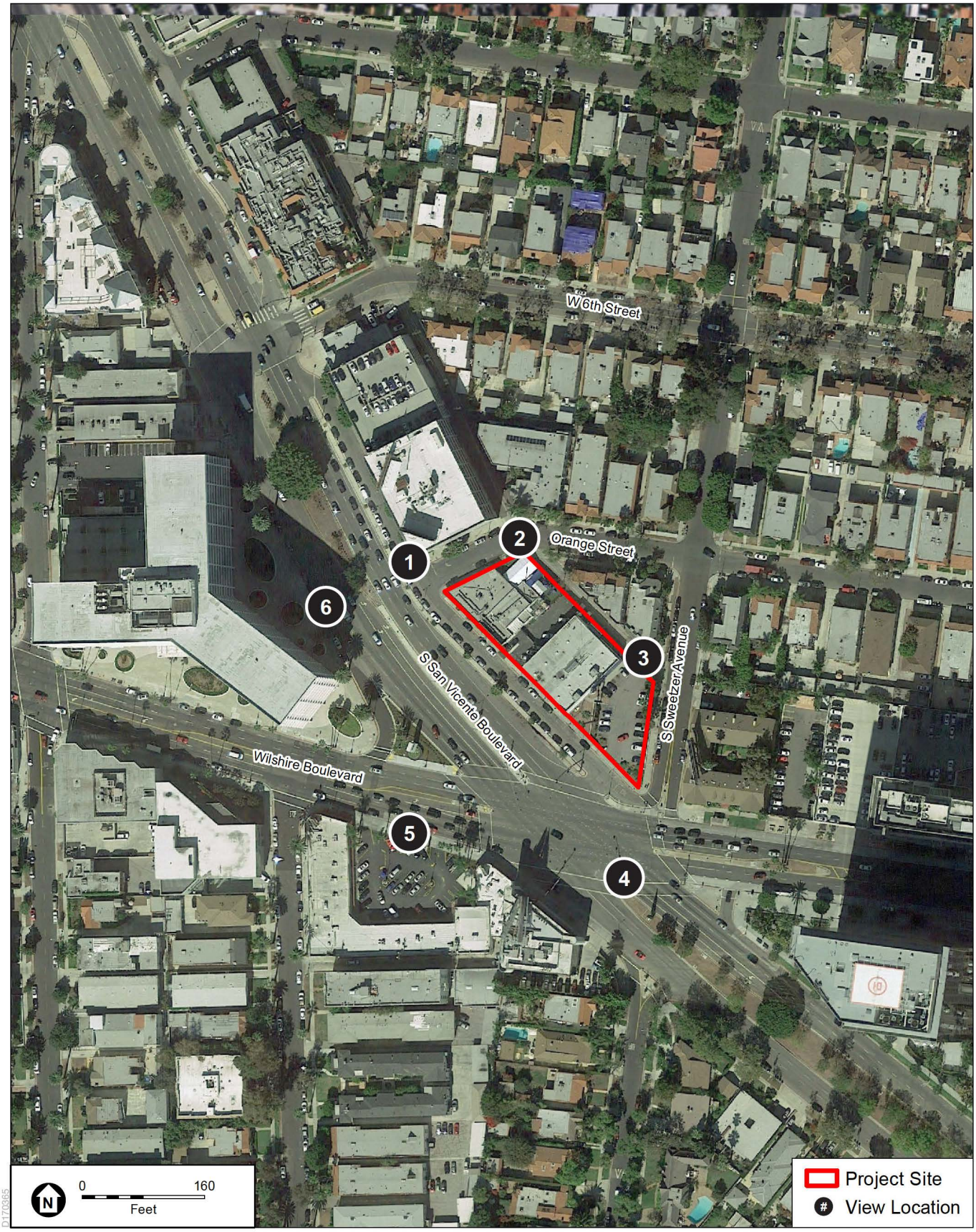
6 City of Los Angeles Department of City Planning, Zoning Information File ZA No. 2452, Transit Priority Areas (TPAs)/Exemptions to Aesthetics and Parking Within TPAs Pursuant to CEQA. Available at: http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf. Accessed June 13, 2019.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A scenic vista is a panoramic view of a valued visual resource. Scenic vistas generally include public views that provide visual access to large panoramic views of natural features, unusual terrain, or unique urban or historic features. A scenic vista field of view can be wide and extend into the distance, and include focal views that focus on a particular object, scene, or feature of interest for the benefit of the general public. The Project Site is located within the highly urbanized Wilshire Community Plan area (or Mid-City section) of the City near the highly visible and active intersection of Wilshire Boulevard and South San Vicente Boulevard.

The only valued visual resource in the Project vicinity is the view towards the Hollywood Hills to the north. As shown in the existing site photographs provided in **Figures 10** through **Figure 13**, below, due to the highly urbanized surroundings, predominately flat terrain, and the dense intervening development, long range views of the Hollywood Hills are not available. Limited views of the Hollywood Hills looking northeast are available along South San Vicente Boulevard; however, these views are obstructed by existing development. Thus, the Project would not have a substantial adverse effect on a scenic vista.



SOURCE: Google Earth, 2016 (Aerial).

656 San Vicente Project

Figure 10
Existing Site View Location Map

ESA



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SOURCE: ESA, 2019

656 San Vicente Project

Figure 11
Existing Site View Locations 1 and 2

ESA



D170365

SOURCE: ESA, 2019

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Figure 12
Existing Site View Locations 3 and 4

ESA





D170365

SOURCE: ESA, 2019

656 San Vicente Project

Figure 13
Existing Site View Locations 5 and 6

ESA

In any event, the Project cannot have a substantial adverse effect on a scenic vista pursuant to PRC Section 21099(d)(1) and ZI No. 2452. Therefore, no further evaluation of this topic is required in the EIR and no mitigation measures are required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

Less Than Significant Impact. The Project Site is not located within a State-designated Scenic Highway or associated view corridor.[7] The nearest eligible state scenic highway is along California State Route 1, approximately 7.25 miles west of the Project Site.[8] As such, development of the Project would not substantially damage scenic resources as the Project Site is not within a State Scenic Highway.

In any event, the Project cannot have a substantial adverse effect on scenic resources pursuant to PRC Section 21099(d)(1) and ZI No. 2452. Therefore, no further evaluation of this topic is required in the EIR and no mitigation measures are required.

c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project would replace the existing uses with a mixed-use development consisting of medical office and retail-commercial uses. The proposed structure would be approximately 218 feet in height (230 feet to the top of the mechanical penthouse), and is comprised of a 12-story building including a seven-stories of medical office uses above four above-ground parking levels, and a ground level containing retail-commercial uses and a lobby for the medical offices. The Project Site is within the highly urbanized Wilshire Community Plan (or Mid-City section) of the City and is bordered by existing mid-and high-rise commercial, office, and medical-related uses along South San Vicente Boulevard and Wilshire Boulevard to the west and south.

As such, this analysis focuses on whether the Project would conflict with applicable zoning and other regulations governing scenic quality.

With regard to zoning, the Project Site is zoned C1-1VL-O (Limited Commercial, Height District 1VL, Oil Drilling District). The C1 designation indicates that the Project is within a Limited Commercial Zone, which permits commercial and retail uses. The 1VL indicates that the Project Site is within Height District 1VL. Height District 1VL within the C1 zone restricts height to 45 feet. The O designation indicates that the Project Site is located within an oil drilling district where the drilling of oil wells or the production from wells of oil, gas, or other hydrocarbon substances is permitted.

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7 State of California, Department of Transportation, Officially Designated State Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed December 5, 2019.

8 State of California, Department of Transportation, Officially Designated State Scenic Highways, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed December 5, 2019.

As part of the requested permit and approvals, the Project would require a General Plan Amendment to re-designate the underlying land use from Limited Commercial to Regional Center Commercial (LAMC § 11.57) and a Vesting Zone Change and Height District Change from C1-1VL-O to (Q) C2-2D-O to allow for an FAR of 4.5:1 (LAMC §§ 12.32 F and Q), and a reduction in parking not to exceed 20 percent, incident to a legislative action (LAMC § 12.32 P).

With regard to the City's regulations governing scenic quality, local land use plans applicable to the Project include the Wilshire Community Plan. Objective 2-3 and Policy 2-.31 of the Wilshire Community Plan is to enhance the visual appearance and appeal of commercial districts with a related policy to improve streetscape identity and character through appropriate controls of signs, landscaping, and streetscape improvements; and require that new development be compatible with the scale of adjacent neighborhoods, respectively. The Project would be consistent with this Objective and Policy of the Wilshire Community Plan as the Project would redevelop an existing low-rise building with a mixed-use medical office building with ground floor retail-commercial uses along Wilshire Boulevard and South San Vicente Boulevard, two main commercial corridors in this area of the City of Los Angeles. Development of the Project would enhance this commercial area as the placement of retail-commercial uses on the ground floor would serve to activate the streetscape. In particular, the Project proposes to include a café with indoor and outdoor seating on the corner of the Project Site where Wilshire Boulevard meets South San Vicente Boulevard. In addition, as shown in Figure 9, street trees and landscape planters would be installed along the sidewalks in the perimeter of the Project Site. Furthermore, the Project would be generally consistent with the heights of other commercial structures on Wilshire and South San Vicente Boulevards. As described above in Section 3, Project Description, of this Initial Study, surrounding buildings range from low-rise strip malls to a 22-story medical office buildings. In particular, directly northwest of the Project Site along South San Vicente Boulevard, is a five-story office building with existing rooftop billboards, and an associated four-story parking structure. Further north is a three-story rehabilitation center. Directly across from the Project Site in the City of Beverly Hills is a 10-story office building with ground floor commercial uses. North of the 10-story office building, is a three-story office/retail building and two apartment complexes, two- and three-stories in height. To the south, across from the intersection of South San Vicente Boulevard and Wilshire Boulevard, is a low-rise commercial center and associated surface parking. To the southeast, fronting Wilshire Boulevard is a 22-story medical office building owned by Cedars-Sinai Medical Center, which includes a rooftop heliport. Directly east of the Project Site, across from South Sweetzer Avenue, is a two-story brick building used as office space. West of the building, is a 12-story office building used by the Jewish Federation Goldsmith Center and the five-story Los Angeles ORT College.

Based on the above, with the approval of requested entitlements and development of the Project would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no further evaluation of this topic is required in the EIR and no mitigation measures are required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. The Project Site is located within an urbanized area of the City, which is characterized by moderate to high ambient nighttime artificial light levels. At night, surrounding development typically generates moderate to high levels of exterior lighting for security, parking, signage, and some architectural lighting. Street lights and the limited nighttime traffic on local streets also contribute to the light levels in the area. The Project would further contribute to ambient nighttime illumination during both construction and operation of the Project. In addition, the Project would introduce new building surface materials to the Project Site with the potential to generate glare.

It is expected that construction activities for the Project would occur primarily during daylight hours and that construction-related illumination in the nighttime would be used for safety and security purposes only, in compliance with LAMC requirements. Construction lighting also would last only as long as needed during the finite construction process. Construction activities would not require the use of large, flat, and shiny surfaces that would reflect sunlight or cause other natural glare.

As discussed above under Section 3, Project Description, of this Initial Study, new lighting required for the proposed development would include building identification, commercial accent lighting, wayfinding, balcony/garden lighting, and security lighting. Pedestrian areas including pathways and entryways into the Project would be well-lit for security and ground-mounted. However, as required by LAMC Section 93.0117(b), exterior light sources and building materials would be designed such that they would not cause more than two (2) foot-candles of lighting intensity or generate direct glare onto exterior glazed windows or glad doors on my property containing residential units; an elevated habitable porch, deck, or balcony on any property containing residential units; or any ground surface intended for uses, such as recreation, barbecue or lawn areas, or any other property containing a residential unit or units. Light fixtures would be shielded and directed towards the areas to be lit and away from adjacent light-sensitive residential land uses. With regard to glare, daytime glare is common in urban areas and is typically created when sun reflects off mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials, particularly following sunrise and prior to sunset. Reflective surfaces can be associated with window glass and polished surfaces, such as metallic or glass curtain walls and trim. As discussed above under Section 3, Project Description, of this Initial Study, all glass used in the building would have minimal reflectivity to reduce glare to surrounding neighbors.

Based on the above, with adherence to regulatory requirements, construction and operation of the Project would not create a new source of substantial light or glare which would adversely affect daytime and nighttime views in the area. In any event, the Project cannot have a substantial adverse effect on aesthetic resources pursuant to PRC Section 21099(d)(1) and ZI No. 2452. Therefore, no further evaluation of this topic is required in the EIR and no mitigation measures are required.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The Project Site is a developed infill lot containing a currently vacant building, formerly occupied by Montessori Children's World School, and a Big 5 Sporting Goods store. No agricultural uses or related operations are present on the Project Site or in the surrounding highly urbanized area. Furthermore, the Project Site is not located on designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program.[9] As the Project would not convert farmland to non-agricultural uses, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project Site is designated as Limited Commercial in the Wilshire Community Plan, with a corresponding zone of C1-1VL-O, which permits limited commercial and multi-family residential uses. The Project Site comprises a completely developed parcel in an urban area. No agricultural zoning is present in the Project vicinity, and neither the Project Site nor nearby parcels are enrolled under the Williamson Act.[10] As such, the Project would not conflict with existing zoning for agricultural uses or a Williamson Act contract, and no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. As discussed in the response to Checklist Question No. II.b, above, the Project Site is zoned C1-1VL-O, which permits limited commercial and multi-family residential uses. The Project Site is entirely developed with educational and retail uses. Furthermore, consistent with the built, urbanized area surrounding the Project Site, the larger Project vicinity is zoned for commercial uses and includes office and medical office uses on the north and south side of Wilshire Boulevard. No forest land or land zoned for timberland production is present on the Project Site or in the surrounding area. As such, the Project would not conflict with existing zoning for forest land or timberland, and there would be no impact. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project Site is entirely developed with educational and retail uses. No forest land exists on-site or in the Project vicinity. As such, the Project would not result in the loss of forest land or conversion of forest land to non-forest use, and no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

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9 California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland Map 2014, ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/los14.pdf. Accessed June 27, 2017.

10 California Department of Conservation, Division of Land Resource Protection, Los Angeles County Williamson Act Map FY 2015/2016, ftp://ftp.consrv.ca.gov/pub/dlrp/wa/LA_15_16_WA.pdf. Accessed June 27, 2017.

e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. There are no agricultural uses or related operations on or near the Project Site, which is located in a highly urbanized portion of the City. Therefore, the Project would not involve the conversion of farmland to other uses, either directly or indirectly. No impacts to agricultural land or uses would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

a. Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The Project Site is located within the 6,600-square-mile South Coast Air Basin (Basin). The SCAQMD, together with the Southern California Association of Governments (SCAG), is responsible for formulating and implementing air pollution control strategies throughout the Basin. The current Air Quality Management Plan (AQMP) was adopted March 3, 2017 and outlines the air pollution control measures needed to meet federal particulate matter (PM2.5) and ozone (O_3) standards. The AQMP also proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the Basin that are under SCAQMD jurisdiction. In addition, the current AQMP addresses several federal planning requirements and incorporates updated emissions inventories, ambient measurements, meteorological data, and air quality modeling tools from earlier AQMPs.

The Project would support and be consistent with several key policy directives set forth in the AQMP. For example, the Project would provide for a range of employment opportunities with the development of new medical office and retail-commercial uses in the Project vicinity. The Project would provide employment opportunities from the proposed medical office space and ground floor retail-commercial space. The Project increases in employment would result in a small contribution to the anticipated employment growth for the period between 2019 and 2023 (the Project buildout year), for the Wilshire Community Plan and the City as a whole. The increase in growth would be consistent with SCAG's growth projections. SCAG is charged by California law to prepare and approve "the portions of each AQMP relating to demographic projections and integrated regional

land use, housing, employment, and transportation programs, measures and strategies."[11] Therefore, the Project would not exceed the growth projections in the AQMP.

In addition, the Project would locate new development in proximity to existing public transit facilities, including Los Angeles County Metropolitan Transportation Authority (Metro) rapid transit and local buses along Wilshire Boulevard, and the future Metro Purple Line station, located at the corner of La Cienega Boulevard and Wilshire Boulevard anticipated to be operational in 2023.[12] Specifically, the Project Site will be served by two planned Metro Purple Line stations, one at the corner of Wilshire Boulevard and La Cienega Boulevard, 0.25 miles to the west of the Project Site, and another at the corner of Wilshire Boulevard and Fairfax Avenue, less than one mile to the east of the Project Site. . With this proximity to readily available transit services, travel to the completed Project by employees and patrons is expected to include a substantial percentage of trips via transit and bicycle, replacing some trips that would typically occur via private automobiles. The Project Site is already served by existing roadway and utility infrastructure. Notwithstanding these attributes, the Project has the potential to increase the amount of traffic in the area and result in energy demand from the operation of medical office space and ground floor retail-commercial space, which would consequently generate operational air emissions that could affect implementation of the AQMP. Pollutant emissions resulting from construction of the Project would also have the potential to affect implementation of the AQMP. Therefore, the EIR will provide further analysis of potential impacts to implementation of the AQMP.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Potentially Significant Impact. As discussed in the response to Checklist Question No. III.a, the Project could result in increased air pollutant emissions from construction, traffic, and energy consumption, within an air quality management area currently in non-attainment of federal and State air quality standards for O_3, PM10, and PM2.5. As such, implementation of the Project could potentially contribute to cumulatively significant air quality impacts in combination with other existing and future emission sources in the Project area. Therefore, the EIR will provide further analysis of potential cumulative impacts associated with an increase in criteria pollutants.

c. Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. The Project Site is located in an urbanized area of the City, which includes a mix of uses, including residential and other sensitive uses in the Project vicinity. Construction activities and operation of the Project could increase air emissions above current levels. Therefore, the EIR will provide further analysis of potential impacts associated with the exposure of sensitive receptors to substantial pollutant concentrations generated by the Project.

d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in

[11] South Coast Air Quality Management District, 2012 Air Quality Management Plan, 2013, page 4-14, http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2012-air-quality-management-plan/final-2012-aqmp-(february-2013)/main-document-final-2012.pdf. Accessed March 1, 2017.

[12] Metro, Metro Purple Line Extension FAQS, https://www.metro.net/projects/westside/. Accessed December 4, 2017.

manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. Activities and materials associated with Project construction would be typical of construction projects of similar type and size. On-site trash receptacles would be enclosed within interior spaces on Floor 1, and properly maintained in a manner that promotes odor control. Any odors generated during construction of the Project would be localized and would not be sufficient to affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402. The Project proposes a mixed-use development that includes medical office and retail-commercial uses that would not introduce any major odor-producing uses that would have the potential to affect a substantial number of people, such as uses associated with manufacturing, smelting, food packing, and other industrial uses. Odors associated with Project operation would be limited to those associated with on-site waste generation and disposal (e.g., trash cans, dumpsters), including odors relating to medical (biohazardous) waste, and occasional minor odors generated during food preparation activities and use of solvents, cleaners, and disinfectants. However, these odors would be highly localized, limited almost entirely to indoor activities, and if there are any atmospheric releases, these would readily disperse prior to reaching any off-site odor sensitive land uses. Waste would also be regularly collected and, because trash receptacles would be located within the Project's interior, any potential odors from on-site waste disposal would not affect surrounding land uses. Thus, Project operation is not expected to create objectionable odors and odor impacts would be less than significant. Therefore, impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

The analysis of impacts to biological resources is based, in part, on the Tree Report prepared by MJS Landscape Architecture in January 2017. The Tree Report is included as Appendix A of this Initial Study.

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant Impact. The Project Site is entirely developed with educational and retail uses and associated surface parking. The California Department of Fish and Wildlife and U.S Fish and Wildlife Service databases do not identify any candidate, sensitive or special status species critical habitat on or around the Project Site. As discussed in the Tree Report, provided in Appendix A, of this Initial Study, the Project Site contains minimal landscaping including seven (7) ornamental, non-protected trees, within the surface parking area, which have the potential to support migratory bird species that occur within the region. The removal of vegetation and disturbances to the potential bird habitat could result in potential impacts to migratory bird species protected by the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Further, Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit the taking of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The Department of City Planning enforces the MBTA through precautionary and preventative measures to avoid or reduce the potential for disturbances to wildlife during construction. As such, the Project would comply with the MBTA to avoid disturbances of nesting birds and to protect nesting birds if they are present on-site during construction. Therefore, with compliance of these regulatory measures, the Project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No further analysis of this topic in the EIR is required.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. As discussed in the response to Checklist Question No. IV.a, the Project Site is located in an urbanized setting and is entirely developed with educational and retail uses. The Project Site does not contain any drainage channels to the Los Angeles River (located approximately 5.3 miles to the north of the Project Site), riparian habitat, or other sensitive natural communities as indicated in the City or regional plans or in regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Furthermore, the Project Site is not located in or adjacent to a Significant Ecological Area as defined by the City and County of Los Angeles.[13,14] Therefore, the Project would not have an adverse effect on any riparian habitat or other sensitive natural community. No impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

[13] City of Los Angeles Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, Figure BR-1B, Biological Resource Areas (Metro Geographical Area), January 19, 1995, at page 2.18-4, http://cityplanning.lacity.org/HousingInitiatives/HousingElement/FrameworkEIR/GPF_DraftEIR/GPF_FEIR_DEIR2.18.pdf. Accessed June 30, 2017.

[14] County of Los Angeles Department of Regional Planning, County of Los Angeles Significant Ecological Areas Program, Figure 9.3, Significant Ecological Areas and Coastal Resources Areas Policy Map, February 2015, http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-3_significant_ecological_areas.pdf. Accessed June 30, 2019.

c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. As discussed in the response to Checklist Question No. IV.a, the Project Site is located in an urbanized setting and is entirely developed with educational and retail uses. The surrounding area has been fully developed with urban uses and associated infrastructure. The nearest water body is the Franklin Canyon Reservoir, located approximately 3.4 miles from the Project Site. The Project Site does not contain any wetlands as defined by Section 404 of the Clean Water Act. Therefore, the Project would not have an adverse effect on federally protected wetlands. No impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant. The Project Site is currently developed and located in a highly urbanized area in the City of Los Angeles. No wildlife corridors or native wildlife nursery sites are present on the Project Site or in the surrounding area. Further, due to the urbanized nature of the Project area, the potential for native resident or migratory wildlife species movement through the Project Site is negligible.

Nonetheless, as stated in response to Checklist Question No. IV.a, the Project Site does include ornamental trees that could support raptor and/or songbird nests. Migratory nongame native bird species are protected by international treaty under the Federal MBTA of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Wildlife Code prohibit the taking of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The potential exists for protected bird species to be nesting in the street trees during Project construction. In order to avoid disturbance of nesting birds, the Project would be consistent with the MBTA to avoid disturbance of nesting birds and to protect nesting birds if they are present on-site during construction. With the implementation of regulatory measures, impacts to sensitive plant and animal species would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

Less Than Significant Impact. There are no native tree species within the Project Site that would be subject to the protection of LAMC Section 96.303.5, Section 1. Subdivision 12 of Subsection A of Section 12.21, as amended (Ordinance No. 177404).

As stated in the response to Checklist Question No. IV.a, the Project Site is a developed lot with seven (7) unprotected trees and no natural open space areas. Specifically, as discussed further in the Tree Report, included as Appendix A of this Initial Study, there are four Paper bark trees (Melaleuca quinquenervia), three Mexican fan palms (Washingtonia robusta), and miscellaneous shrubs currently on the Project Site. All seven trees would be removed for development of the Project Site. No locally protected biological resources, such as oak trees or California walnut woodlands, or other trees protected under the City of Los Angeles Protected Tree Ordinance

(Chapter IV, Article 6 of the LAMC) exist on the Project Site. As discussed under Section 3, Project Description, of this Initial Study, the Project would replace all significant, non-protected trees (8 inch or greater or cumulative trunk diameter if multi-trunked, as measured 54 inches above ground) at 1:1 ratio with a minimum of 24-inch box tree. All of the trees on the Project Site are significant, unprotected trees.

In addition, there no street trees existing in the vicinity of the Project Site. However, the Project proposes to include 17 street trees in the western, eastern, and southern perimeter of the Project Site, as illustrated in Figure 9, above. All other landscaping on the Project Site would comply with all requirements of the LAMC and the City's Urban Forestry Division's requirements.

Therefore, the Project would conform with and not conflict with local policies or ordinances protecting biological resources. Impacts would be less than significant. No further analysis of this topic in the EIR is necessary and no mitigation measures are required.

f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. As discussed in the response to Checklist Question No. IV.a, the Project Site is located within a developed, urbanized area and does not provide habitat for any sensitive biological resources. The Project Site is not located within a habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan.[15,16] Therefore, the Project would not conflict with the provisions of any adopted conservation plan. No impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

[15] California Department of Fish and Wildlife, Habitat Conservation Planning, Natural Community Conservation Planning, Summary of Natural Community Conservation Plans (NCCPs), August 2015, https://www.wildlife.ca.gov/Conservation/Planning/NCCP/Plans. Accessed June 30, 2017.

[16] City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS) Parcel Profile Report: 654 San Vicente Boulevard. Generated July 3, 2017.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☒	☐

a. Cause a substantial adverse change in the significance of a historical resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. A historical resource is defined in Section 15064.5(a)(3) of the State *CEQA Guidelines* as any object, building, structure, site, area, place, record, or manuscript determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Historical resources are further defined as those associated with significant events, important persons, or distinctive characteristics of a type, period or method of construction; representing the work of an important creative individual; or possessing high artistic values. Resources listed in or determined eligible for the California Register, included in a local register, or identified as significant in a historic resource survey are also considered historical resources under CEQA.

As the building located at 6601 Wilshire (Big 5 Sporting Goods store) was constructed in 1977, it does not meet the 45-year age threshold for a historical resource as defined by the Office of Historic Preservation (OHP).[17] However, the 650–654 South San Vicente Boulevard building was constructed in 1945 and the 658 South San Vicente Boulevard building was constructed in 1951. By 2003, the two buildings were combined into one building, known as 650 South San Vicente Boulevard (the Montessori Children's World School). Based on the age of the building previously occupied by the Montessori Children's World School, the EIR will provide further analysis of potential direct and indirect impacts to historical resources.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Potentially Significant Impact. Section 15064.5(a)(3)(D) of the State *CEQA Guidelines* generally defines archaeological resources as any resource that "has yielded, or may be likely to

[17] Office of Historic Preservation, Instructions for Recording Historical Resources, March 1995.

yield, information important in prehistory or history." Archaeological resources are features, such as tools, utensils, carvings, fabric, building foundations, etc., that document evidence of past human endeavors and that may be historically or culturally important to a significant earlier community. The Project Site is currently developed with buildings and surface parking. However, due to the age of the on-site improvements and the possible lack of associated grading or excavations at the time of construction, historical disturbance of the underlying soils may have been minimal and the potential for the existence of extant archaeological resources is unknown and archaeological resources may be present. Project construction would require grading and excavation activities for building foundations that could have the potential to disturb existing or undiscovered archaeological resources. Therefore, the EIR will provide further analysis of potential impacts to archaeological resources.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. As previously indicated, the Project Site has been previously graded and developed. According to the results of the cultural resources records search from the SCCIC, no known human remains have been identified within the Project Site or in the vicinity. Nonetheless, the Project Site would require grading and excavation activities for building foundations that would extend into soils that could be conducive to retaining human remains. While the uncovering of human remains is not anticipated, if human remains are inadvertently discovered during construction or the course of any ground disturbance activities, the Project would adhere to standard conditions of approval required by the City. Consistent with these standard conditions of approval, all construction or ground disturbing activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the human remains pursuant to California Public Resources Code Section 5097.98. If the human remains are determined by the County Corner to be Native American, the Native American Heritage Commission (NAHC) would be notified within 24 hours, and the guidelines of the NAHC would be adhered to in the treatment and disposition of the remains. Compliance with the regulatory standards described above would ensure appropriate treatment of any potential human remains unexpectedly encountered during grading and excavation activities. Therefore, impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. The Project would be constructed in accordance with applicable laws and regulations, including applicable state and federal laws, and building regulations pursuant to the LAMC and City of Los Angeles Green Building Code (LAGBC) that are intended to promote efficient utilization of resources and minimize environmental impacts. Furthermore, construction activities would be required to comply with the Air Resources Board's Airborne Toxic Control Measure (ATCM) to limit idling of diesel-fueled commercial motor vehicles to no longer than five minutes at any location (Title 13, C.C.R Sec. 2485). Pursuant to LAMC Section 99.04.408, the Project shall meet a construction waste reduction of at least 50 percent.

With respect to Project operations, the Project would obtain energy from the Los Angeles Department of Water and Power (LADWP), which has committed to diversify its portfolio of energy sources to achieve 35 percent renewable energy by 2020. Furthermore, the Project would be designed and constructed to meet LAGBC standards, where applicable. The Project would include ENERGYSTAR-rated appliances and install energy-efficient boilers, heating, and air conditioning systems. Additionally, pursuant to LAMC Section 99.04.303.4, a 20 percent reduction in the overall use of potable water within a building shall be provided. As the Project would be developed to meet or exceed the energy efficiency standards of the LEED Silver Certification or equivalent green building standards, the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy sources. However, as a conservative approach to ensure that Appendix F of the *CEQA Guidelines*, which provides that potentially significant energy implications of a project shall be considered in the EIR to the extent relevant and applicable to the project, is fully addressed, the energy use and conservation features of the Project will be further analyzed in the EIR.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. State plans adopted for the purposes of promoting energy efficiency include the California Renewable Portfolio Standard, the Clean Energy and Pollution reduction Act of 2015 (CA Senate Bill 350), the California Air Resources Board's "In-Use Off-Road Diesel Fueled Fleets Regulation" and "Advanced Clean Cars Program," California's Energy Efficiency Standards for Residential and Nonresidential Buildings, located at Title 24, Part 6 of the California Code of Regulations and commonly referred to as "Title 24," and the California Green Building Standards Code, which is Part 11 of the California Code of Regulations.

Local plans adopted for the purposes of promoting energy efficiency include L.A.'s Green New Deal (Sustainable City pLAn 2019), the LAGBC, and LADWP's 2017 Power Strategic Long-Term Resource Plan. As stated above, the Project would be constructed in accordance with applicable laws and regulations, including applicable state and federal laws, and building regulations pursuant to the LAMC and LAGBC, that are intended to promote efficient utilization of resources and minimize environmental impacts. Thus, the Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. However, as discussed above, as a conservative approach to ensure that Appendix F of the State *CEQA Guidelines* is fully addressed, a discussion of the Project's consistency with state or local plans for renewable energy or energy efficiency will be further analyzed in the EIR.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Less Than Significant Impact. The Project Site is located in a seismically-active region of California; however, the closest active fault to the Project Site is the Santa Monica fault, which is located approximately 0.9 miles to the west, and the Hollywood fault, located approximately 1.5 miles to the north.[18] Therefore, the Project Site is not located in an Alquist-Priolo Earthquake Fault Zone nor is it located on or immediately adjacent to an active fault.[19] Alquist-Priolo Zones are designated areas most likely to experience surface fault rupture, although fault rupture is not necessarily restricted to those specifically zoned areas. As the Project Site is not located in an Alquist-Priolo Earthquake Fault Zone and is not located on or immediately adjacent to an active fault, there would be a less-than-significant impact related to fault rupture hazards. Moreover, the Project would have no effect on seismic conditions that have previously created faulting or which could result in seismically-induced faulting. Therefore, impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

ii. Strong seismic ground shaking?

Less Than Significant Impact. As noted above, the Project Site is located in a region with numerous active faults that have a high potential for future seismic activity. A 2014 study by the USGS indicates that there is a 93 percent likelihood of a Richter magnitude 6.7 or higher earthquake occurring in the Southern California region in 30 years from 2014.[20] The Project Site could experience a range of ground shaking effects during an earthquake on any one of the active faults in the region.[21] Depending on a variety of factors such as distance to the epicenter, magnitude of the event, and behavior of underlying materials, ground shaking could be significant. Seismic shaking of this intensity can also trigger ground failures caused by liquefaction,[22] potentially resulting in foundation damage, disruption of utility service, and roadway damage. The Project would be required to adhere to the seismic standards of the most recent version of the California Building Code, which includes measures to ensure that structures can withstand maximum expected ground shaking without catastrophic failure. While complete avoidance of any damage may not be feasible, incorporation of industry standard seismic design measures in

18 Byer Geotechnical, Incorporated, Geologic and Soils Engineering Exploration, July 25, 2019.

19 An active fault is defined by the State of California is a fault that has had surface displacement within Holocene time (approximately the last 11,000 years). A potentially active fault is defined as a fault that has shown evidence of surface displacement during the Quaternary (last 1.6 million years), unless direct geologic evidence demonstrates inactivity for all of the Holocene or longer. This definition does not, of course, mean that faults lacking evidence of surface displacement are necessarily inactive. Sufficiently active is also used to describe a fault if there is some evidence that Holocene displacement occurred on one or more of its segments or branches.

20 United States Geological Survey (USGS), UCERF3: A New Earthquake Forecast for California's Complex Fault System, USGS Fact Sheet 2015-3009, March 2015.

21 Shaking intensity is a measure of ground shaking effects at a particular location, and can vary depending on the overall magnitude of the earthquake, distance to the fault, focus of earthquake energy, and type of underlying geologic material. The Modified Mercalli (MM) intensity scale is commonly used to measure earthquake effects due to ground shaking. The MM values for intensity range from I (earthquake not felt) to XII (damage nearly total).

22 Liquefaction is the process by which saturated, loose, fine-grained, granular, soil, like sand, behaves like a dense fluid when subjected to prolonged shaking during an earthquake.

accordance with current building requirements would ensure that potential impacts related to ground shaking would be less than significant. The Project would not otherwise exacerbate existing environmental conditions including seismic hazards related to strong seismic ground shaking. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. According to mapping compiled by the California Geological Survey under the Seismic Zonation Program, the Project Site is located in an area that is considered to have a high susceptibility for liquefaction.[23] Therefore, the EIR will provide further analysis related to liquefaction.

iv. Landslides?

No Impact. The Project Site is located in a developed urban area that is relatively level that would not be susceptible to landslides, either on- or off-site. The Project Site is relatively flat as it has an elevation of 147 feet on the northern corner of the Project Site and an elevation of 137 feet on the southern corner of the Project Site; thus, there is little to no slope that could result in a landslide on-site. In addition, ZIMAS does not designated the Project Site as being susceptible to landslides.[24] As a result, there would be no impacts related to seismically induced landslides. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. Project construction would include grading and earthmoving activities at the site that could expose site soils to erosion from heavy winds, rainfall, or runoff. Construction activities would be conducted in accordance with applicable City standard erosion control practices required pursuant to the CBC and the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit issued by the Los Angeles Regional Water Quality Control Board (LARWQCB), as applicable. In accordance with these requirements, a Stormwater Pollution Prevention Plan (SWPPP) would be prepared that incorporates Best Management Practices (BMPs) to control water erosion during the Project's construction period. BMPs include maintenance, inspection, and repair of erosion and sediment control measures and water quality BMPs throughout the construction period. Once constructed, disturbed areas would be protected by coverings such as structures, pavement, concrete, or vegetation, such that the potential for subsequent erosion is very low. Therefore, with implementation of the required construction period erosion control BMPs, the potential for soil erosion at the Project Site would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

23 California Geologic Survey (CGS), Seismic Hazard Zonation Program, Hollywood Quadrangle, http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/HOLLYWOOD_EZRIM.pdf. Accessed on August 2, 2019.

24 City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact. As previously discussed in response to Checklist Question VII.a.iii and a.iv, liquefaction hazards were concluded to be potentially significant and landslide hazards were concluded to have no impact. Subsidence occurs when a void is located or created underneath a surface, causing the surface to collapse. Common causes of subsidence include groundwater or oil resources or wells beneath the surface. Subsidence occurs when land is displaced vertically, usually due to withdrawal of groundwater, oil, or natural gas. As discussed in Phase I Environmental Site Assessments (ESAs) conducted for the Project and provided in Appendix B of this Initial Study, the review of the available database for Division of Oil, Gas, and Geothermal Resources (DOGGR) indicated that a historic buried and idle oil well had been located on the northeastern portion of the Project Site; however, the well never produced any oil and there is no evidence of oil production activities on the Project Site. In addition, the Project Site is located within a potential liquefaction hazards zone.[25] Therefore, the EIR will provide further analysis related to unstable geologic units.

d. Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils are generally clayey soils or soils that have sufficient clay content such that they swell when wetted and shrink when dried. Expansive soils located beneath structures can result in cracks in foundations, walls, and floors that develop over time from long term cyclical wetting and drying periods. Therefore, the EIR will provide further analysis of potential impacts related to expansive soils.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. The Project Site is located in an urbanized area with existing wastewater infrastructure. The Project would connect to existing sewer infrastructure and would not use septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact. The Project Site is currently developed with buildings and surface parking. However, due to the age of the on-site improvements and the possible lack of associated grading or excavations at the time of construction, historical disturbance of underlying soils may have been minimal. The Project area may include formations known to be sensitive for significant paleontological resources. The Project would require grading and excavation for building foundations and subterranean parking that could extend into native soils potentially containing undiscovered paleontological resources. Therefore, the EIR will provide further analysis of potential impacts to paleontological resources.

[25] California Geologic Survey (CGS), Seismic Hazard Zonation Program, Hollywood Quadrangle, http://gmw.conservation.ca.gov/SHP/EZRIM/Maps/HOLLYWOOD_EZRIM.pdf. Accessed on August 2, 2019.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Construction and operation of the Project would increase greenhouse gas (GHG) emissions that have the potential to either individually or cumulatively result in a significant impact on the environment. The Project would generate vehicle trips and result in building energy demand that would contribute to the emission of GHGs. The amount of GHG emissions associated with the Project has not been estimated at this time. Therefore, the EIR will provide further analysis to quantify and categorize the sources of the Project's greenhouse gas emissions.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. The Project would be required to comply with the City's Green Building Code pursuant to Chapter IX, Article 9, of the LAMC. In conformance with these requirements, the Project would be designed to reduce indirect GHG emissions related to energy consumption through various energy conservation measures incorporated as energy efficient building design features, such as energy efficient building heating, ventilation and cooling (HVAC) systems, energy efficient lighting, and water efficient fixtures. Furthermore, because the Project would be designed to meet LEED Silver Certification or equivalent green building standards, the Project would incorporate sustainable elements of design during construction and operation, including specific measures that would reduce indirect GHG emissions such as cool roofs, improved building insulation, energy efficient glazing, or other measures that would reduce building energy demand. However, the GHG emissions and GHG reductions from already adopted building code standards, renewable energy portfolio requirements for utility agencies, low carbon content automotive fuels, etc. have not been estimated at this time. The Project's GHG footprint and design characteristics remain to be considered with respect to GHG reduction strategies identified in the California Air Resources Board's Climate Change Scoping Plan, SCAG's 2016 RTP/SCS, L.A.'s Green New Deal (Sustainable City pLAn 2019), and City of Los Angles Green Building Code. Therefore, the EIR will provide further evaluation of the Project's consistency with these plans.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

The following hazardous materials discussion is based, in part, on the *Phase I Environmental Site Assessment of 656 South Vicente Boulevard, Los Angeles California, 90048*, prepared by EMG, July 8, 2016 (for the Big 5 Sporting Goods store) and the *Phase I Environmental Site Assessment of 650 South Vicente Boulevard, Los Angeles California, 90048*, prepared by EMG, September 22, 2016 (for the Montessori Children's World School). The Phase I Environmental Site

Assessments (Phase I ESAs) were performed in conformance with the scope and limitations of American Society for Testing and Materials (ATSM) practice (Standard E 1527-13) for the Project Site. Both Phase I ESAs, which are included as Appendix B of this Initial Study, were conducted to evaluate the presence of known or suspected hazardous materials or wastes on the Project Site.

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions in accordance with BMPs contained in the required Stormwater Pollution Prevention Plan (SWPPP). In addition, all construction work would be performed consistent with applicable Federal Occupational Safety and Health Administration (OSHA) Safety and Health Standards and California OSHA (Cal/OSHA) requirements to ensure the safety and well-being of construction workers.

Due to the age of the on-site structures asbestos containing materials (ACM) and lead based paint (LBP) may be present on-site. Consistent with existing regulations, the Project would perform an assessment and remediation or abatement of these materials, as necessary, before building demolition commences. Adherence to applicable regulations would reduce risks associated with the transport, use or disposal of hazards materials during construction to less than significant.

Operation of the medical office and retail-commercial uses would involve the use and storage of small quantities of potentially hazardous materials in the form of general office and building maintenance supplies (cleaning solvents, painting supplies, and pesticides for landscaping) as well as medical (biohazardous) waste such as needles, used bandages, and IV catheters. The use of these materials would be in regulated quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products. The Medical Waste Management Act, part of the California Health and Safety Code 117600-118360, was adopted by the state legislature in 1990 and regulates the generation, handling, storage, treatment and disposal of medical waste. The Medical Waste Management Program ensures protection of public health and safety and the environment, through the implementation and enforcement of regulations that apply to the handling, storage, treatment, and disposal of biohazardous waste. In Los Angeles County, the California Department of Public Health is the local enforcement agency for the Medical Waste Management Act. All potentially hazardous materials generated from the medical office would be disposed of in compliance with the applicable regulations in accordance with a Hazardous Materials Management Plan, which would be required for the proposed facility. Therefore, operation of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials and impacts would be less than significant. No further analysis of this topic in the EIR is required.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. Project construction would involve the use of hazardous materials such as fuels, oils, solvents, and paints. Mishandling of these materials could expose construction workers or the public to unknown hazardous materials should such materials be present. However, as noted above, construction would be required to adhere to a SWPPP with BMPs that include measures to safely store, transport, and dispose of hazardous materials such that adverse effects from upset and accident conditions would be minimized. In the unlikely event that such a release would occur, the SWPPP contains BMPs that would address spill response protocols to reduce potential exposure risks to less than significant levels.

Also, as noted above, operation of the Project would not involve the routine use, storage, transport, or disposal of notable quantities of hazardous materials. Hazardous materials to be used in association with operation of the Project such as small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, or pesticides for landscaping, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. These regulations include adherence to the Medical Waste Management Act to address any potential upset and accident conditions associated with biohazardous waste that would be generated within the medical office spaces. Applicable provisions and regulations of the Medical Waste Management Act would include development of a Medical Waste Management Plan as well as adherence to treatment, containment and storage provisions for medical waste generated by the Project. The Medical Waste Management Plan describes how the medical waste generated by the Project would be segregated, handled, stored, packaged, treated, or shipping for treatment, as applicable. All hazardous materials would be managed on-site through the preparation and implementation of a Hazardous Materials Management Plan that would include preparing an inventory of all hazardous materials and wastes on-site, protocols for storage, and spill response measures to contain any inadvertent releases that might occur.

Asbestos Containing Materials (ACMs)

The Project Site is currently developed with on-site structures that were built before the 1978 federal regulations banning the use of ACMs. According to the associated Phase 1 ESA there is a potential for ACMs to exist at the Project Site. If not handled properly, there is a potential for ACMs to be released into the environment during demolition, posing a potential hazard to construction workers and/or the public. In accordance with SCAQMD Rule 1403, the Project would be required to conduct a comprehensive asbestos survey prior to demolition, which would be subject to approval by the Los Angeles Department of Building and Safety (LADBS). In the event that ACMs are found within areas proposed for demolition, suspected materials would be removed by a certified asbestos abatement contract in accordance with applicable regulations. With compliance of SCAQMD Rule 1403, construction activities under the Project would not expose people to a substantial risk resulting from the release of asbestos fibers into the environment. As such, associated impacts to ACMs would be less than significant.

Lead-Based Paint (LBP)

The Project Site is currently developed with on-site structures that were built before 1978, when the Lead Paint Poisoning Act was passed by Congress. Therefore, there is a potential for LBPs

to be present on the Project Site. In the event that LBPs are found, suspect materials would be removed in accordance with procedural requirements and regulations for the proper removal and disposal of LBP prior to demolition activities, including standard handling and disposal practices pursuant to Cal/OSHA regulations. Cal/OSHA has established limits of exposure to lead contained in dusts and fumes. Specifically, CCR Title 8, Section 1532.1 establishes the rules and procedures for conducting demolition and construction activities and establishes exposure limits, exposure monitoring, and respiratory protection for workers exposed to lead. With compliance of procedural requirements and regulations for the proper removal and disposal of LBP, including those required by Cal/OSHA, construction activities under the Project would not expose people to a substantial risk resulting from the release of LBPs into the environment. As such, impacts related to LBPs would be less than significant.

Radon Gas

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. The United States Environmental Protection Agency (USEPA) has prepared a map to assist national, state, and local organizations to target their resources and to implement radon-resistant building codes. The map divides the country into three Radon Zones, according to the list below:

EPA RADON ZONES

EPA Zones	Average Predicted Radon Levels	Potential
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

The Project Site within the EPA classification as Zone 2 (Moderate). Due to the Zone 2 classification and the design of the Project, which would require excavation for building foundations and ground floor retail-commercial uses, radon is not considered to be a significant environmental concern for the Project Site. Therefore, impacts related to radon would be less than significant.

Polychlorinated Biphenyls

Polychlorinated biphenyls (PCBs) were once used as industrial chemicals whose high stability contributed to both their commercial usefulness and their long-term deleterious environmental and health effects. These substances have been listed as carcinogens by U.S. EPA. PCBs were banned from general commercial use in 1977. PCBs are regulated by the U.S. EPA under the Toxic Substances Control Act (TSCA). The TSCA contains provisions controlling the continued use and disposal of existing PCB-containing equipment. Items which may potentially impact the Project Site with PCBs include electrical capacitors and transformers, fluorescent light ballasts, hydraulic oils used in hydraulic lifts and elevators, vacuum pumps, gas turbines, and other petroleum products manufactured prior to the 1977 ban.

As stated in the Phase I ESA prepared for 650 South San Vicente Boulevard, Los Angeles, CA, 90048 (Montessori Children's World School), no transformers, capacitors, or any hydraulic equipment exist on the Project Site which could indicate the presence of PCBs. As stated in the Phase I ESA prepared for 656 South Vicente Boulevard, Los Angeles, CA 90048, (Big 5 Sporting

Goods Store), three oil cooled transformers mounted on poles could have the potential to contain PCBs. However, as discussed further in the Phase I ESA, the presence of the equipment would not represent a significant impact. As also discussed in the Phase I ESA, a handicap access lift installed after 1979 is also present on the Project Site, but it is unlikely to be PCB-contaminated based on the age of the equipment,. Based on the observations detailed in the Phase I ESAs, impacts related to PCBs would be a less than significant impact.

Methane

The Project Site has been identified by the City of Los Angeles Department of Building and Safety to be within a "Methane Zone."[26] These areas have a risk of methane intrusion emanating from geologic formations. This is an existing conditions and not an effect of the project. Methane gas is combustible with a lower explosive limit (LEL) of approximately 5 percent, v/v (percent volume) in air. OSHA regulates worker exposure to a "hazardous atmosphere" within confined spaces where the presence of flammable gas vapor or mist is in excess of 10 percent of the lower explosive limit.

Due to the potential environmental (e.g. flammability, combustibility) and health (e.g, asphyxiation from oxygen displacement) risk associated with construction in a Methane Zone, the Project would be subject to developmental regulations pertaining to ventilation and methane gas detection systems that are mandated by the City. Development would occur per the provisions of the City's Building Code, Chapter 71 Methane Mitigation Standards Ordinance. This ordinance provides information describing the installation procedures, design parameters and test protocols for methane gas mitigation systems. More specifically, the Methane Mitigation Standards ordinance defines requirements for site testing, methane mitigation systems, and ventilation systems. Per Chapter 71, the Project would be subject to the design and permitting requirements established by LADBS as defined in LAMC Section 91.7102 for a Project Site located within a Methane Zone.

Compliance with City requirements would ensure that the Project would not result in reasonably foreseeable upset or accident conditions involving the release of methane gas into the environment, with impacts being less than significant. Therefore, impacts related to methane would be less than significant.

In conclusion, with implementation of regulatory requirements discussed above, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant. No further analysis of this topic in the EIR is required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. There are no K-12 schools within 0.25 miles of the Project Site. A private non-profit junior college, Los Angeles ORT College, is located at 6435 Wilshire Boulevard approximately 823 feet to the east down Wilshire Boulevard.

Construction of the Project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels,

[26] City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS) Parcel Profile Report: 654 San Vicente Boulevard. Generated July 3, 2017.

and oils. All construction materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions and are not expected to cause risk to the public or nearby schools. Hazardous materials to be used in association with operation of the Project such as small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, or pesticides for landscaping, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Medical wastes that would be generated in the medical office spaces would include a variety of biohazardous waste materials subject to regulation under the Medical Waste Management Act to address any potential upset and accident conditions associated with biohazardous waste. All hazardous materials would be managed on-site through the preparation and implementation of a Hazardous Materials Management Plan that would include preparing an inventory of all hazardous materials and wastes on-site, protocols for storage, and spill response measures to contain any inadvertent releases that might occur. Therefore, operation of the Project would not create a significant risk of exposure to hazardous materials for the public or the environment, including the two schools noted above that are within 0.25 miles of the Project Site. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant Impact. Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions (such as a removal action) or extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites (National Priorities List [NPL]); State Response sites; Voluntary Cleanup sites; and School Cleanup sites. Geotracker is the State Water Resources Control Board's data management system for managing sites that impact groundwater, especially those that require groundwater cleanup [USTs, Department of Defense, Site Cleanup Program] as well as permitted facilities such as operating USTs and land disposal sites. CalEPA's database includes lists of sites with active Cease and Desist Orders (CDO) or Cleanup and Abatement Orders (CAO) from the State Water Board.

Recognized Environmental Conditions

The Phase I ESAs, evaluated the presence of Recognized Environmental Conditions (RECs) through a Project Site reconnaissance, interviews, Sanborn Maps, research of land use records, and aerial photography review. The Phase I ESAs also contained a database search of government record sources (e.g., EDR Radius Report, U.S. EPA, Department of Health Services, and Regional Quality Control Board) and other sources for preliminary indications of hazardous material usage and releases at the Project Site and within a one-mile radius of the Project Site.

As stated in both the Phase I ESAs, no RECs nor historic RECs were identified on the Project Site. A review of the available database for Division of Oil, Gas, and Geothermal Resources (DOGGR) indicated that a historic buried and idle oil well had been located on the northeastern portion of the Project Site; however, the well never produced any oil and there is no evidence of oil production activities on the Project Site. As stated in the Phase I ESA prepared for the Montessori Children's World School, the Karl Storz Endoscopy America facility, previously located on-site at 650 South San Vicente Boulevard, was listed in the HAZNET database as generating asbestos-containing waste, organic solids, and laboratory waste chemicals in 1994 but no record of any unauthorized releases. As the information provided in the database is not indicative of a REC, no further action or investigation was recommended. Furthermore, the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A review of regulatory databases maintained by county, State, and federal agencies found no documentation of hazardous materials violations or discharge on the Project Site. A review of the DTSC EnviroStor and SWRCB GeoTracker databases, as well as other databases maintained by other government agencies, did not indicate any open cleanup sites or hazardous waste facilities within the project area.[27,28] the off-site regulatory database review indicated that there were no sites in the vicinity of the Project Site with a reasonable potential to adversely affect the Project. Therefore, according to the review of regulatory and historical records, the Phase I ESAs revealed no evidence of RECs, historical RECs, or controlled RECs in connection with the Project. Therefore, there is a less-than-significant impact with respect to hazardous materials sites pursuant to Government Code Section 65962.5. No further analysis of this topic in the EIR is required and no mitigation measures are required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The Project Site is not located within an airport land use plan, is not within two miles of a public airport or public use airport, nor is it within the vicinity of a private airstrip. The closest airports to the Project Site are the Santa Monica Municipal Airport, located approximately 5.7 miles southwest of the Project Site, and Los Angeles International Airport (LAX), located 8.7 miles southwest of the Project Site. However, the Project is located approximately 4,900 feet to the southeast of the private Cedars-Sinai Medical Center Heliport. While proximity to a helipad is not a CEQA issue, it has been considered as part of this Initial Study as any building or structure that penetrates the established airspace surfaces of the approach or departure paths established during the licensing of the Cedars-Sinai Medical Center Heliport could be considered "obstructions" to air navigation by Caltrans Division of Aeronautics.

The Cedars-Sinai Medical Center Heliport was licensed by the State of California on February 24, 2006. The Project Site does not lie within any of the approach or departure paths established for the heliport. The overall height of the proposed building is 230 feet above ground level (to the top of the mechanical penthouse). When combined with the average Project Site elevation of 145 feet above mean sea level (AMSL), the overall height of the proposed building will be 375 feet AMSL.

27 Department of Toxic Substances Control (DTSC). 2019. EnviroStor Database. Available at http://www.envirostor.dtsc.ca.gov/public/. Accessed February 27, 2019.

28 California State Water Resources Control Board (SWRCB). 2019. GeoTracker Database. Available at: https://geotracker.waterboards.ca.gov/. Accessed February 27, 2019.

While this is slightly higher than the established Cedars-Sinai Medical Center Heliport deck elevation of 334 feet AMSL, it is below any of the airspace surfaces established for the heliport. This is due to the proposed building's location nearly one mile to the southeast, away from any of the approach or departure paths established for the heliport. With regard to construction, it is assumed that the temporary tower crane would have an overall height about 60 feet above final building height. This temporary tower crane height would therefore be approximately 435 feet ABMSL. While this is also slightly higher than the Cedars-Sinai Medical Center Heliport deck elevation, again, the Project Site is not within the vicinity of the approach and departure paths established for the heliport.[29]

Based on the analysis above, neither the permanent building nor the temporary tower crane associated with the construction of the Project would impact the established approach and departure surfaces to the Cedars-Sinai Medical Center Heliport. It is however, recommended that the appropriate Federal Aviation Administration (FAA) obstruction lights be considered for both the roof of the permanent building and the temporary crane given their proximity to the heliports. Therefore, the Project would result in no impact with respect to an increase in safety hazards for people residing or working in project areas located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, or in the vicinity of a private airstrip; and would result in a less-than-significant impact involving potential air traffic hazards associated with existing helipads within a mile of the Project Site. No further analysis of this topic in the EIR is required and no mitigation measures are required.

f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project Site is located in an established urban area that is well served by an existing road network. As shown in the City of Los Angeles Safety Element, South San Vicente Boulevard and Wilshire Boulevard, which are located directly adjacent to the Project Site to the west and south, respectively, are Selected Disaster Routes that could be utilized during a disaster event.[30] While it is expected that the majority of construction activities for the Project would be confined on-site, construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. However, through-access for drivers, including emergency personnel, along all roads would still be provided. In addition, in accordance with City of Los Angeles requirements, the Project would develop a Construction Management Plan to ensure that adequate emergency access is maintained during construction. Therefore, construction is not expected to result in inadequate emergency access.

Project operation would generate traffic in the Project vicinity and would result in an increase to traffic accessing the Project Site and on South San Vicente Boulevard and Wilshire Boulevard. However, the proposed Project would maintain emergency access to and from the Project Site and in the surrounding area, provided that future driveway and building configurations would comply with applicable fire code requirements for emergency evacuation, including proper emergency exits for patrons, employees, and potential residents; and Project Site access and circulation plans would be subject to review and approval by the Los Angeles Fire Department (LAFD) and Los Angeles Department of Transportation (LADOT), to ensure that access to the

29 Cedars-Sinai Medical Center Heliport Permit, dated February 24, 2006.

30 City of Los Angeles Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit H – Critical Facilities and Lifeline Systems in the City of Los Angeles, http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf. Accessed July 3, 2017.

project does not interfere with existing disaster routes. Because the Project would not cause an impediment along the City's designated emergency evacuation route or disaster route, and the proposed medical office and retail-commercial uses would not impair implementation of the City's emergency response plan, the Project would have a less-than-significant impact with respect to these issues. No further analysis of this topic in the EIR is required and no mitigation measures are required.

g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project Site is located in a highly urbanized area, where there are no areas containing flammable brush that could trigger wildfires. No wildlands are present on the Project Site or surrounding area. Furthermore, the Project Site is not within a City-designated wildfire hazard area.[31] In addition, the Project Site is not located within a City-designated Very High Fire Severity Zone.[32] Therefore, the Project would not expose people or structures to a significant risk involving wildland fires caused in whole or in part from the Project's exacerbation of existing environmental conditions and no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

31 City of Los Angeles Department of City Planning, Safety Element of the Los Angeles City General Plan, Exhibit D – Selected Wildfire Hazard Areas in the City of Los Angeles, http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf. Accessed July 3, 2017.

32 City of Los Angeles Department of City Planning, Zoning Information and Mapping Access System (ZIMAS) Parcel Profile Report: 654 San Vicente Boulevard. Generated July 3, 2017.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☐	☒	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

The following hydrology and water quality discussion is based, in part, on the *Water Resources Technical Report* (Hydrology Report), prepared by KPFF Consulting Engineers on July 9, 2019 as well as the *Utility Technical Report: Water, Wastewater* (Utility Report), also prepared by KPFF Consulting Engineers on July 9, 2019. The reports are included as Appendices C and D of this Initial Study, respectively.

a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact. The Project Site is currently developed with two existing structures and surface parking, and is 95 percent covered with impermeable surfaces that generate and convey urban runoff. Underground storm drainage facilities along South San Vicente Boulevard and South Sweetzer Avenue are owned and maintained by the City of Los Angeles. Under existing conditions, stormwater runoff enters the catch basins located on South San Vicente Boulevard, South Sweetzer Avenue, and Orange Street. Catch basins convey the stormwater through a 36-inch and a 24-inch storm pipe located along South San Vicente Boulevard. The existing 36-inch pipe runs southwards from Orange Street towards the middle of the Project Site where it connects into a 12.5-foot wide and 10-foot tall reinforced storm drain concrete box. The 24-inch storm drain pipe runs northward along from Sweetzer Avenue towards the middle of the Project Site where it connects to the same reinforced concrete box. The reinforced concrete box drains into Ballona Creek which is located 1.8 miles south from the Project Site. Ballona Creek generally flows southwest, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. Ballona Creek is designed to discharge to Santa Monica Bay approximately 71,400 cubic feet per second from a 50-year frequency storm event.[33]

According to the Water Resources Technical Report, drainage at the Project Site does not currently include any stormwater BMPs and has no current means of treatment for stormwater runoff. No data was available to quantify current stormwater quality, but contaminants typical of developed areas like the Project Site would likely include one or more of the following: sediments, trash, bacteria, metals, nutrients, organics and pesticides. However, the report also noted that the Project Site currently exhibits good housekeeping practices and complies with existing hazardous waste regulations which can lessen the potential for some of these contaminants.[34]

The majority portion of the existing Project Site runoff flows towards South San Vicente Boulevard and discharges into the existing catch basin located towards the middle of the Project Site. The rest of the stormwater flow into the existing catch basin located at the southern corner by South Sweetzer Avenue. The northeastern portion of the runoff flows into the alley, where it flows along a longitudinal gutter towards both Orange Street and South Sweetzer Avenue. The flow enters into a catch basin on South Sweetzer Avenue at the northeastern corner of the South San Vicente Boulevard and South Sweetzer Avenue intersection, or into a catch basin on Orange Street at the southeastern corner of the South San Vicente Boulevard and Orange Street intersection.

Construction of the Project would require earthwork activities, including grading and excavation of the Project Site, and the potential transport of sediments. During precipitation events in particular, construction activities associated with the Project have the potential to result in the conveyance of sediments due to minor soil erosion during grading and soil stockpiling and subsequent siltation, as well as other pollutants associated with construction wastes, fuels and trash into municipal storm drains. However, the Project Site is less than one acre and therefore would not be required to adhere to the National Pollution Discharge Elimination System (NPDES) Construction General Permit which only applies to sites greater than one acre. Nonetheless, Project construction would be required by the City to prepare and implement an erosion control plan to reduce runoff and pollutant levels in runoff during construction. The erosion control plan

33 KPFF Consulting Engineers, Water Resources Technical Report, 656 South San Vicente Boulevard, Los Angeles, CA, July 9, 2019.

34 KPFF Consulting Engineers, Water Resources Technical Report, 656 South San Vicente Boulevard, Los Angeles, CA, July 9, 2019.

would include BMPs such as use of silt fences and catch basin inlet protection barriers, that would be effective in minimizing transport of sediment and other construction related pollutants. In addition, the Project would be required to comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion. Therefore, considering the relatively small size of the disturbance at the Project Site and adherence to the existing regulatory requirements for construction activities, the potential water quality impacts during construction would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

The Project would be required to include drainage control requirements into the project design to protect receiving waters from discharge of potential pollutants in accordance with the City's Standard Urban Stormwater Mitigation Plan, which complies with the Regional NPDES Municipal Separate Storm Sewer Systems permit. These requirements include Low Impact Development (LID) measures to address water quality of stormwater runoff as well as runoff volumes. Under section 3.1.3 of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapo-transpirated, captured and used, and/or treated through high efficiency BMPs on-site for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75-inch storm event. The subsurface conditions at the Project Site have been characterized as having limitations on the ability to infiltrate stormwater runoff on-site. However, in accordance with the LID requirements, the Project would implement a capture and use system[35] and/or a biofiltration system as a BMP for managing stormwater runoff that would still meet these LID requirements. Since it appears there are currently no existing on-site BMPs, stormwater run-off during post-Project conditions could result in improved water quality from implementation of the required BMPs. Therefore, the potential impact related to water quality requirements would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. LADWP is the water purveyor for the City. Water is supplied to the City from three primary sources, including the Metropolitan Water District's Colorado River and Feather River supplies (57 percent, Bay Delta 48 percent, Colorado River 8 percent), snowmelt from the Eastern Sierra Nevada Mountains via the Los Angeles Aqueduct (29 percent), local groundwater from the Los Angeles Central Groundwater Subbasin (12 percent), as well as recycled water (2 percent).[36] Based on the City's most current Urban Water Management Plan (UWMP), in 2014 and 2015, LADWP had an available water supply of roughly 611,800 acre-feet, with approximately 18 percent coming from local groundwater.[37]

35 A capture and use system would likely consist of a subsurface retention basin to store stormwater runoff.

36 Los Angeles Department of Water and Power: Facts and Figures, https://www.ladwp.com/ladwp/faces/ladwp/aboutus/a-water/a-w-factandfigures?_adf.ctrl-state=j77lkjtqw_4&_afrLoop=357285129360562. Accessed July 20, 2017.

37 Los Angeles Department of Water and Power, 2015 Urban Water Management Plan, Exhibit ES-S – Service Area Reliability Assessment for Average Weather Year, adopted June, 2016, https://www.ladwp.com/cs/idcplg?IdcService=GET_FILE&dDocName=QOELLADWP005416&RevisionSelectionMethod=LatestReleased. Accessed July 20, 2017.

The Project Site is located in a highly urbanized area of Los Angeles and is currently occupied by two buildings, hardscape, landscape and paved parking lots with 95 percent impervious surface coverage. As such, the Project Site does not currently provide a substantial opportunity for recharge of groundwater. Construction activities for the Project would include excavating down an approximate depth of 6 feet for building up the structure, and hardscape and landscape around the structure as well as the installation of caissons of up to 100 feet in depth. As discussed in the Water Resources Technical Report, groundwater was measures at a depth of 34 feet below ground surface.

Groundwater levels in the City are actively maintained via spreading grounds and recharge. Groundwater encountered during excavation will be directed to a temporary dewatering system, consisting of pumps and filtration system utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations. Any construction related dewatering would be temporary, and would not be of an extent that would substantially alter groundwater supplies.

Operation of the Project would decrease the amount of impervious surface area on the Project Site from 95 percent under existing conditions to 92 percent after development is completed which would increase the amount of runoff that could infiltrate on-site. The Project would also implement capture and use systems and/or a biofiltration system to collect and store the first flush of stormwater runoff. No dewatering would be required during operation of the Project. Therefore, the Project would not substantially deplete groundwater supplies nor interfere with groundwater recharge. With implementation of City of Los Angeles LID requirements, including those described in response to Checklist Question No. IX.a, above, and the overall increase in pervious surfaces and infiltration potential, impacts with respect to the depletion of the groundwater table would be less than significant.

Therefore, operation of the Project would not substantially affect groundwater levels beneath the Project Site, including depleting groundwater supplies or resulting in substantial net deficit in the aquifer volume or lowering of the groundwater table. Impacts on groundwater during operation of the Project would be considered less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant Impact. The Project Site's existing impervious area is approximately 95 percent of the Project Site. The majority portion of the existing runoff flows towards South San Vicente Boulevard, discharges into the existing catch basin located towards the middle of the Project Site. The rest of the stormwater flow into the existing catch basin located at the southern corner by South Sweetzer Avenue. The northeastern portion of the runoff flows into the alley, where it flows along a longitudinal gutter towards both Orange Street and South Sweetzer Avenue. The flow enters into a catch basin on South Sweetzer Avenue at the northeastern corner of the South San Vicente Boulevard and South Sweetzer Avenue intersection, or into a catch basin on Orange Street at the southeastern corner of the South San Vicente Boulevard and Orange Street intersection.

No streams are located within the Project vicinity. The Project would involve the demolition of existing structures, construction of new buildings, and installation of new landscaping, which would alter the existing drainage patterns on the Project Site. The Project Site would be most susceptible to erosion during the construction period when earthwork activities expose soils currently covered by impervious surfaces. However, as noted above, construction would be required to adhere to an erosion control plan prepared for the site as well as grading permit requirements which would reduce the potential for erosion or transport of siltation on- or off-site.

The existing Project Site runoff for a 50-year storm event is 2.37 cubic feet per second (cfs). After development of the Project, there would be no increase in stormwater runoff. Once constructed, the Project would implement BMPs including a capture and use systems and/or a biofiltration system to capture and treat first flush stormwater flows in accordance with the City's LID Ordinance and Standard Urban Stormwater Mitigation Plan. Compliance with the LID requirements would ensure that project design includes stormwater management features that provide post-construction BMPs to control pollutants associated with storm events and minimize the potential for any erosion or siltation. However, as mentioned above, the Project would not include substantial areas that could be susceptible to erosion. Regardless, the post-project condition would manage stormwater flow by capturing and reusing the water, and the overflow would be discharged to existing catch basins located on the adjacent public streets such that the potential for erosion or siltation on- or off-site would be less than significant. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less than Significant Impact. As discussed above, the Project Site is currently largely covered in impervious surfaces and implementation of the Project would result in a net decrease in impervious surfaces. There would be no alteration of any course of a stream or river. In addition, the required LID features that would be incorporated into the Project design would control stormwater runoff and result in a minor decrease in runoff. Thus, the peak stormwater flows would be virtually the same or less than existing conditions. Therefore, the post-construction condition would include drainage control features that would capture stormwater flows that could be reused on-site and would not result in flooding on- or off-site. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

Less than Significant Impact. As discussed above, implementation of the Project would include LID requirements that would provide an ability to retain the first flush of stormwater flows on-site. As a result, anticipated volumes of stormwater discharges from the site would be expected to be less than currently occurs at the site under existing conditions. Existing drainage infrastructure has sufficient capacity to handle existing peak flows and therefore implementation of the Project generating equal peak flows would not exceed the capacity of the current system. The LID requirements would also provide pollutant controls in accordance with the City's Standard Urban Stormwater Mitigation Plan such that the potential for providing additional sources of polluted

runoff would be minimized. Therefore, the potential impacts related to capacity of existing or planned stormwater drainage systems or additional sources of polluted runoff would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

iv. Impede or redirect flood flows?

Less Than Significant Impact. The Project Site is located in a Federal Emergency Management Agency (FEMA) designated flood Zone X, meaning that it is in an area of minimal flood hazard and outside of any 100-year flood hazard areas.[38] South San Vicente Boulevard, Wilshire Boulevard, Sweetzer Avenue, and Orange Street are within an area identified by FEMA to be subject to a 0.2 percent chance of annual flooding, which is equivalent to a 500-year recurrence interval. Regarding flood flows, the Project would not impede or redirect any such flows for the following reasons: the Project Site is not located in an area designated as a flood hazard area; the Project Site is designated as Zone X, which signifies that the area is outside the 0.2 percent annual chance floodplain; and the Project Site is located in an urbanized area, would improve drainage flows with the net addition of landscaped area on-site, and – because of this – decrease the rate and volume of stormwater runoff. Thus, the Project would not impede or redirect floodwater flows and impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by a significant disturbance undersea, such as a tectonic displacement of sea floor associated with large, shallow earthquakes. Mudflows occur as a result of downslope movement of soil and/or rock under the influence of gravity.

The Project Site is located in an area of relatively flat topography and urban development, with no enclosed bodies of water upstream of the Project Site, and as such, there is no potential for inundation resulting from a seiche or mudflows. Although the Los Angeles River is located approximately 5.3 miles north of the Project Site, the river in this area is located within a sunken concrete-lined channel at several feet below the ground elevation of the Project Site, and any seiches that could potentially develop within this stretch of the river during an earthquake would not have the potential to inundate the Project Site. With respect to tsunami hazards, the Project Site is located approximately eight miles inland (northeast) from the Pacific Ocean, and therefore would not be subject to a tsunami. Furthermore, the Project Site is not located on a City-designated tsunami hazard area. Therefore, there would be no risk of release of pollutants due to inundation of the Project Site and no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

[38] Federal Emergency Management Agency (FEMA), Flood Map for 656 San Vicente Boulevard, Los Angeles, CA. Available at: https://msc.fema.gov/portal/search?AddressQuery=656%20San%20Vicente%2C%20Los%20Angeles#searchresultsanchor. Accessed March 1, 2019.

e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As specified above, the Project would comply with LAMC Chapter VI, Article 4.4, Stormwater and Urban Runoff Pollution Control and would be required to obtain coverage under the NPDES General Construction Activity Permit. In addition, the Project would not adversely impact a groundwater management plan because the Project would be developed with BMPs to reduce surface water runoff and would not otherwise impede groundwater replenishment in the basin. Operation of the Project would decrease the amount of impervious surface area on the Project Site from 95 percent under existing conditions to 92 percent after development is completed. Infiltration of stormwater would not occur or be permitted by the Regional Water Quality Control Board. As discussed above, the Project would comply with the City's LID requirements for infill development. It follows that neither construction nor operation on the Project Site are relevant to a water quality control or sustainable groundwater management plan. Therefore, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

a. Physically divide an established community?

No Impact. The Project Site is located within the Wilshire Community Plan area in the City of Los Angeles, and is entirely developed with educational and retail uses. The Project would be contained within the existing developed block bounded by Wilshire Boulevard to the south, South San Vicente Boulevard to the west, Orange Street to the north, and Sweetzer Avenue to the east. The Project would not encroach into adjacent streets or require vacations of streets or changes in the City's circulation system that would divide an established community. In addition, the Project is consistent and compatible with the immediately adjacent commercially zoned properties. Based on the above, the Project would not physically divide an established community and thus there would be no impact. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. The Project Site is located within the Wilshire Community Plan area, which designates the Project Site for Limited Commercial land uses. This land use designation corresponds with the zoning designation of C1-1VL-O. The existing designation allows for a Floor Area Ratio (FAR) of 1.5:1. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to a General Plan Amendment from Limited Commercial to Regional Center Commercial; Vesting Zone Change and Height District Change from C1-1VL-O to (Q) C2-2D-O to allow for a FAR of 4.5:1 and reduced parking; Site Plan Review for a project resulting in greater than 50,000 square feet of nonresidential floor area; a Vesting Tentative Tract Map (VTT- 74865) for the merger of seven (7) lots and re-subdivision of a 0.76-acre site into one (1) ground lot and one (1) airspace lot. While the Project would not be anticipated to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environment effect, an evaluation of the effects of the Project's requested entitlements, as well as an evaluation of the Project's compliance with other applicable regional and local plans, policies, and regulations, will be provided in the EIR.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact (a-b). According to the City of Los Angeles General Plan, the Project Site is not located in an area containing significant mineral deposits.[39] Furthermore, the Project Site is not designated as an existing mineral resource extraction area by the State of California or the U.S. Geological Survey.[40] However, the Project Site is located within the South Salt Lake Oil Field.[41] As stated above in Section VIII, Hazards and Hazardous Materials, a review of DOGGR indicated that a historic buried and idle oil well had been located on the northeastern portion of the Project Site; however, the well never produced any oil and there is no evidence of oil production activities on the Project Site. The Project Site is currently fully developed with urban uses and, has not been the site of mineral resource extraction in the past, and rather than being designated for resource extraction, the Project Site is designated for Limited Commercial use. Therefore, Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No impacts to mineral resources would occur and no mitigation measures are required. No further analysis of this topic in the EIR is required and no mitigation measures are required.

39 City of Los Angeles Department of City Planning, Los Angeles Citywide General Plan Framework, Draft Environmental Impact Report, January 19, 1995, Figure GS-1 – Areas Containing Significant Mineral Deposits in the City of Los Angeles, http://cityplanning.lacity.org/HousingInitiatives/HousingElement/FrameworkEIR/GPF_DraftEIR/GPF_FEIR_DEIR2.17_p1-35.pdf. Accessed June 28, 2017.

40 California Geological Survey, Aggregate Sustainability in California, California, 2012, http://www.conservation.ca.gov/cgs/information/publications/ms/Documents/MS_52_2012.pdf. Accessed June 28, 2017.

41 City of Los Angeles Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit E– Oil Fields and Oil Drilling Areas in the City of Los Angeles, http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf. Accessed June 28, 2017.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Construction of the Project would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on an intermittent, short-term basis. Additionally, operation of the Project may increase existing noise levels as a result of Project-related traffic, the operation of heating, ventilation, and air conditioning (HVAC) systems, vehicles in the surface and subsurface parking levels, loading and unloading of trucks, and visitor activities on the Project Site. The Project may also increase vehicle traffic in the Project area over existing conditions, which may increase local noise levels. As such, nearby noise-sensitive uses, such as residential uses or hospital uses, could potentially be affected. Therefore, the EIR will provide further evaluation of the Project's potential to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of applicable standards.

b. Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Construction of the Project may generate groundborne vibration and noise due to site grading, clearing activities, and haul truck travel. In addition, construction of the Project may require pile-driving, which could involve repetitive, high impact methods that could create both groundborne noise and vibration. As such, the Project would have the potential to generate or to expose people to excessive groundborne vibration and noise levels during short-

term construction activities. Therefore, the EIR will provide further evaluation of construction-related, groundborne noise levels.

Once construction is complete, Project operation (i.e., medical office and retail-commercial), would not generate excessive groundborne vibration or groundborne noise. Minor vibration levels could be generated from mechanical rooftop equipment (i.e., HVAC equipment) and delivery trucks traveling on local roadways to and from the Project Site. However, vibration levels diminish rapidly with increasing distance from a vibration source and Project operation would not generate groundborne vibration or groundborne noise at levels beyond those which currently exist in an urbanized setting and would not have the potential to expose people to excessive groundborne vibration or groundborne noise, resulting in a less than significant impact. Therefore, no further analysis of operational groundborne vibration or groundborne noise in the EIR is required and no mitigation measures are required.

c. For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The Project Site is not located within an airport land use plan, is not within two miles of a public airport or public use airport, nor is it within the vicinity of a private airstrip. The closest airports to the Project Site are the Santa Monica Municipal Airport, located approximately 5.7 miles southwest of the Project Site, and LAX, located 8.7 miles southwest of the Project Site. Therefore, there would be no impacts to a private airstrip, a public airport, nor an airport land use plan. No further analysis of this topic in the EIR is required and no mitigation measures are required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact. The Project Site is located within the jurisdiction of the Southern California Association of Governments (SCAG), a Joint Powers Agency established under California Government Code Section 6502 et seq. SCAG's mandated responsibilities include developing plans and policies with respect to the region's population growth, transportation programs, air quality, housing, and economic development. In April 2016, SCAG's Regional Council adopted the 2016 RTP/SCS. The 2016 RTP/SCS presents the transportation vision for the region through the year 2040 and provides a long-term investment framework for addressing the region's transportation and related challenges. It also includes projections of population, households, and employment through 2040. Furthermore, the City's General Plan, including its community plans, address growth in the region.

The 2016 RTP/SCS reports demographic data for 2012, 2020, 2035 and 2040. The 2020, 2035, and 2040 projections apply the SCAG growth assumptions to the 2012 baselines as reported in the 2016 RTP/SCS.[42] The 2016 RTP/SCS forecasts represent the likely growth scenario for the Southern California region in the future, taking into account recent and past trends, reasonable key technical assumptions, and local or regional growth policies. An estimate of the 2019 baseline population and growth projections for 2023 and 2040 are shown in **Table 2**, *Projected Population, Housing and Employment Estimates*.[43] As shown in Table 2, the Wilshire CPA and City of Los Angeles are projected to have population, housing and employment increases at the time of Project buildout (2023) and SCAG's Horizon Year (2040) compared to interpolated 2019 baseline conditions.

[42] SCAG provides population, housing, and employment estimates forecasted for 2020, 2035, and 2040 for regional, county, and city/jurisdictional geographies. Data is available upon request and was provided to ESA.

[43] The 2019 baseline and 2023 buildout estimates were determined by interpolating from data presented in the SCAG projections.

Table 2
Projected Population, Housing and Employment Estimates

		Project Buildout Year – 2023			SCAG Projection Horizon - 2040		
	2019 Baseline	Projected	Total Growth	Percentage Increase	Projected	Total Growth	Percentage Increase
Population							
Wilshire Community Plan Area	295,786	305,686	9,901	3.35%	351,547	55,762	18.85%
City of Los Angeles	3,995,563	4,102,100	106,538	2.67%	4,609,414	613,852	15.36%
Housing							
Wilshire Community Plan Area	127,189	131,871	4,682	3.68%	151,104	23,915	18.8%
City of Los Angeles	1,426,913	1,940,420	49,988	3.5%	1,690,343	263,431	18.46%
Employment							
Wilshire Community Plan Area	168,307	170,778	4,521	2.69%	190,701	22,394	13.31%
City of Los Angeles	1,874,113	1,901,342	66,308	3.54%	2,169,114	295,002	15.74%

SOURCE: Based on SCAG data prepared for the 2016 RTP/SCS. Data was requested and received from the City of Los Angeles. The 2019 baseline estimate was determined by interpolating from data received. ESA, 2019.

The Project would not have indirect effects on growth through such mechanisms as the extension of roads and infrastructure, because the infill Project would utilize the existing transportation and utility infrastructure to serve the Project. As there are no proposed residential uses, the Project would only contribute to increasing the number of employees. The Project would provide approximately 145,305 square feet of floor area, including up to 140,305 square feet of medical office space and 5,000 square feet (4,000 square feet restaurant and 1,000 square feet retail) of ground floor retail-commercial uses. The Project's contribution to employment opportunities is summarized in **Table 3**, *Project Increases in Employment*. The projected Project increase in employment is compared to growth projections in SCAG's 2016 RTP/SCS for the Wilshire CPA and the City of Los Angeles in **Table 4**, *Project Employment Impacts*.

Project increases in employment therefore provide a small contribution to anticipated growth for the period between 2019 and 2023, the Project buildout year, for the Wilshire Community Plan area and the City as a whole. Therefore, the increase in growth is consistent with SCAG's growth projections. Impacts regarding consistency with the projections would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measure are necessary.

Table 3
Project Increases in Employment

Uses	Amounts	Employment Generation Factor (per sf)[a]	Number of Employees
Proposed Uses			
Medical Office	140,305 sf	0.00427	600
Restaurant[b]	4,000 sf	0.00271	11
Retail[b]	1,000 sf	0.00271	3
Proposed Gross			614
Existing Uses			
School[c,d]	5,738 sf	0.2247	26
Retail[b]	8,225 sf	0.00271	22
Existing Gross			48
Net Increase			566

sf = square feet

[a] *The employee generation factors the listed uses are taken from the Los Angeles Unified School District, 2018 Developer Fee Justification Study, March 2018.*

[b] *Restaurant and retail uses use the Neighborhood Shopping Center factor.*

[c] *It is assumed that each student would require approximately 50 sf.*

[d] *While the existing school building is currently vacant (as of October 2018), credit for this use was included as part of the baseline under CEQA as this reflects the amount of floor area that was in active use during the past two years.*

SOURCE: ESA, 2019.

Table 4
Project Employment Impacts

	Project Increase[a]	SCAG Projected Growth[b]	Project Percentage of Growth
Employment			
2019 - 2023 Buildout			
Wilshire Community Plan Area	566	4,521	12.52%
City of Los Angeles	566	66,308	0.85%
2019 - 2040 Projection Horizon			
Wilshire Community Plan Area	566	22,394	2.53%
City of Los Angeles	566	295,002	0.19%

[a] *From Table 3, above.*

[b] *From Table 2, above.*

SOURCE: ESA, 2019. Based on SCAG 2016 RTP/SCS projections.

b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project Site is currently developed with a 5,738-square-foot Montessori Children's World School located at 650 and 658 South San Vicente Boulevard, and an 8,225-square-foot Big 5 Sporting Goods store located at 6601 Wilshire Boulevard. There are currently no existing dwelling units located on the Project Site. As no housing would be displaced, the construction of replacement housing elsewhere would not be necessary. No impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☒	☐	☐	☐
b. Police protection?	☒	☐	☐	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a. Fire protection?

Potentially Significant Impact. The Los Angeles Fire Department (LAFD) provides fire protection and emergency medical services in the City of Los Angeles. The Project Site is located in the LAFD's South Bureau. The nearest stations to the Project Site are LAFD Station 58 at 1556 South Robertson Boulevard, located approximately 1.2 miles to the southwest of the Project Site, and Station 61 at 5821 West 3rd Street, located approximately 1.5 miles to the northeast of the Project Site. Fire Station No. 58 is the first-in station to calls for service at the Project Site.[44]

As the Project would increase the developed floor area and height of buildings on the Project Site, it could increase demand on LAFD fire protection and emergency medical services and potentially affect demand on LAFD facilities which could result in the need for new or physically altered governmental facilities to maintain service. Therefore, the EIR will provide further evaluation of the Project's potential impacts on fire protection services.

b. Police protection?

Potentially Significant Impact. The Los Angeles Police Department (LAPD) provides police protection services in the City of Los Angeles. The LAPD is divided into four Police Station Bureaus: Central Bureau, South Bureau, Valley Bureau, and West Bureau. Each of the Bureaus encompasses several communities. The Project Site is located in LAPD's West Bureau, which serves Hollywood, Wilshire, Pacific, and West Los Angeles, as well as the neighborhoods of Pacific Palisades, Westwood, Century City, Venice, Hancock Park, and the Miracle Mile.[45]

44 Los Angeles Fire Department, Find Your Station, http://www.lafd.org/fire-stations/find-your-station. Accessed June 29, 2017.

45 Los Angeles Police Department, About West Bureau, http://www.lapdonline.org/west_bureau/content_basic_view/1869. Accessed June 29, 2017.

Specifically, the Project Site is served by the Wilshire Community Police Station located at 4861 West Venice, approximately 2.1 miles southeast of the Project Site. Because the Project would increase the developed floor area and density on the Project Site, it could increase demand on LAPD police protection services and, potentially, demands on LAPD facilities, which could result in the need for new or physically altered governmental facilities to maintain acceptable service ratios or other performance objectives. Therefore, the EIR will provide further evaluation of the Project's potential impacts on police protection services.

c. Schools?

Less Than Significant Impact. The Project Site is located within the jurisdiction of the Los Angeles Unified School District (LAUSD), and specifically within LAUSD West Local District – Assembly District 50.[46,47] The Project Site is within the attendance boundaries of Hancock Park Elementary, John Burroughs Middle School, and Fairfax Senior High.[48] These schools are currently operating on a single-track calendar, whereby instruction generally begins in mid-August and continues through early June.

LAUSD has established student generation rates for a variety of uses including residential development (multi-family) as well as other employment-generating uses (e.g. hotel, and commercial retail uses). An estimate of the number of students that could be indirectly generated by the Project's proposed medical office and retail-commercial uses is provided in **Table 5**, *Estimated Number of Students to be Generated by the Project*. As shown in Table 5, the Project is estimated to generate six elementary school students, four middle school students, and five high school students for a total of 15 students. Project construction would create temporary construction jobs, but construction workers would be drawn from an existing work pool and would work at the Project Site for only short durations. Therefore, there would be no new student population associated with Project construction. As the Project contains no residential components, the Project's projected student generation is likely to be less than estimated in Table 5, which is based on LAUSD generation factors. The Project's medical office and retail-commercial uses would generate few, if any, students. For Project operation, if Project employees currently reside in neighboring communities and have school children, it is expected the children would remain enrolled in their current school. If employees with school-age children choose to move closer to the Project Site for work, or if new employees with school-age children are hired form the surrounding community or another city, there could be an increase in student population in the nearby schools of up to 15 students, although some might not attend public schools.

46 Los Angeles Unified School District, Local Districts Map, June 2015, http://achieve.lausd.net/cms/lib08/CA01000043/Centricity/Domain/34/LocalDistricts_LetterSize.png. Accessed June 29, 2017.

47 Los Angeles Unified School District, State Assembly Districts, June 2015, http://achieve.lausd.net/site/handlers/filedownload.ashx?moduleinstanceid=22580&dataid=24321&FileName=AssemblyDistricts.pdf. Accessed June 29, 2017.

48 Los Angeles Unified School District, Resident School Identifier, http://rsi.lausd.net/ResidentSchoolIdentifier/. Accessed June 29, 2017.

Table 5
Estimated Number of Students to be Generated by the Project

Land Use[a]	Amount of Development	Elementary School	Middle School	High School	Total
Medical Office[b]	140,305 sf	4	2	3	**9**
Restaurant[c]	4,000 sf	1	1	1	**3**
Retail[c]	1,000 sf	1	1	1	**3**
Total		**6**	**4**	**5**	**15**[d]

sf = square feet

[a] *Student Generation rates for nonresidential uses are taken from the 2010 Commercial/Industrial Development School Fee Justification Study, LAUSD, September 27, 2010.*

[b] *The Office factor was used. For each 1,000 sf of Medical Office floor area – Elementary School = 0.0278; Middle School = 0.0139; High School = 0.0173.*

[c] *The Retail and Services factor was used. For each 1,000 sf of Retail floor area – Elementary School = 0.0178; Middle School = 0.0089; High School = 0.0111.*

[d] *Total number of students has been rounded up, in order to provide whole student number counts.*

SOURCE: ESA, 2019.

To the extent that on-site development increases demand at LAUSD schools serving the Project Site, State law, including Government Code Section 65995 and Education Code Section 17620, requires the payment of fees at a specified rate for the funding of improvements and expansion to school facilities. Such fees are paid upon the issuance of building permits. In accordance with Senate Bill 50 (SB 50), enacted in 1998, the payment of this fee is deemed to provide full and complete mitigation for impacts to school facilities and impacts to schools would therefore be reduced to a less than significant level. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Parks?

Less Than Significant Impact. At the state level, the Quimby Act, within the Subdivision Map Act, authorizes a city or county legislative body to require the dedication of land or to impose fees for park or recreational purposes as a condition of the approval of a tentative or parcel subdivision map, if specified requirements are met. In addition, the City includes a Parks Dedication and Fee Update ordinance (Ordinance 184,505) which ordinance requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units will be subject to the Park Fee unless they meet one of the exceptions listed in LAMC Section 12.33 C.3.

The Project does not include development of residential uses. As such, the Project would not result in new on-site residents who could directly utilize nearby park facilities and development of the Project would generate minimal demand for existing parks and recreational facilities. However, a small percentage of new visitors and employees to the Project Site might visit nearby parks and generate some degree of increased demand on existing public recreational and park facilities. The Project would provide outdoor landscaped decks on Floors 6 through 10. The Project would provide a total of approximately 4,643 square feet of open space combined across

the Project Site. In particular, the ground floor would include 815 square feet of associated outdoor dining. In addition, Floors 6 through 10 would include small terraced landscaped patios that would be provided overlooking South San Vicente Boulevard that would be exclusively used by the building tenants. In particular, Floor 6 would include 1,864 square feet of open space, Floor 7 would include 328 square feet of open space, Floor 8 would include 570 square feet of open space, Floor 9 would include 533 square feet of open space, and Floor 10 would include 533 square feet of open space. These facilities would reduce the Project's limited demand for use of existing public recreational and park facilities. Additionally, as the Project includes approval of a Vesting Tentative Tract map, the Project would pay required Quimby Fees. Therefore, there would be a less than significant impact on park services in the Project area. No further analysis of this topic in the EIR is required and no mitigation measures are required.

e. Other public facilities?

Less Than Significant Impact. The Los Angeles Public Library (LAPL) provides library services to the City of Los Angeles. Because the Project would introduce new visitors and employees to the Project Site, demand on LAPL library services could increase. The nearest LAPL library to the Project Site is the Fairfax Branch Library located at 161 South Gardner Street (1.2 miles northeast of the Project Site). In addition, the Project Site is located 1.3 miles from the West Hollywood Public Library and 1.60 miles from the Beverly Hills Public Library. The second closest LAPL library to the Project Site is the Robertson Branch Library located at 1719 South Robertson Boulevard (1.4 miles southwest of the Project Site). As there is no residential component to the Project, the only potential new library visitors, if any, would be visitors or employees to the Project Site. The addition of 566 new employees to the Project Site would not materially change demand on local libraries. Therefore, there would be a less-than-significant impact associated with library services.

During construction and operation of the Project, other governmental services, including roads, would continue to be utilized. Project residents would use the existing road network, without the need for new roadways to serve the Project Site. As discussed in response to Checklist Question XVII.a, the Project could result in an increase in the number of vehicle trips attributable to the Project Site. However, the additional use of roadways would not be excessive and would not necessitate the upkeep of such facilities beyond normal requirements. Any minor roadway improvements (e.g., street dedications), pursuant to City requirements, would be constructed concurrent with the Project. Therefore, the Project would result in less than significant impacts on other governmental services. No further analysis of this topic in the EIR is required and no mitigation measures are required.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a. Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. As discussed in the response to Checklist Question XV.d, the Project does not include development of residential uses. As such, the Project would not result in new on-site residents who could directly utilize nearby recreational facilities and development of the Project. However, because the Project would introduce new visitors and employees to the Project Site, greater demand on existing public recreational facilities and services could be generated. The Project would include 3,828 square feet of outdoor landscaped areas on Floors 6 through 10. In addition, as the Project includes approval of a tentative tract map, the Project would pay required Quimby Fees.

Based on the above, the Project would not cause or accelerate the deterioration of regional or neighborhood parks and recreational facilities. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The Project does not include recreational facilities or require the construction of recreational facilities or require the expansion of recreational facilities, as discussed above in response to Checklist Question XV.d. In addition, as the Project includes approval of a Vesting Tentative Tract map, the Project would pay required Quimby Fees. Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.63, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. The Project would develop the Project Site with 140,305 square feet of medical office and 5,000 square feet of retail-commercial uses, resulting in a total of 145,305 square feet of developed floor area. As construction and operation of the project could affect the circulation system, including roadway, bicycle, and pedestrian facilities, further analysis of this topic, including mass transit and non-motorized travel, will be provided in the EIR.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.63, subdivision (b)?

Potentially Significant Impact. Consistency with CEQA Guidelines Section 15064.3, Subdivision (b) relates to use of the vehicle miles travelled (VMT) as the methodology for evaluating traffic impacts. In July 2019, LADOT adopted guidelines which set new significance criteria for transportation impacts based on VMT for land use projects and plans in accordance with this checklist threshold question. The Project would develop the Project Site with 140,305 square feet of medical office and 5,000 square feet of retail-commercial uses, resulting in a total of 145,305 square feet of developed floor area. Operation of the project would generate trips that would generate per capita VMT. Therefore, further analysis of this topic will be provided in the EIR.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The Project would not alter existing street patterns in the vicinity. There are no existing hazardous design features such as sharp curves or dangerous intersections on site or within the Project vicinity. However, the Project would result in some modifications to access (i.e., new curb cuts for the Project driveway). As discussed under Section 3, Project Description, of this Initial Study, vehicle access to the parking levels (Floors 2 through 5) would be provided from a driveway on Orange Street. A loading dock serving the office and retail-commercial uses would be located and accessed from a separate driveway on Orange Street. A visitor drop-off and valet area would be accessible from the South San Vicente Boulevard entrance to accommodate a parking queue and ride-share drop-off area from a southern and northern driveway providing ingress and egress to the Project Site, respectively. All on-site roadway and site access improvements would be designed in compliance with applicable City standards. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible use. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Result in inadequate emergency access?

Less Than Significant Impact. Immediate vehicular access to the Project Site is provided by Wilshire Boulevard, South San Vicente Boulevard, Orange Street, and Sweetzer Avenue. As discussed above in response to Checklist Question IX.f, the Project Site is located in an established urban area that is well served by an existing road network. As shown in the City of Los Angeles Safety Element, South San Vicente Boulevard and Wilshire Boulevard, which are located directly adjacent to the Project Site, west and south of the Project Site, respectively, are Selected Disaster Routes that could be utilized during a disaster event.[49] While it is expected that the majority of construction activities for the Project would be confined on site, construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. However, through-access for drivers, including emergency personnel, along all roads would still be provided. In addition, in accordance with City of Los Angeles requirements, the Project would develop a Construction Management Plan to ensure that adequate emergency access is maintained during construction. Therefore, construction is not expected to result in inadequate emergency access.

With regard to operation, development of the Project would result in an increase to traffic on South San Vicente Boulevard and Wilshire Boulevard in the vicinity of the Project Site. However, the Project would maintain emergency access to and from the Project Site and in the surrounding area, provided that future driveway and building configurations would comply with applicable fire code requirements for emergency evacuation, including proper emergency exits for patrons, employees, and potential residents; and Project Site access and circulation plans would be subject to review and approval by the LAFD and LADOT, to ensure that access to the Project does not interfere with existing disaster routes.

Based on the above, the Project would not result in inadequate emergency access. No further analysis of this topic in the EIR is required and no mitigation measures are required.

[49] City of Los Angeles Department of City Planning, Safety Element of the Los Angeles City General Plan, adopted November 26, 1996, Exhibit H – Critical Facilities and Lifeline Systems in the City of Los Angeles, http://cityplanning.lacity.org/cwd/gnlpln/saftyelt.pdf. Accessed July 3, 2017.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact (a-b). Approved by Governor Brown on September 25, 2014, Assembly Bill (AB) 52 establishes a formal consultation process for California Native American Tribes to identify potential significant impacts to tribal cultural resources, as defined in Public Resources Code Section 21074, as part of CEQA. Effective July 1, 2015, AB 52 applies to projects that file a Notice of Preparation or Notice of Negative Declaration/Mitigated Negative Declaration on or after July 1, 2015. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the tribe has submitted a written request to be notified. The tribe must respond to the lead agency within 30 days of receipt of the notification if it wishes to engage in consultation on the project, and the lead agency must begin the consultation process within 30 days of receiving the request for consultation. Any information gained during the consultation process will be used to analyze impacts to tribal cultural resources in the EIR. The existence of tribal cultural resources on the Project Site is currently unknown; as such, further analysis of this topic will be provided in the EIR to determine the potential for, and significance of, the Project's impacts on tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

The utilities and service systems discussion is based, in part, on the *Utility Technical Report: Water, Wastewater* (Utility Report), prepared by KPFF Consulting Engineers on July 9, 2019. The report is included as Appendix D of this Initial Study.

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Water

Less Than Significant Impact. Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, and other construction activities. A conservative estimate of construction water demand would be

approximately 1,000-2,000 gallons per day (gpd). As discussed in the Utility Report, the existing water demand at the Project Site is approximately 386 gpd. The construction water demand could be more than double the existing water demand, however, this estimated construction-period demand is significantly less than the Project's estimated operational demand, which as described below, can be accommodated by the existing infrastructure. Correspondence from the LADWP and the City of Los Angeles, Department of Public Works, Bureau of Sanitation (BOS) indicate there is adequate water supply, and sufficient water infrastructure to meet the temporary water demand associated with construction of the Project, as provided in Appendix D of this Initial Study. Therefore, the potential impacts on water use and associated infrastructure due to construction activity will be less than significant.

The Project would require the construction of new on-site water distribution lines to serve the new building. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below the surface. Installation of new water infrastructure will be limited to on-site water distribution and minor off-site work associated with connections to the public main. No upgrades to public water mains are anticipated. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects.

As shown in **Table 6**, *Estimated Water Demand and Sewage Generation*, the Project would result in an increased water demand compared to existing conditions. The existing water demand is 386 gpd which would increase to 43,136 gpd during operation of the Project, resulting in a net increase of 42,750 gpd. The anticipated water demand for the Project is based on the Sewer Capacity Availability Report (SCAR) and LA Sanitation's Sewerage Facilities Charge Sewage Generation Factors for Residential and Commercial Categories, as provided in Appendix D of this Initial Study.

Based on fire flow standards set forth in Section 57.507.3 of the LAMC and input received from the LAFD, provided in Appendix D of this Initial Study, the Project falls within the Office Building/Non-Residential category, and the required Fire Flow will be set at 6,000 gallons per minute (gpm) from four to six fire hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). This translates to a required flow of 1,500 gpm for each of four hydrants, or 1,000 gpm for each of six hydrants flowing simultaneously. An Information of Fire Flow Availability Request (IFFAR) were submitted to LADWP to confirm adequate fire flow pressure for the Project from the existing infrastructure. LADWP indicated in the IFFAR results, provided in Appendix D of this Initial Study, that the existing public water system can supply 6,300 gpm from six hydrants flowing simultaneously, with a residual pressure greater than 20 psi. Further coordination with LADWP and LAFD would be held during the design phase of the Project to meet the full range of the fire flow requirements.

Table 6
Estimated Proposed Water Demand and Sewage Generation

Land Use	Units	Generation Rate (gpd/unit)[a]	Total Water Demand/Sewage Generation (gpd)
Existing			
Elementary School[b]	20 students	9/ student	180
Retail Store	8,225 sf	25/ 1,000 sf	206
Proposed			
Medical Office	140,305 sf	250/ 1,000 sf	35,076
Retail	1,000 sf	50/ 1,000 sf	50
Restaurant	267 seats[c]	30/ seat	8,010
		Subtotal Proposed	***43,136***
		Net Increase	***42,750***

sf = square feet

[a] *The average daily flow based on sewerage generation rates provided by LA Sanitation (2012) and assumes that water consumption and wastewater generation are equivalent.*

[b] *While the existing school building is currently vacant (as of October 2018), credit for this use was included as part of the baseline under CEQA as this reflects the amount of floor area that was in active use during the past two years.*

[c] *The Project will not exceed 267 seats for a full service restaurant with indoor and outdoor seating.*

SOURCE: KPFF Consulting Engineers, 2019.

The Project would also incorporate a fire sprinkler suppression system, which would be subject to fire department review and approval of the design and permitting of the Project. As noted, a Fire Service Advisory Request (SAR) was submitted to LADWP in order to ensure the existing infrastructure could meet the demands of the Project. The SAR shows a static pressure of 47 pounds per square inch and that a flow of up to 2,500 gpm can be delivered to the Project Site with a residual pressure of 79 pounds per square inch, which exceeds the 20 pounds per square inch requirement for the surrounding public hydrants. The California Urban Water Management Planning Act requires that every urban water supplier prepare and adopt an Urban Water Management Plan (UWMP) every five years. LADWP's 2015 UWMP provides a complete analysis of the water supplies and demands and projects a sustainable water supply for the City for the next 25 years. LADWP approved the SAR, based in part, on the fact that the Project water demand falls within the LADWP's 2015 UWMP's projected increase in citywide water demands while anticipating multi-dry year water conditions occurring at the same time.

As shown in the SAR, IFFAR, and through compliance with LAFD and LADWP requirements, the impact of the Project to the water infrastructure would be less than significant.

Therefore, the Project potential impacts on water supply and infrastructure would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

Wastewater

Less Than Significant Impact. The following discussion is based on *The 656 South San Vicente Boulevard Utility Technical Report: Water, Wastewater* (Utility Report), prepared by KPFF Consulting Engineers on July 9, 2019 and included as Appendix D of this Initial Study.

The Project must comply with all provisions of the NPDES program and other applicable waste discharge requirements (WDRs), as enforced by the Regional Water Quality Control Board. Therefore, implementation of the Project would not result in an exceedance of wastewater treatment requirements.

Construction activities associated for the Project would result in a slight increase in wastewater generation because construction workers and activities would generate a slight increase in wastewater compared to the existing educational and retail uses. Wastewater generation would occur incrementally throughout the construction of the Project; however, such use would be temporary. In addition, construction workers would typically utilize portable restrooms that would not contribute to wastewater flows to the City's wastewater system. The Project would require construction of new on-site infrastructure to serve the new buildings and minor upgrades and/or relocation of existing infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Overall, construction related impacts on wastewater generation and infrastructure are minor and anticipated to be less than the existing use. Therefore, impacts on wastewater associated with construction activities would be less than significant.

BOS provides wastewater services for the Project Site. Any wastewater generated at the Project Site is treated at the Hyperion Treatment Plant. The Hyperion Treatment Plant is a part of the Hyperion Treatment System, which also includes the Tillman Water Reclamation Plant and the Los Angeles-Glendale Water Reclamation Plant. The existing design capacity of the Hyperion Treatment Plant is approximately 450 mgd. Currently, approximately 275 mgd is treated at the Hyperion Treatment Plant resulting in residual treatment capacity of approximately 175 mgd.[50] The discharge of effluent from the Hyperion Treatment Plant into Santa Monica Bay is regulated by the Hyperion Treatment Plant's NPDES Permit issued under the Clean Water Act and is required to meet the Regional Water Quality Control Board's requirements for a recreational beneficial use. The BOS, Wastewater Engineering Division performed a sewer capacity analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exist for future development.[51]

As shown in Table 6, the Project would result in new sources of wastewater generated at the Project Site and substantially increase wastewater flow from an existing 386 gallons per day (gpd) to 43,136 gpd under proposed conditions, a net increase of 42,750 gpd. However, the increase in the quantity of wastewater generated by the Project is well within the capacity of the Hyperion Treatment Plant. The plant has a design capacity of 450 million gallons per day (mgd) and

50 KPFF Consulting Engineers, *656 South San Vicente Boulevard Utility Technical Report: Water, Wastewater,* July 9, 2019.

51 KPFF Consulting Engineers, *656 South San Vicente Boulevard Utility Technical Report: Water, Wastewater,* July 9, 2019.

currently operates at approximately 275 mgd with a residual treatment capacity of 175 mgd. Therefore, the proposed increase of 42,750 gpd or 0.0428 mgd would be equal to 0.0244 percent of the Hyperion Treatment Plant treatment capacity and would be within the treatment plant's available capacity.[52]

A SCAR was approved by BOS and the SCAR determined that the existing public sewer infrastructure can accommodate the Project. BOS analyzed the Project demands in conjunction with existing conditions and forecasted growth and verified that there is sufficient capacity in the existing sewer system for the Project to discharge to the municipal system. Therefore, the Project would not require or result in the construction of new waste water facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Also, as stated above, the existing Hyperion Treatment Plant has sufficient treatment capacity to accommodate the proposed increase in wastewater flows that would occur with the Project.[53] Therefore, Project wastewater generation impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

Stormwater

Less than Significant Impact. Under existing conditions, the Project Site is completely developed. Current drainage flows on the Project Site are collected in the City's existing curb and gutter drainage system. The potential construction impacts associated with the drainage facilities would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

Electric Power and Telecommunications Facilities

Less than Significant Impact. The Project Site is located in a developed, urbanized portion of Los Angeles that is served by existing electrical power, natural gas, and telecommunications services. As described above, with respect to Project operations, the Project would obtain energy from the LADWP, which has committed to diversify its portfolio of energy sources to achieved 35 percent renewables by 2020. In addition, natural gas would be supplied by SoCalGas. Furthermore, the Project would be designed and constructed to meet the LAGBC standards, where applicable. The Project would include ENERGY STAR-rated appliances and install energy efficient boilers, heaters and air conditioning systems. Therefore, the Project's energy demand would be minimal with respect to LADWP and SoCalGas supplies and would not impact the capacity of existing utility facilities. As such, in the context of the greater Los Angeles service area, the Project would not be a substantial source of new demand for electrical, natural gas, or telecommunications services. New connections would be established for the Project; however, no substantial electrical, natural gas, or telecommunications infrastructure is present on or adjacent to the Project Site that would need to be relocated to accommodate the Project. Impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

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52 KPFF Consulting Engineers, *656 South San Vicente Boulevard Utility Technical Report: Water, Wastewater,* July 9, 2019.

53 KPFF Consulting Engineers, *656 South San Vicente Boulevard Utility Technical Report: Water, Wastewater,* July 9, 2019.

b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. The Project would increase water demand compared to existing conditions. The Project would not meet the definition of a "project" under Sections 10910-10915 of the State Water Code (Senate Bill [SB] 610) such that the preparation of a Water Supply Assessment demonstrating sufficient water supplies is not required. However, as stated above, the Utility Report, prepared for the Project, demonstrated that the existing 2015 UWMP could accommodate the proposed increase in water demand. This includes the improvements that were determined necessary for the Project to meet fire flow requirements in accordance with Section 57.507 of the LAMC. Therefore, no new or expanded entitlements would be needed to meet the proposed increase in water demand and the potential impact would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less Than Significant Impact. As stated above, the Hyperion Treatment Plant has sufficient capacity to accommodate the net increase in wastewater flow that would be associated with implementation of the project. Therefore, the potential impact related to wastewater treatment plant capacity is less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. Solid waste management in the City of Los Angeles involves both public and private refuse collection services as well as public and private operation of solid waste transfer, resource recovery, and disposal facilities. BOS is responsible for developing strategies to manage solid waste generation and disposal in the City of Los Angeles. BOS collects solid waste generated primarily by single-family dwellings, small multi-family dwellings, and public facilities. Private hauling companies collect solid waste generated primarily from large multi-family residential, commercial, and industrial properties. The City does not own or operate any landfill facilities, and the majority of its solid waste is disposed of at in-County landfills.

According to the County of Los Angeles Countywide Integrated Waste Management Plan (CoIWMP) 2017 Annual Report, remaining disposal capacity for the County's Class III landfills is estimated at approximately 168 million tons as of December 2017.[54] The average daily disposal capacity is 22,549 tons per day and the average daily disposal rate is 16,062 tons per day, leaving a residual daily capacity of 6,487 tons per day. Waste from the City of Los Angeles is disposed at primarily at the Sunshine Canyon and Chiquita landfill sites. Of the 168 million tons of remaining

[54] County of Los Angeles Department of Public Works, County of Los Angeles Countywide Integrated Waste Management Plan: 2017 Annual Report. April 2019. Appendix E-2, Table 1, https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF. Accessed July 9, 2019.

capacity within the County, 68.04 million tons or approximately 41 percent, is located at the Sunshine Canyon landfill, which has a remaining life of 22 years.[55]

In addition to in-County landfills, out-of-County disposal facilities may also be available to the City of Los Angeles. Aggressive waste reduction and diversion programs on a Countywide level have helped reduce disposal levels at the County's landfills. The County's CoIWMP 2017 anticipates that future Class III disposal needs can be adequately met through 2032 through a combination of landfill expansion, waste diversion at the source, out-of-County landfills, and other practices.

The Solid Waste Integrated Resources Plan (SWIRP), most commonly known as the City's Zero Waste Plan, identifies a long term plan through 2030 for the City's solid waste programs, policies and environmental infrastructure. The SWIRP aims for the City of Los Angeles to achieve a goal of 90 percent diversion by 2025. This targeted diversion rate would be implemented through an enhancement of existing policies and programs, implementation of new policies and programs, and the development of future facilities.[56]

Construction

Project construction would require earthwork (grading and excavation) and the new construction of a mixed-use building on the Project Site. Each of these activities would generate demolition waste including but not limited to soil, asphalt, wood, paper, glass, plastic, and metals. As shown in **Table 7**, *Project Demolition and Construction Debris*, demolition of the existing buildings and construction of the Project would generate an estimated 962 tons of debris. Total cut and fill would be approximately 9,000 cubic yards. As such, the solid waste generated by the Project would account for less than 0.002 percent of the County's available regional landfills

Construction and demolition materials would be conveyed pursuant to the City's Waste Hauler Permit Program (Ordinance 181519), effective January 1, 2011. Under this regulation, all private waste haulers collecting solid waste within the City, including construction and demolition (C&D) waste, are required to obtain AB 939 Compliance Permits and to transport C&D waste to City certified C&D processing facilities. These facilities process received materials for reuse and have recycling rates that vary from 70 percent to 94 percent.

As construction waste would not exceed the capacity of existing disposal facilities and would be further reduced by recycling, impacts would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

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55 County of Los Angeles Department of Public Works, County of Los Angeles Countywide Integrated Waste Management Plan: 2017 Annual Report. April 2019. Appendix E-2, Table 1, https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=6530&hp=yes&type=PDF. Accessed July 9, 2019.

56 Solid Waste Integrated Resources Plan, https://www.lacitysan.org/san/faces/home/portal/s-lsh-wwd/s-lsh-wwd-s/s-lsh-wwd-s-zwswirp;jsessionid=AgIoE85QVAFQnxqPpAdrn65Tc-m75Je2g-nC1ILEy8UCT1VM7ILo!-395322140!-1871668233?_afrLoop=11115782988512864&_afrWindowMode=0&_afrWindowId=null#!%40%40%3F_afrWindowId%3Dnull%26_afrLoop%3D11115782988512864%26_afrWindowMode%3D0%26_adf.ctrl-state%3Dgm4tpb8fc_4. Accessed July 2019.

Table 7
Project Demolition and Construction Debris

Land Use	Size	Generation Rate	Total Solid Waste Generation
Demolition[a]			
School	5,738 sf	0.046 tons per sf	266 tons
Retail	8,225 sf	0.046 tons per sf	381 tons
Construction[b]			
Medical Office	140,305 sf	4.34 lbs per sf	608,924 lbs / 304 tons
Restaurant	4,000 sf	4.34 lbs per sf	17,360 lbs / 9 tons
Retail	1,000 sf	4.34 lbs per sf	4,340 lbs / 2 tons
Total Solid Waste Generated During Project Construction			**315 tons**
Total Solid Waste Generated During Demolition and Construction			**962 tons**
Soil Export (cubic yards)			**9,000 cy**

sf = square feet
cy = cubic yards

[a] *One square foot represents 0.046 ton of waste material. CalEEMod User's Guide, Appendix A, p. 12, July 2013.*

[b] *Generation factor obtained from U.S. EPA, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, 2003, Page 10.*

SOURCE: ESA, 2019.

Operation

Estimated operational solid waste generation for the Project is shown in **Table 8,** *Estimated Operational Solid Waste Generation*. It is estimated that the net total waste generation for the Project would be approximately 179 tons per year, or 0.48 tons per day. The daily amount of solid waste generated by the Project would represent a negligible amount (less than 0.1 percent) of the daily solid waste disposed of by the County (16,062 tons). It is important to note that this estimate is conservative, in that the amount of solid waste that would need to be landfilled would likely be less than this forecast. The Solid Waste Integrated Resources Plan (SWIRP), most commonly known as the City's Zero Waste Plan, identifies a long term plan through 2030 for the City of Los Angeles's solid waste programs, policies and environmental infrastructure. The SWIRP aims for the City of Los Angeles to achieve a goal of 90 percent diversion by 2025. This targeted diversion rate would be implemented through an enhancement of existing policies and programs, implementation of new policies and programs, and the development of future facilities.[57] Waste generated by the Project would be subject to State and local recycling and waste diversion strategies and policies including the City's Zero Waste Plan goal of achieving a 90 percent solid waste diversion rate by 2025.

[57] Los Angeles Sanitation, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, https://www.lacitysan.org/san/sandocview?docname=cnt012522. Accessed June 29, 2017.

Table 8
Estimated Operational Solid Waste Generation

Land Use	Size	Generation Rate (lbs/unit/day)[a]	Solid Waste Generation (lbs/day)	Solid Waste Generation (tons/year)
Existing Land Uses				
School[b]	5,738 sf	1 lb/student/day[c]	115 lbs	21 tons
Retail	8,225 sf	2.5 lbs/1,000 sf/day	21 lbs	4 tons
		Total Existing	**135 lbs**	**25 tons**
Proposed Land Uses				
Medical Office[d]	140,305 sf	6 lbs/1,000 sf/day	842 lbs	154 tons
Restaurant	4,000 sf (267 seats)	1 lb/seat/day	267 lbs	49 tons[e]
Retail	1,000 sf	2.5 lbs/1,000 sf/day	2.5 lbs	1 tons
		Total Proposed	**1,111 lbs**	**203 tons**
		Net Increase	**976 lbs**	**179 tons**

sf = square feet

[a] *Generation factors provided by the CalRecycle website: Estimated Solid Waste Generation Rates. https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates. Accessed June 29, 2017.*

[b] *While the existing school building is currently vacant (as of October 2018), credit for this use was included as part of the baseline under CEQA as this reflects the amount of floor area that was in active use during the past two years.*

[c] *It is assumed that each student would require approximately 50 sf.*

[d] *Medical Office use the Office generation factor.*

[e] *Conservative assumption using the greater generation rate for restaurant uses.*

SOURCE: ESA, 2019

As described in the CoIWMP 2017 Annual Report, future disposal needs for the 15-year planning horizon (2030) would be adequately met through the use of in-County and out-of-County facilities. It should also be noted that with annual reviews of demand and capacity in each subsequent Annual Report, the 15-year planning horizon is extended by one year, thereby providing sufficient lead time for the County to address any future shortfalls in landfill capacity.

Based on the above, Project-generated waste would not exacerbate the estimated landfill capacity requirements addressed for the 15-year planning period ending in 2030, or alter the ability of the County to address landfill needs via existing capacity and other options for increasing capacity. Therefore, impacts on solid waste disposal from Project operations would be less than significant.

In summary, the County's inert and Class III landfills would have adequate capacity to accommodate Project-generated construction and demolition waste during Project construction and Class III solid waste generation during Project operations. Thus, construction and operation impacts relative to solid waste would be less than significant. No further analysis of this topic in the EIR is required and no mitigation measures are required.

e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. All local governments, including the City of Los Angeles, are required under AB 939 to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. If the City's target is exceeded, the City would be required to pay fines or penalties from the State for not complying with AB 939. In addition, the City's Zero Waste Plan, identifies a long term plan through 2030 for the City of Los Angeles's solid waste programs, policies and environmental infrastructure. The Zero Waste Plan aims for the City of Los Angeles to achieve a goal of 90 percent diversion by 2025. This targeted diversion rate would be implemented through an enhancement of existing policies and programs such as implementing additional downstream programs (e.g. adding textiles to the blue bin recycling program; adding food scraps to the green bin recycling program; and requiring private solid waste collection service to provide access to multi-family and commercial customers); implementation of mandatory participation programs for residential, government, commercial, industrial, and institutional users; requiring transfer stations and landfills to provide resource recovery centers; and increased diversion requirements at C&D facilities new policies and programs, and the development of future recycling facilities.[58]

As discussed in response to Checklist Question IX.a, operation of the medical office and retail-commercial uses would involve the use of medical (biohazardous) waste such as needles, used bandages, and IV catheters. These medical (biohazardous) waste materials are subject to regulation under the Medical Waste Management Act. The Medical Waste Management Act, part of the California Health and Safety Code 117600-118360, was adopted by the state legislature in 1990 and regulates the generation, handling, storage, treatment and disposal of medical waste. The Medical Waste Management Program ensures protection of public health and safety and the environment, through the implementation and enforcement of regulations that apply to the handling, storage, treatment, and disposal of biohazardous waste. In Los Angeles County, the California Department of Public Health is the local enforcement agency for the Medical Waste Management Act.

The waste generated by the Project would be incorporated into the waste stream of the City, and diversion rates would not be substantially altered. All potentially hazardous materials generated from the medical office would be disposed of in compliance with the applicable regulations in accordance with a Hazardous Materials Management Plan which would be required for the proposed facility. The Project does not include any component that would conflict with State or local laws governing construction or operational solid waste diversion and would comply pursuant to local implementation requirements. Therefore, impacts would be less than significant regarding compliance with AB 939, the Zero Waste Plan, and the Medical Waste Management Act . No further analysis of this topic in the EIR is required and no mitigation measures are required.

[58] Los Angeles Sanitation, Solid Waste Integrated Resources Plan – A Zero Waste Master Plan, October 2013, https://www.lacitysan.org/san/sandocview?docname=cnt012522. Accessed June 29, 2017.

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. The Project Site is located in an urbanized area with no natural vegetation. The Project Site is presently developed with a Montessori Children's World School, and a Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the north. Additional surface parking is located in the middle of the Project Site between the two buildings. A small number of parking space are also located to the rear of the Big 5 Sporting Goods store fronting the alley. There are no state responsibility areas or lands classified as Very High Fire Hazard Severity Zones on or near the Project Site.[59] In addition, as discussed under response to Checklist Question IX.f, above, the Project would not cause an impediment along the City's designated emergency evacuation route or disaster route; thus, the proposed medical office and retail-commercial uses would not impair implementation of the City's

[59] City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

emergency response plan. Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project Site is located in an urbanized area with no natural vegetation. The Project Site is presently developed with a Montessori Children's World School, and a Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the north. Additional surface parking is located in the middle of the Project Site between the two buildings. A small number of parking space are also located to the rear of the Big 5 Sporting Goods store fronting the alley. There are no state responsibility areas or lands classified as Very High Fire Hazard Severity Zones on or near the Project Site.[60] In addition, as discussed under response to Checklist Question VII.a.iv, above, the Project Site is relatively flat as it has an elevation of 147 feet on the northern corner of the Project Site and an elevation of 137 feet on the southern corner of the Project Site. The Project Site is also not within a High Winds Velocity Area, as mapped by the City of Los Angeles.[61] Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project Site is located in an urbanized area with no natural vegetation. The Project Site is presently developed with a Montessori Children's World School, and a Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the north. Additional surface parking is located in the middle of the Project Site between the two buildings. A small number of parking space are also located to the rear of the Big 5 Sporting Goods store fronting the alley. There are no state responsibility areas or lands classified as Very High Fire Hazard Severity Zones on or near the Project Site.[62] In addition, the Project does not propose installation or maintenance of associated structures that may exacerbate fire risk or that may result in temporary ongoing impacts to the environment. Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

60 City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

61 City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

62 City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project Site is located in an urbanized area with no natural vegetation. The Project Site is presently developed with a Montessori Children's World School, and a Big 5 Sporting Goods store. Surface parking associated with these uses is located on the eastern portion of the Project Site, fronting South San Vicente Boulevard, South Sweetzer Avenue and the alley to the north. Additional surface parking is located in the middle of the Project Site between the two buildings. A small number of parking space are also located to the rear of the Big 5 Sporting Goods store fronting the alley. There are no state responsibility areas or lands classified as Very High Fire Hazard Severity Zones on or near the Project Site.[63] In addition, as discussed under response to Checklist Question VII.a.iv, above, the Project Site has an elevation of 147 feet on the northern corner of the Project Site and an elevation of 137 feet on the southern corner of the Project Site. As such, downslope or downstream flooding or landslides would not occur on the Project Site. Therefore, no impact would occur. No further analysis of this topic in the EIR is required and no mitigation measures are required.

63 City of Los Angeles, Department of City Planning, City of Los Angeles Zoning Information and Map Access System (ZIMAS), Parcel Profile Report, website: www.zimas.lacity.org, accessed February 2019.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. The Project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal. With regard to potential construction impacts on protected nesting birds, consistency with provisions in the MBTA would avoid disturbance of nest birds and would protect nesting birds if they are present on-site during construction. In addition, the Project would adhere to existing regulatory requirements that would ensure impacts related to human remains are less than significant.

However, as discussed in this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of the environment as addressed herein. Potentially affected resources include Air Quality, Cultural Resources (with regard to historical and

archaeological resources), Geology and Soils (with regard to liquefaction, unstable geologic units, expansive soils, and paleontological resources), Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (with regard to fire protection and police protection), Transportation, and Tribal Cultural Resources. An EIR will be prepared to analyze and document these potentially significant impacts.

Based on the above, no further analysis of biological resources or cultural resources in the EIR is required.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. The potential for cumulative impacts occurs when the independent impacts of a given Project are combined with the impacts of related projects in proximity to the Project Site that would create impacts that are greater than those of the Project alone. Related projects include past, current, and/or probable future projects whose development could contribute to potentially significant cumulative impacts in conjunction with a given project.

Each of the topics determined to have the potential for significant impacts in this Initial Study will be subject to further evaluation in the EIR, including evaluation of the potential for cumulatively significant impacts. Topics for which Initial Study determinations were "No Impact", "Less Than Significant Impact", or "Less Than Significant with Mitigation" have been determined not to have the potential for significant cumulative impacts.

As analyzed above, the Project cannot have a significant impact on aesthetic resources pursuant to PRC Section 21099(d)(1) and ZI No. 2452. In addition, related projects would be reviewed on a case-by-case basis by the City to comply with the LAMC requirements regarding building heights, setbacks, massing, and lighting, or, for those projects that require discretionary actions, to undergo site-specific review regarding building density, design, and light and glare effects. Therefore, Project impacts associated with aesthetics would not be cumulative considerable and would be less than significant.

With respect to potential contributions to cumulative impacts for agricultural resources, biological resources, cultural resources, and mineral resources, the Project Site is located in an urbanized area, and like the Project, other development occurring in the area would also constitute urban infill in already densely developed areas. Thus, the Project is unlikely to combine with related projects or other cumulative growth to result in significant cumulative impacts with respect to agricultural and mineral resources. With respect to biological resources, the Project would be consistent with the MBTA, as stated under response to response to Checklist Question IV.d, which would ensure that potential impacts to nesting birds would be reduced to a less than significant level. Impacts to sensitive plant and animal species would not be cumulatively considerable, as no such habitat occurs in the vicinity of the Project Site or related projects due to the existing urban development. Biological resources are generally site-specific and need to be evaluated within the context of each individual project. With regard to cultural resources as it relates to human remains, the Project would be required to comply with existing regulatory requirements that would ensure impacts related to human remains are less than significant.

Furthermore, related projects would be required to comply with existing regulatory requirements and the City's building permit review and approval process, which address these subjects.

Due to their site-specific nature, impacts related to geology and soils are typically assessed on a project-by-project basis for a particular localized area. As with the Project, related projects would address site-specific geologic hazards through implementation of site-specific geotechnical recommendations and/or mitigation measures. Related projects would also be subject to local, state, and federal regulations and standards for seismic safety.

Due to their site-specific nature, hazards and hazardous materials are typically assessed on a project-by-project basis. As with the Project, related projects would address site-specific hazards through the implementation of site-specific recommendations and/or mitigation measures. Related projects would be subject to local, state, and federal regulations pertaining to hazards and hazardous materials.

Related projects could potentially result in an increase in surface water runoff and contribute point and non-point source pollutants to near-by water bodies. However, related projects would be subject to the City's LID requirements and would also be subject to NPDES requirements related to construction and discharges from dewatering operations. It is anticipated that related projects would also be evaluated on an individual basis by the City to determine appropriate BMPs and treatment measures to avoid significant impacts to hydrology and water quality.

As the Project is a medical office/ retail-commercial project that would replace existing commercial uses, the Project would not be anticipated to induce substantial unplanned population growth, displace substantial numbers of existing people or housing, or contribute to a cumulative demand for schools, parks, recreation facilities, and libraries.

With regard to transportation as it relates to hazardous design, on-site roadway and site access improvements for related projects, as with the Project, would be designed in compliance with applicable City standards. In addition, all emergency access. As it related to emergency access, related projects would develop a Construction Management Plan, similar to the Project, to ensure that adequate emergency access is maintained during construction and during operation, access and circulation plans would be subject to review and approval by the LAFD and LADOT, to ensure that access to the Project does not interfere with existing disaster routes.

With regard to water and wastewater, due to shared urban infrastructure, the Project and related projects would cumulatively increase water consumption and wastewater generation. As discussed above, the Project water demand falls within the LADWP's 2015 UWMP's projected increase in citywide water demands and would be able to supply the demands of the Project and related projects through 2040 and beyond. The City's Green Building Ordinance would also require related projects to implement water conservation measures which would serve to reduce water use. In addition, the Hyperion Treatment Plant has a design capacity of 450 mgd and currently operates at approximately 275 mgd with a residual treatment capacity of 175 mgd. Therefore, the existing Hyperion Treatment Plant has sufficient treatment capacity to accommodate the proposed increase in wastewater flows that would occur with the Project and it is anticipated that the Hyperion Treatment Plant could treat future wastewater generation of the related projects. The City would continue to monitor wastewater flows and update wastewater infrastructure, as necessary, to accommodate growth in the City. New development projects would be required to coordinate with the City via a SCAR to determine adequate sewer capacity.

With regard to solid waste, the Project in conjunction with related projects would increase the need for solid waste disposal during construction and operation. However, it is anticipated that related projects would represent a minor percentage of the remaining capacity of the County's landfills open to the City, similar to the Project. As discussed above, the County's CoIWMP 2017 anticipates that future Class III disposal needs can be adequately met through 2032 through a combination of landfill expansion, waste diversion at the source, out-of-County landfills, and other practices. In addition, the City has a future goal to achieve zero waste by 2030, which would in turn slow the declining landfill capacity at County landfills open to the City.

The Project would have a less than significant impact related to emissions of odors. It is anticipated that the related projects in the surrounding area would not be uses associated with major odor producing uses such as manufacturing, smelting, food packaging, and other industrial uses. Impacts regarding physically dividing a community is site specific, and because the Project would have no impact on this issue, there would be no potential for cumulative impacts. Because the Project Site is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport or public use area, any cumulative impacts with regard to exposing people residing or working in the Project area to excessive noise levels would be less than significant.

Based on the above, Project implementation would not be expected to result in a considerable contribution to cumulatively significant impacts for the environmental topics discussed above. No further discussion of potential cumulative effects for these topics in the EIR is required.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As discussed in this Initial Study, the Project could result in potentially significant environmental impacts associated with Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning, Noise, Public Services (with regard to fire protection and police protection), Transportation, and Tribal Cultural Resources. These impacts could have potentially adverse effects on human beings, and the EIR will provide further analysis of these potential impacts.

APPENDIX A

MHS Design Group Tree Report

ESA

LANDSCAPE ARCHITECTURE

January 23, 2017

Urban Forestry Division
Department of City Planning
Los Angeles, CA 90012

re: Tree Report
656 South San Vicente Boulevard
Los Angeles, CA 90048

To Whom It May Concern:

The site contains (2) single story buildings with parking lots. There currently exists 4 trees, 3 palms and miscellaneous shrubs.

There are two species onsite - Washingtonia robusta (Mexican fan palm) - Invasive, and Melaleuca quinquenervia (Paper bark tree). All trees are proposed to be removed for the new building footprint.

I hereby certify that no trees/palm are deemed acceptable to be saved and the Applicant is proposing to remove all existing plants on the site.

Regards,

Mark Schattinger, ASLA RLA #3235
MJS Design Group
507 30th Street
Newport Beach, CA 92663

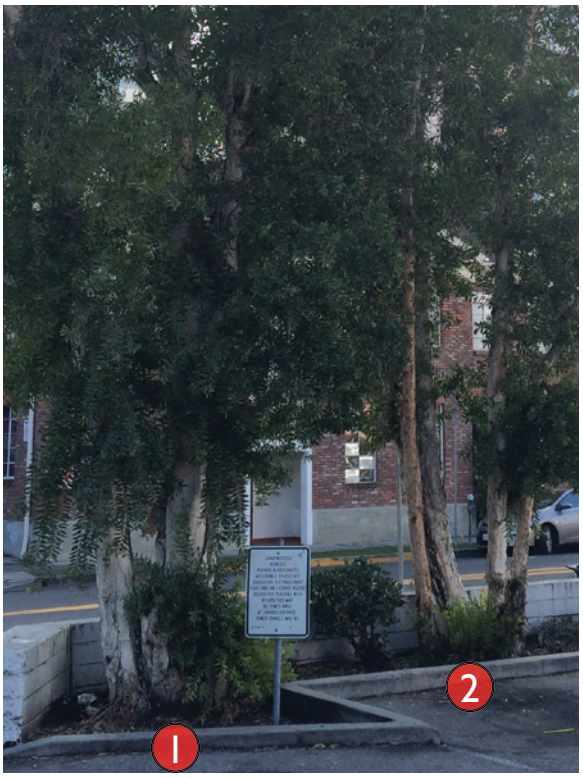




Onsite - Planter along Sweetzer Ave. (Trees #1-5 from left to right)
(2) Melaleucas, left - 37" D.B.H. & 30" D.B.H.
(1) Washingtonia robusta - 45' B.T.H.
(2) Melaleucas, right - 18" D.B.H. & 41" D.B.H.




Onsite - Sweetzer Ave. (Trees #3-5 enlargement)
(1) Washingtonia robusta - 45' B.T.H.
(2) Melaleucas - 37" D.B.H. & 30" D.B.H.

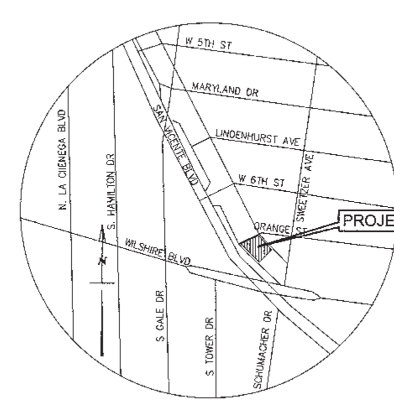


Onsite - Planter along Sweetzer Ave. (Trees #1&2 enlargement)
(2) Melaleucas - 37" D.B.H. & 30" D.B.H.



Onsite - Planter along San Vicente Blvd. (Palms #7&6 from left to right)
(2) Washingtonia robusta - 75' B.T.H. each





VICINITY MAP
THOMAS GUIDE 633-A2

Tree Survey List

Tree Tag	Botanical Name	DBH	H x W	Condition	Comments
1	Melaleuca quinqenervia	37"	30' x 15'	Fair	(4) Trunks (9"+9"+11"+8")
2	Melaleuca quinqenervia	30"	27' x 10'	Fair	(5) Trunks (5"+5"+9"+6"+5")
3	Washingtonia robusta	45' BTH	45' x 8'	Good	Invasive Plant
4	Melaleuca quinqenervia	18"	32' x 12'	Fair	Single Trunk
5	Melaleuca quinqenervia	41"	35' x 15'	Fair	(3) Trunks (6"+20"+15")
6	Washingtonia robusta	75' BTH	75' x 8'	Good	Invasive Plant
7	Washingtonia robusta	75' BTH	75' x 8'	Good	Invasive Plant

THIS TREE SURVEY HAS BEEN PREPARED BY A
CALIFORNIA REGISTERED LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT
MARK ALAN SCHATTINGER #5235
03.31.2019
Renewal Date
01.23.2017
Date
STATE OF CALIFORNIA

656 SOUTH SAN VICENTE BOULEVARD - LOS ANGELES, CA 90048

EXISTING TREE SURVEY

0' 5' 10' 20'

MJS LANDSCAPE ARCHITECTURE

JANUARY 23, 2017

APPENDIX B

Phase I Environmental Site Assessments

ESA

E-1 Montessori Children's World Phase I Environmental Site Assessment

ENVIRONMENTAL ASSESSMENT

Prepared for:

Stockdale Capital Partners
10850 Wilshire Boulevard, Suite 1050
Los Angeles, California 90024
Sean Blitz



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
650 South San Vicente Boulevard
Los Angeles, California 90048

PREPARED BY:

EMG
10461 Mill Run Circle
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Owings Mills, Maryland 21117
800.733.0660
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EMG CONTACT:

Brian "Jake" Jakubiak
Senior Environmental Consultant
800.733.0660. x6543
bjakubiak@emgcorp.com

EMG PROJECT NUMBER:

122265.16R000-001.135

DATE OF REPORT:

September 22, 2016

ON SITE DATE:

September 15, 2016

PROJECT SUMMARY TABLE

REPORT SECTION	ACCEPTABLE	ROUTINE SOLUTION	PHASE II	REC	ESTIMATED COST
DATA GAPS	Yes				
CURRENT USE OF PROJECT	Yes				
HAZARDOUS MATERIALS	Yes				
STORAGE TANKS	Yes				
WASTE GENERATION	Yes				
SURFACE AREAS	Yes				
ADJACENT PROPERTY USE	Yes				
HISTORICAL REVIEW	Yes				
PROJECT REGULATORY DATABASE REVIEW	Yes				
OFF-SITE REGULATORY DATABASE REVIEW	Yes				
VAPOR MIGRATION	Yes				
ASBESTOS	No (1)	Yes	No	No	$495
RADON GAS	Yes				
LEAD-BASED PAINT	No (2)	Yes	No	No	$495
LEAD IN DRINKING WATER	Yes				
MOISTURE CONDITIONS	Yes				

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. The Project Summary Table should not be used as a stand alone document. REC - Recognized Environmental Condition, as defined by ASTM E1527-13.

Footnotes:

1. Based on the date of construction, there is a potential that asbestos containing materials (ACM) exist at the Project. The non-friable and friable suspect ACM was observed in generally good condition. Based on the scope of work, these materials were not sampled. These materials can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the materials in accordance with current regulatory standards.

2. Based on the date of construction, there is a potential that lead-based paint exists at the Project. The painted surfaces were observed to be in good condition, with no evidence of chipping, peeling, or cracking paint observed. This type of application can be maintained through the implementation of an Operations and Maintenance (O&M) Program. A properly developed O&M Program is sufficient to maintain the property in accordance with current regulatory requirements.

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1.0 EXECUTIVE SUMMARY

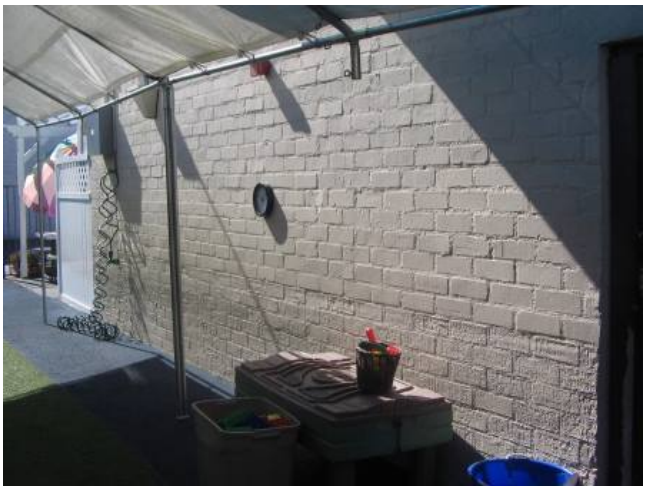
EMG performed a Phase I Environmental Site Assessment of the property summarized below on September 15, 2016.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The assessment was completed for the following property:

PROJECT DESCRIPTION	
Project Name:	650 South San Vicente Boulevard (the "Project")
Project Address:	650 South San Vicente Boulevard, Los Angeles, Los Angeles County, California 90048
Additional Current/Historical Addresses:	662-668 South San Vicente Boulevard
Assessor Parcel Number(s):	5510-022-033/034/035
Site Visit Date:	September 15, 2016
Property Type:	School
Land Area (acres):	0.3
Number of Units:	One unit
Number of Buildings:	1
Year Constructed:	1946 and 1951
Basement:	No
Domestic Sewage:	Public utility - City of Los Angeles
Gross Building Area (SF):	5,738
Net Rentable Area (SF):	Not reported



West side of the building



East side of the building



North side of the building



South side of the building

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	September 15, 2016
EMG Project Manager:	Kimberly Belka
Weather Conditions:	Sunny
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	No access limitations were encountered.

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No
Emergency Generator or Diesel Fire Pump:	No
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No
Vehicle Repair:	No

CHRONOLOGICAL HISTORY OF PROJECT			
YEARS	PROJECT USE	TENANTS	ENVIRONMENTAL CONCERN
Prior to 1894	No historical data available.	Not applicable	No
1894 - 1945	Undeveloped land	Not applicable	No
1946 - 1950	Office building and undevelped land	Professional office	No
1951 - 2000s	Office buildings	Professional offices	No
2009 - Current	School	Montessori School	No

1.1 FINDINGS AND OPINIONS

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project, except as discussed below.

ASBESTOS

Business Environmental Risk: Suspect ACM identified

Based on the date of construction, there is a potential that asbestos containing materials (ACM) exist at the Project. The non-friable and friable suspect ACM was observed in generally good condition. Based on the scope of work, these materials were not sampled.

These materials can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the materials in accordance with current regulatory standards.

LEAD-BASED PAINT

Business Environmental Risk: Suspect lead based paint identified

Based on the date of construction, there is a potential that lead-based paint exists at the Project. The painted surfaces were observed to be in good condition, with no evidence of chipping, peeling, or cracking paint observed.

This type of application can be maintained through the implementation of an Operations and Maintenance (O&M) Program. A properly developed O&M Program is sufficient to maintain the property in accordance with current regulatory requirements.

1.2 RECOMMENDATIONS

EMG recommends the following:

RECOMMENDATION	ESTIMATED COST
The development and implementation of an Asbestos O&M Program. Costs indicated are for O&M Program Document development only. Comprehensive survey costs, if required, will be identified as a result of O&M Program implementation.	$495

1.3 CERTIFICATION

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or recommendations provided in the Report.

If you have any questions regarding this report, please contact Brian "Jake" Jakubiak at (800) 733-0660 x6543 or bjakubiak@emgcorp.com.

Surveyed By: Kimberly Belka, Project Manager

Written By: Kimberly Belka, Project Manager

Reviewed By:



Brian "Jake" Jakubiak, Senior Environmental Consultant

Environmental Professional:



Brian "Jake" Jakubiak, Senior Environmental Consultant

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

1.4 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 SCOPE OF WORK

2.1 PURPOSE

The purpose of this report is to provide the Client the results of a commercially prudent and reasonable inquiry designed to identify recognized environmental conditions at the Project taking into account reasonably ascertainable information. In accordance with ASTM E1527-13, the level of environmental assessment was guided by several factors, including the type of property and the risk tolerance of the user.

The user informed EMG that the purpose of the assessment is for an acquisition.

2.2 SCOPE OF WORK

The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The Scope of Work included an evaluation of:

- Interviews with individuals knowledgeable about the Project for the purpose of gathering information regarding the potential for contamination at the Project.
- Available pertinent documents obtained by EMG or provided by the client.
- Reasonably ascertainable federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project.
- The Project history in an attempt to identify possible ownership(s) and/or uses, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data, wetlands, soils, geology, and groundwater data.
- Current Project conditions (as applicable) as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that represent a recognized environmental condition. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

2.3 ASTM E1527 NON-SCOPE CONSIDERATIONS

At the Client's request, the assessment included a screening approach for the following Non-ASTM Considerations, which are otherwise beyond the Scope of ASTM E1527-13.

NON-ASTM CONSIDERATIONS	
NON-ASTM CONSIDERATION	SCOPE OF WORK
Asbestos Containing Materials:	The identification of suspect asbestos containing materials in accessible areas. Sampling of suspect materials was not performed.
Radon Gas:	Radon gas propensity, through the review of the USEPA's Map of Radon Zones.
Lead Based Paint:	The identification of lead-based paint for residential and daycare properties constructed prior to 1978.
Lead In Drinking Water:	A screening for lead in water, based on information provided by the municipal water provider.
Moisture Conditions:	The identification of visible moisture conditions and conditions conducive for moisture conditions. In addition, EMG interviewed Project personnel regarding any known or suspected moisture conditions, water intrusion, or mildew like odors.
Wetlands:	Review of readily available wetlands map data available from the US Fish and Wildlife Service. A site specific wetland delineation is beyond the scope of this assessment.
Flood Zone:	Review of readily available flood zone map designations available from regulatory agencies, such as the Federal Emergency Management Agency (FEMA).

3.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the user must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of user, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the Project.

3.1 USER QUESTIONNAIRE

EMG submitted the following User Questionnaire to the user pursuant to the responsibilities described in Section 6 of ASTM Standard E 1527-13. All Appropriate Inquires (40 CFR Part 312) requires that these questions be answered by or on behalf of a party seeking to qualify for limited liability protections to CERCLA liability.

A completed User Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the User Questionnaire does not represent a significant data gap. A copy of the User Questionnaire is included in Appendix D.

3.2 ENVIRONMENTAL LIEN/AUL SEARCH

The presence of an Activity and Use Limitations (AUL) at a property is an indication that there may be residual levels of hazardous substances or petroleum products present above unrestricted land use levels. Although Environmental Liens and AULs are often recorded with the property deed at the local land title office, in some cases they are filed in a separate environmental agency database or in project documentation, such as agency closure letters. ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens and AULs. Such a review is performed at the discretion of the user, based on their need to meet the requirements of 40 CFR 312.20 and 312.25.

The user did not engage EMG to review title and judicial records for environmental liens or AULs recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Environmental AUL/Lien search does not represent a significant data gap.

3.3 PREVIOUS ENVIRONMENTAL ASSESSMENTS

In accordance with ASTM E1527-13, EMG requested that the user provide copies of previous environmental assessments for review. Furthermore, EMG may have obtained prior environmental assessments and regulatory records from local, state, and federal regulatory agencies. The purpose of reviewing prior environmental assessments is to determine if any recognized environmental conditions have previously been identified. Documentation provided to EMG which is unrelated to the identification of recognized environmental conditions may not be reviewed.

EMG was not provided with any previously conducted environmental assessment reports for the Project.

4.0 PHYSICAL SETTING

ASTM E1527-13 requires that the current 7.5-minute USGS Topographic Map (or equivalent) showing the area on which the Project is located be reviewed. Additional physical setting sources, such as soil survey maps, groundwater maps and geologic maps may be obtained and reviewed at the discretion of the environmental professional. The purpose of this review is to evaluate whether hazardous substances or petroleum products are likely to migrate to the Project.

4.1 TOPOGRAPHY

The most recent version of the USGS Topographic Map available is discussed below. Historical USGS Topographic Maps, if available, are discussed in Section 6.

USGS TOPOGRAPHIC MAP REVIEW	
Topographic Map Name:	Hollywood, California
Topographic Map Year:	2015
PROJECT TOPOGRAPHY	
Upper Elevation (feet):	140
Lower Elevation (feet):	140
Surface Slope:	Relatively flat
Slope Direction:	Southwest
GENERAL VICINITY TOPOGRAPHY	
Slope Direction:	Southwest
Nearest Surface Water Feature:	Hollywood Reservoir
Nearest Surface Water Feature Distance:	4.0 miles
Nearest Surface Water Feature Direction:	Northeast

4.2 GEOLOGY

The generalized geology of the Project area was researched using readily available geologic maps.

GENERALIZED GEOLOGY	
Source:	Geological Map of California, Los Angeles Sheet, published by the California Division of Mines and Geology and dated 1969
Geologic Description:	Quaternary alluvium

4.3 HYDROGEOLOGY

Groundwater conditions at the Project are estimated based on reasonably available data such as groundwater maps, previous subsurface investigations conducted at, or in the vicinity of the Project, and local conditions. Shallow groundwater flow is generally expected to follow the ground level slope of surface elevations towards the nearest open body of water. Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

HYDROGEOLOGY	
Source:	California Department of Water Resources
Estimated Depth to Shallow Groundwater:	80 feet below ground surface
Estimated Direction of Groundwater Flow:	Southwest

4.4 SOILS

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey identified the following soil type(s) at the Project:

SOIL SERIES NAME	DRAINAGE	TEXTURE	DEPTH
Hanford	Well drained	Sandy loam	60 inches

5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. In accordance with ASTM E1527-13, EMG attempted to visually observe the periphery of the Project and all structures to the extent not obstructed by obstacles. In addition, EMG attempted to visually observe interior common areas, maintenance and repair areas, and a representative sample of occupant spaces. In general, EMG does not look under floors, above ceilings, behind walls, in confined spaces, in transformer vaults, or in other areas not considered to be safe to access.

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	September 15, 2016
EMG Project Manager:	Kimberly Belka
Weather Conditions:	Sunny
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	No access limitations were encountered.

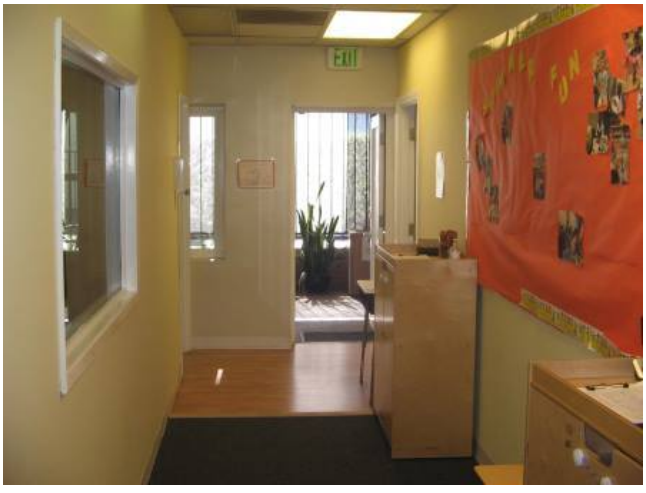
5.1 UNITS OBSERVED

The units observed at the Project are discussed below.

COMMERCIAL UNITS OBSERVED		
UNIT #	TENANT NAME	TENANT OPERATIONS
650 South San Vicente Boulevard	Montessori School	School



Lobby



Interior



Interior



Interior

5.2 PROJECT USE

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No
Emergency Generator or Diesel Fire Pump:	No
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No
Vehicle Repair:	No

5.3 HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS

Accessible interior and exterior areas of the Project were observed for the presence of hazardous materials and petroleum products.

EMG evaluated any observed manways, vent pipes, fill connections, concrete pads, and unknown saw cuts to determine if USTs are present at the Project, or if USTs were historically located at the Project. In addition, the Key Site Manager and other property management personnel were interviewed regarding the presence of USTs at the Project.

EMG observed the Project for the presence of potentially PCB-containing equipment such as electrical transformers and hydraulic lifts. Equipment installed after 1979 is unlikely to contain PCBs.

EMG observed the Project for visual evidence of petroleum and natural gas pipelines, such as pipeline markers.

STORAGE AND USE OF HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS	
FEATURE	IDENTIFIED AT PROJECT
Drums and Small Containers:	Yes. Further discussed below.
Underground Storage Tanks (USTs):	No
Aboveground Storage Tanks (ASTs):	No
Oil Cooled Transformers:	No
Hydraulic Equipment:	No
Petroleum or Natural Gas Pipelines:	No

DRUMS AND SMALL CONTAINERS			
MATERIAL	QUANTITY	STORAGE LOCATION	SPILLS OR LEAKS
Janitorial and maintenance supplies	Retail-size containers	Janitor closets and other designated areas	No

Review of the hazardous materials use and storage at the Project did not identify any recognized environmental conditions or environmental concerns with regards to the materials listed in the table above.

5.4 WASTE GENERATION, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The areas of waste generation and storage were observed for evidence of current and past releases.

Although a waste disposal regulatory compliance audit is beyond the scope of this assessment, general waste disposal procedures were evaluated to determine if any deficiencies exist that are likely to result in a release to the Project.

WASTE GENERATION AND DISPOSAL	
FEATURE	IDENTIFIED AT PROJECT
Waste Generation:	Yes. Further discussed below.
Septic Systems:	No
Sewer Lift Stations:	No
Oil Water Separators or Grease Traps:	No
Unknown Drums or Containers:	No
Waste Disposal Ponds or Lagoons:	No

WASTE GENERATION			
WASTE TYPE	DISPOSAL METHOD	STORAGE LOCATION	SPILLS OR LEAKS
Domestic sewage	Sanitary sewer	Not applicable	No
Municipal trash	Contracted waste hauler	Dumpsters	No

Review of waste storage and disposal information did not identify any recognized environmental conditions or environmental concerns with regards to the wastes listed in the table above.



Dumpster

5.5 SURFACE AREAS

The interior and exterior surface areas were observed for environmentally significant features such as wells, sumps, staining, and pits.

SURFACE AREAS	
FEATURE	IDENTIFIED AT PROJECT
Floor Drains, Sumps and Pits:	No
Pools of Liquid Waste:	No
Surface Staining:	No
Unusual or Noxious Chemical Odors:	No
Landfilling:	No
Stressed Vegetation:	No
Stormwater Retention/Detention Basins:	No
Domestic Water Wells:	No
Monitoring Wells:	No
Irrigation Wells:	No
Dry Wells:	No

5.6 UTILITIES, HEATING, AND COOLING

UTILITIES	
Domestic Water:	Public utility - Los Angeles Department of Water and Power
Electricity:	Public utility - Los Angeles Department of Water and Power
Natural Gas:	Public utility - Southern California Gas Company
Domestic Sewer:	Public utility - City of Los Angeles

HEATING AND COOLING	
Type of Heating:	Natural gas units
Type of Cooling:	Electric units



Rooftop unit

5.7 ADJACENT PROPERTY USE

The adjacent properties were visually observed for evidence of recognized environmental conditions, such as property uses likely to result in a release, and visual evidence of surface migration of releases. The following adjacent properties were identified:

ADJACENT PROPERTY USE	
NORTH	
Address Range:	640 South San Vicente Boulevard
Property Use / Business Name:	Professional office
EAST	
Address Range:	Not Applicable
Property Use / Business Name:	Residential
SOUTH	
Address Range:	6601 Wilshire Boulevard
Property Use / Business Name:	Retail sales
WEST	
Address Range:	8383 South San Vicente Boulevard
Property Use / Business Name:	Professional office
FINDINGS	
Environmentally Suspect Uses:	No environmentally suspect uses, such as gasoline stations or dry cleaners, were identified.
Visual Evidence of a Release:	No visual evidence of a release, such as staining or monitoring wells, was observed.

ADJACENT PROPERTY USE	
Releases Reported:	The adjacent office building (8383 South San Vicente Boulevard) is identified on the LUST database, indicating a release occurred at this facility. Refer to Section 7.1.2 for further discussion.
Conclusion:	Refer to Section 7.1.2 for further discussion of the regulatory database listing associated with the adjacent LUST site. No other environmental concerns were identified.



Adjacent property to the north - office building



Adjacent property to the east - residential



Adjacent property to the south - sporting goods store



Adjacent property to the west - office building

5.8 INTERVIEWS

5.8.1 KEY SITE MANAGER

EMG attempted to interview the Key Site Manager as part of this assessment. In addition, a Questionnaire was provided to the Key Site Manager to assist EMG in determining if recognized environmental conditions exist at the Project. A copy of the Key Site Manager Questionnaire is included in Appendix D.

KEY SITE MANAGER INTERVIEWS			
NAME	RELATIONSHIP TO PROPERTY	YEARS WITH PROPERTY	TELEPHONE NUMBER
Celeste Valenzuela	Director	6 years	323.677.2670

The Key Site Manager did not identify any recognized environmental conditions or environmental concerns with the current or historical use of the Project.

5.8.2 CURRENT OCCUPANTS

EMG made a reasonable attempt to interview all major occupants and also those other occupants whose operations are likely to indicate a recognized environmental condition.

OCCUPANT INTERVIEWS			
NAME	RELATIONSHIP TO PROPERTY	YEARS WITH PROPERTY	TELEPHONE NUMBER
Celeste Valenzuela	Director	6 years	323.677.2670

The occupants interviewed did not identify any recognized environmental conditions or environmental concerns with the current or historical use of the Project.

5.8.3 CURRENT OWNER

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project.

A completed Owner Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Owner Questionnaire does not represent a significant data gap. A copy of the Owner Questionnaire is included in Appendix D.

5.8.4 PAST OWNERS AND OCCUPANTS

No past owners of the Project, who likely would have material information regarding recognized environmental conditions at the Project, were identified.

5.8.5 NEARBY OWNERS AND OCCUPANTS

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

6.0 HISTORICAL USE INFORMATION

The purpose of the historical review is to determine the previous uses of the Project and surrounding area in order to identify the likelihood of past uses having led to a recognized environmental condition. Historical sources that are both reasonably ascertainable, and likely to be useful are reviewed in an attempt to document the historical use of the Project and surrounding areas dating back to 1940, or the first developed use, whichever is earlier.

Copies of representative historical maps/aerial photographs are included in Appendix C. Other historical documentation, such as City Directory abstracts, copies of building department records, and ownership records are included in Appendix F, when available.

The following standard historical sources were researched:

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
Aerial Photographs:	ERIS	1928, 1938, 1948, 1952, 1964, 1972, 1980, 1985, 1989, 1994, 2005, 2006, 2009, 2010, 2012, 2014
Fire Insurance (Sanborn) Maps:	ERIS	1926, 1950, 1969
USGS Topographic Maps:	USGS	1894, 1896, 1898, 1900, 1902, 1921, 1924, 1926, 1953, 1966, 1972, 1981, 1991
Local Street Directories:	Los Angeles Library, Robertson Branch	None available
Building Department Records:	Los Angeles Building Department	Early 1900s - 2016
Fire Department Records:	Los Angeles Fire Department	1920s - 2016
Zoning/Land Use Records:	Los Angeles Planning Department	Current
Property Tax Files and Land Title Records:	Los Angeles County Assessor	Back to 2006
Key Site Manager Interview:	Pre-Survey Questionnaire	
Oil and Gas Well Maps:	California Division of Oil, Gas and Geothermal Resources	Early 1900s - 2016
Other Historical Sources:	Not applicable	

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of this information does not represent a significant data gap.

6.1 PROJECT HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the Project.

CHRONOLOGICAL HISTORY OF PROJECT			
YEARS	PROJECT USE	TENANTS	ENVIRONMENTAL CONCERN
Prior to 1894	No historical data available.	Not applicable	No
1894 - 1945	Undeveloped land	Not applicable	No
1946 - 1950	Office building and undevelped land	Professional office	No

CHRONOLOGICAL HISTORY OF PROJECT			
YEARS	PROJECT USE	TENANTS	ENVIRONMENTAL CONCERN
1951 - 2000s	Office buildings	Professional offices	No
2009 - Current	School	Montessori School	No

OWNERSHIP HISTORY OF PROJECT		
YEAR PURCHASED	OWNER NAME	ENVIRONMENTAL CONCERN
2006	Sybil Storz	No

6.2 OFF-SITE HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the adjacent properties.

CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES		
YEARS	ADJACENT PROPERTY USE	ENVIRONMENTAL CONCERN
NORTH		
Prior to 1894	No historical data available.	No
1894 - 1950s	Undeveloped land	No
1960s - Current	Professional office	No
EAST		
Prior to 1894	No historical data available.	No
1894 - 1920s	Undeveloped land	No
1930s - Current	Residential	No
SOUTH		
Prior to 1894	No historical data available.	No
1894 - 1910s	Undeveloped land	No
1920s - Current	General commercial	No
WEST		
Prior to 1894	No historical data available.	No
1894 - 1930s	Undeveloped land	No
1950s - 1960s	General commercial	No
1970s - Current	Professional office	No

Refer to Section 7.1.2 for further discussion of the closed LUST case on the adjacent western property.

7.0 ENVIRONMENTAL RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions. ASTM E1527-13 requires the review of reasonably ascertainable records from standard sources as defined in Section 8.2.1 of ASTM E1527-13. Additional records sources, such as local fire department records, local building department records, and local environmental health department records may be obtained and reviewed at the discretion of the environmental professional.

The availability of record information varies widely, depending on the source. Reasonably ascertainable records are those records that are publicly available, obtainable within reasonable time and cost constraints, and practically reviewable. In addition, the records must be provided by the agency within 20 calendar days of receiving a request, at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

7.1 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from a commercial database provider in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites within the search distances specified by ASTM E1527-13. EMG attempted to field-verify the locations of the identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the Database Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names.

In accordance with ASTM E1527-13, regulatory files and/or records associated with standard environmental record sources may be obtained and reviewed when the files and/or records are reasonably ascertainable, the files/records are expected to contain significant information for the purpose of identifying recognized environmental conditions, and an alternative source of the information is not available. Furthermore, review of regulatory files and/or records may be limited by the scope of work. Unless otherwise noted in Section 1.1, further review of regulatory agency files and/or records is not considered to be warranted based on the general nature of the regulatory database listing, the level of detail provided in the regulatory database, the availability of information from alternative sources, and/or the low likelihood that the agency files and/or records will contain information indicating the presence of a recognized environmental condition.

A copy of the full regulatory database report is included in Appendix H.

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
HAZNET	0.125	1	50	-	-	-	51
HHSS	0.25	0	0	1	-	-	1
HIST CHMIRS	0.125	0	1	-	-	-	1
HIST MANIFEST	0.125	0	7	-	-	-	7
LA SML	0.5	0	0	0	1	-	1
LUST	0.5	0	2	0	5	-	7
MINES	0.25	0	0	1	-	-	1
RCRA SQG	0.25	0	2	4	-	-	6
SCH	1.0	0	0	0	0	1	1
CLEANUP SITES	0.5	0	0	0	1	-	1
DRYCLEANERS	0.25	0	2	0	-	-	2

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
ENVIROSTOR	1.0	0	0	0	0	5	5
FINDS/FRS	0.125	0	10	-	-	-	10

7.1.1 PROJECT REGULATORY DATABASE REVIEW

ON-SITE REGULATORY DATABASE LISTINGS		
FACILITY NAME	FACILITY ADDRESS	DATABASES
Karl Storz Endoscopy America	650 South San Vicente Boulevard	HAZNET

HAZNET

The HAZNET database is a list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC).

HAZNET		
Facility Name	**Wastes Generated**	**Years Generated**
Karl Storz Endoscopy America	Asbestos-containing waste,organic solids, laboratory waste chemicals	1994

The information provided in this database is not indicative of a recognized environmental condition and no further action or investigation is recommended.

7.1.2 OFF-SITE REGULATORY DATABASE REVIEW

Regulatory database listings which have a reasonable potential to impact the Project are discussed below. This determination is based on, but not limited to, factors such as the topographic gradient in relation to the Project, the estimated groundwater flow direction in the vicinity of the Project, the distance between the listed site and the Project, the type of site or materials involved, and/or whether a release to the environment is known or likely to have occurred.

WILSHIRE SAN VICENTE PLAZA AND VARIOUS OFFICE TENANTS	
Facility Address:	8383 South San Vicente Boulevard
Databases:	LUST, FINDS, Historic Manifest, LA HMS, HAZNET
Distance:	Adjacent
Direction:	West
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Parallel to the Project
Release Reported:	Yes
Release Date:	October 10, 1990
Contaminant(s) of Concern:	Gasoline
Media Impacted:	Not reported

Regulatory Status of Release:	Completed - Case Closed
Regulatory Status Date:	March 27,1997
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the current regulatory status, length of time that has passed since closure was granted, and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	Unlikely

KUBLICKI PADEUSZ	
Facility Address:	6617 Orange Street
Databases:	HAZNET
Distance:	Adjacent
Direction:	Northeast
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Toward the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release and current regulatory status, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

LEXICON SCHOOL OF LANGUAGES	
Facility Address:	640 South San Vicente Boulevard
Databases:	HAZNET
Distance:	Adjacent
Direction:	North
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Parallel to the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, current regulatory status, and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

BIG 5 SPORTING GOODS

Facility Address:	6601 West Wilshire Boulevard
Databases:	FINDS
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Parallel to the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, current regulatory status, and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

7.1.3 VAPOR MIGRATION

Indoor air quality concerns are generally excluded from the scope of ASTM E1527-13 and this assessment. However, the migration of vapors caused by a release of hazardous substances or petroleum products to the environment can represent a recognized environmental condition in certain conditions.

For the purposes of this assessment, the potential for migrating vapors to represent a recognized environmental condition was evaluated using a limited screening method based on technical guidance documents from the US EPA and *ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. In addition, screening tools created by regulatory agencies may be used to evaluate the significance of a release with respect to the vapor migration and/or vapor intrusion potential. EMG's vapor migration screening is not a human health risk assessment and is not intended to comply with regulatory requirements that might exist for the evaluation of vapor migration.

Based on the review of regulatory database records in Section 7.1.1 and 7.1.2, no vapor migration concerns were identified.

7.2 LOCAL AGENCY RECORDS

The following additional environmental records were reviewed to supplement the standard environmental record sources discussed in Sections 7.1.1 and 7.1.2.

Reasonably ascertainable records for the Project may be reviewed for evidence of recognized environmental conditions and other environmental concerns such as underground storage tanks, significant hazardous materials use, the presence of septic systems, and/or the presence of wells.

BUILDING DEPARTMENT	
Name of Agency:	Los Angeles Building Department
Contact Name/Telephone:	213.473.3231
Review Method:	Review of online records.
Records Date Back To:	Early 1900s - 2016
Summary of Records Reviewed:	New buildings in 1946 and 1951. Renovations in 1963, 1973 and 2009.
Environmentally Significant Information:	None

FIRE DEPARTMENT	
Name of Agency:	Los Angeles Fire Department
Contact Name/Telephone:	213.978.3700
Review Method:	A written request for information has been submitted. A response is currently pending. A copy of the request is included in Appendix F.
Records Date Back To:	1920s - 2016
Summary of Records Reviewed	Pending response from agency
Environmentally Significant Information:	Pending response from agency

PLANNING/ZONING DEPARTMENT	
Name of Agency:	Los Angeles Planning Department
Contact Name/Telephone:	213.482.7077
Review Method:	Review of online records.
Records Date Back To:	Current
Current Zoning:	C1-1VL-O - Limited Commercial
Historical Zoning:	None available
Environmentally Significant Information:	None

8.0 ASTM E1527 NON-SCOPE CONSIDERATIONS

The items discussed in this section are outside the scope of ASTM E1527-13. These are included at the discretion of the user based upon the scope of work.

8.1 ASBESTOS

In accordance with the scope of work, EMG performed a screening to document the presence of known and/or suspect asbestos containing materials (ACM) at the Project. This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition or renovation purposes. All materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the "Green Book") are considered suspect.

Some non-friable building products, such as sheet vinyl floor tile, vinyl floor tile, floor tile mastic, asbestos-cement board, and roofing materials can still be manufactured with asbestos and installed in the United States. However, U.S. manufacturers have largely excluded asbestos fibers from their building products since 1981. In addition to a visual assessment, EMG reviewed provided documentation to determine if asbestos has been previously documented at the Project.

SUSPECT ASBESTOS CONTAINING MATERIALS		
MATERIAL	FRIABLE	CONDITION
Roofing materials	No	Good
Vinyl composition tile	No	Good
Mastic	No	Good
Stucco	No	Good
Wallboard/joint compound	No	Good
Textured ceiling material	Yes	Good

Based on the scope of work, sampling of suspect asbestos containing materials was not performed. Refer to Section 1.1 for further discussion.

8.2 RADON GAS

Radon originates from the natural (radioactive) breakdown of uranium in soil, rock and water and is the second leading cause of lung cancer in the United States. Radon can move up through the ground and into living spaces through cracks and other holes in the foundation. The USEPA has developed the EPA Map of Radon Zones to assist National, State, and local organizations in implementing radon-resistant building codes. This map assigns each county in the U.S. to one of three zones based on radon potential. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) as an action level at which additional action is recommended.

The USEPA Radon Zones are defined as:

- Zone 1 (Highest potential) - Average indoor radon screening level greater than 4 pCi/L
- Zone 2 (Moderate potential) - Average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 (Lowest potential) - Average indoor radon screening level less than 2 pCi/L.

For the purposes of this assessment, the radon zone and the use of the Project have been used to determine the level of risk associated with radon. However, the USEPA and the Surgeon General recommend testing all homes for radon, regardless of geographic location.

The property is located in USEPA Radon Zone 2.

Radon sampling was not performed based on the Scope of Work.

8.3 LEAD BASED PAINT

All paint applied prior to 1978 is considered suspect. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. This screening approach does not comply with Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing. This approach does not constitute a pre-occupancy survey or the basis of attainment of "Lead Free" certification.

Considering the date of construction, there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in generally good condition, with no chipping, peeling, or cracking paint observed. Based on the Scope of Work, no samples were collected. Refer to Section 1.1. for further discussion.

8.4 LEAD IN DRINKING WATER

Lead is commonly used in household plumbing materials and water service lines. Exposure to lead in drinking water above the USEPA action level can result in adverse health effects in children and adults. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Homes built before 1986 are more likely to have lead pipes, fixtures and solder. The most common problem is with brass or chrome-plated brass faucets and fixtures which can leach significant amounts of lead into the water. The USEPA action level for lead-in-drinking water is 15 parts per billion (ppb).

According to information from the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. No further action or investigation is recommended regarding lead in drinking water at the Project.

8.5 MOISTURE CONDITIONS

EMG performed a limited visual and olfactory assessment for evidence of moisture conditions in readily accessible interior areas of the Project. In addition, the Key Site Manager was interviewed regarding the presence of current and historical moisture conditions. This assessment was not designed to discover all areas which may be affected by moisture conditions. Rather, it is intended to provide an indication of significant moisture conditions observed during the site visit. Moisture conditions may be present in areas not observed, such as pipe chases, HVAC systems, and behind enclosed walls and ceilings. De minimis moisture conditions, such as small, isolated, water stains on ceiling tiles, and mildew at bathtubs and sinks are considered to be routine maintenance issues and are not addressed in this Report.

EMG did not observe visual or olfactory indications of significant moisture conditions in readily accessible interior areas of the Project. Furthermore, the Key Site Manager did not report any significant current or historical moisture conditions at the Project.

8.6 WETLANDS

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." A wetlands delineation is beyond the scope of this assessment. However, review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

WETLANDS REVIEW	
PROJECT	ADJACENT PROPERTIES
Review of the NWI data did not identify any wetlands.	Review of the NWI data did not identify any wetlands.

No wetlands were identified. No further action or investigation is recommended regarding wetlands.

8.7 FLOOD ZONE

FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.Flood hazard mapping is the basis for the National Flood Insurance Program (NFIP) and flood insurance requirements. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs) and risk assessments. FIRMs include statistical information such as data for river flow, storm tides, hydrologic/hydraulic analyses and rainfall and topographic surveys. Review of the FIRM indicated the following:

FLOOD ZONE MAP REVIEW	
MAP DATE	PROJECT FLOOD ZONE
September 26, 2008	The entire Project is located in Zone X (unshaded), minimal risk areas outside the one percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.

The flood zone designation is provided for informational purposes only. A determination of the need for flood insurance is beyond the scope of this assessment.

9.0 LIMITATIONS, KEY TERMS, AND REFERENCES

9.1 LIMITATIONS

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Project. The report is limited in budget and scope. The nature of subsurface soil and ground water at the Project cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the Project. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

9.2 REFERENCES

References are listed below. Additional references may be present within the applicable report sections.

Physical Setting

7 1/2 minute USGS Topographic Quadrangle (included in Appendix C)

1:2,500,000 scale Geology of the Conterminous United States map published by the USGS and dated 1974

Natural Resources Conservation Service (NRCS) Web Soil Survey

Regulatory Records

Database Report, Ecolog ERIS Ltd. (included in Appendix H)

Key Site Manager Interview

Key Site Manager Questionnaire, (included in Appendix D)

Historical References

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
Aerial Photographs:	ERIS	1928, 1938, 1948, 1952, 1964, 1972, 1980, 1985, 1989, 1994, 2005, 2006, 2009, 2010, 2012, 2014
Fire Insurance (Sanborn) Maps:	ERIS	1926, 1950, 1969

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
USGS Topographic Maps:	USGS	1894, 1896, 1898, 1900, 1902, 1921, 1924, 1926, 1953, 1966, 1972, 1981, 1991
Local Street Directories:	Los Angeles Library, Robertson Branch	None available
Building Department Records:	Los Angeles Building Department	Early 1900s - 2016
Fire Department Records:	Los Angeles Fire Department	1920s - 2016
Zoning/Land Use Records:	Los Angeles Planning Department	Current
Property Tax Files and Land Title Records:	Los Angeles County Assessor	Back to 2006
Key Site Manager Interview:	Pre-Survey Questionnaire	
Oil and Gas Well Maps:	California Division of Oil, Gas and Geothermal Resources	Early 1900s - 2016
Other Historical Sources:	Not applicable	

9.3 KEY TERMS

Business environmental risk - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. For the purposes of this assessment, a significant business environmental risk is both included in the agreed upon scope of work and requires further action at this time.

Controlled recognized environmental condition - A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Data gap - The lack of or inability to obtain information required by ASTM E 1527-13 despite good faith efforts is considered a data gap. A data gap is considered significant if it affects the ability of the environmental professional to identify recognized environmental conditions.

De minimis condition - A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Environmental Professional - A person meeting the education, training, and experience requirements set forth in 40 CFR 312.10(b).

Historical recognized environmental condition - A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.

Material threat - A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

Practically reviewable - Information that is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Release - Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), with certain exclusions as defined in 42 U.S.C. 9601 (22).

Reasonably ascertainable - Information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

Recognized environmental condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Standard environmental record sources - Environmental records contained in various regulatory databases, with search distances defined by ASTM E1527-13, unless otherwise specified by client in the scope of work.

Standard historical sources - Reasonably ascertainable records, including aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records.

APPENDIX A:
PHOTOGRAPHS



PHOTO #1	WEST SIDE OF THE BUILDING

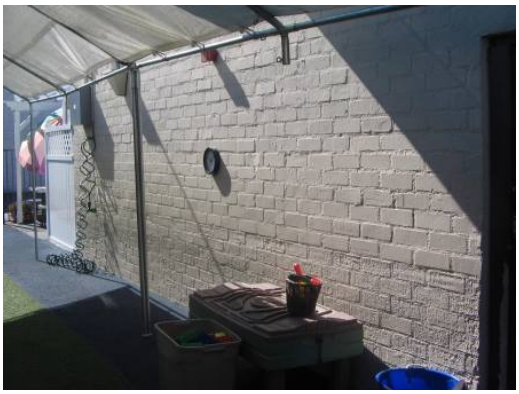


PHOTO #2	EAST SIDE OF THE BUILDING



PHOTO #3	NORTH SIDE OF THE BUILDING



PHOTO #4	SOUTH SIDE OF THE BUILDING



PHOTO #5	LOBBY



PHOTO #6	INTERIOR



PHOTO #7	INTERIOR



PHOTO #8	INTERIOR



PHOTO #9	DUMPSTER



PHOTO #10	ROOFTOP UNIT

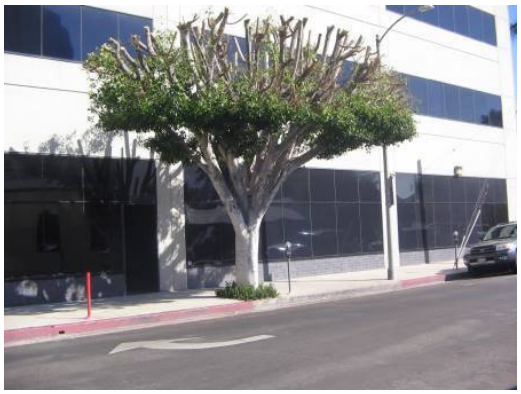


PHOTO #11	ADJACENT PROPERTY TO THE NORTH - OFFICE BUILDING



PHOTO #12	ADJACENT PROPERTY TO THE EAST - RESIDENTIAL



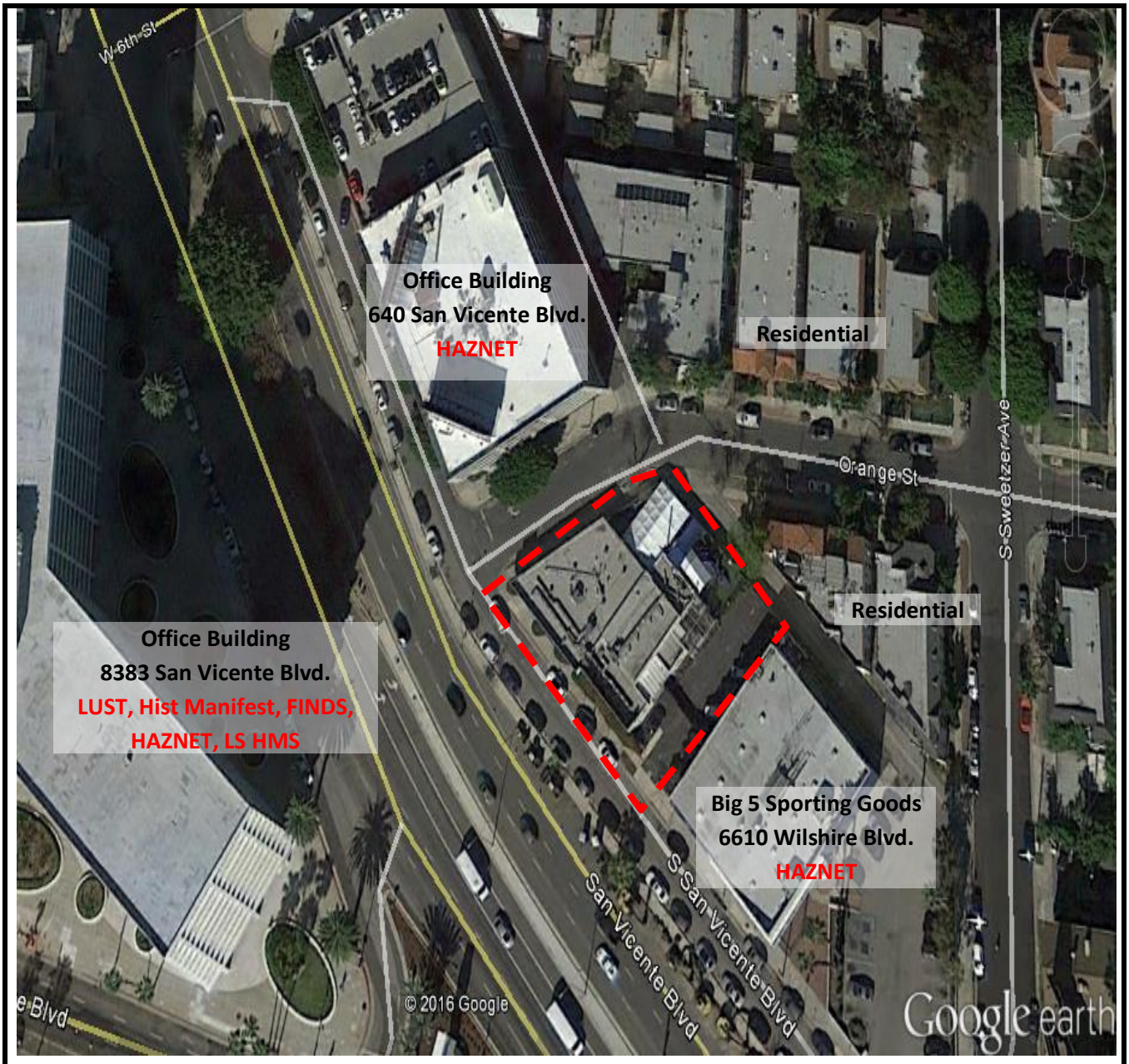
PHOTO #13	*ADJACENT PROPERTY TO THE SOUTH - SPORTING GOODS STORE*



PHOTO #14	*ADJACENT PROPERTY TO THE WEST - OFFICE BUILDING*

APPENDIX B:
FIELD SKETCH

Field Sketch



emg	**Key:** – – **Project Boundary**	**Project Number:** 122265.16R000-001.135
N		**Project Name:** 650 South San Vicente Boulevard
	Not drawn to scale. The north arrow indicator is an approximation of 0° North.	**On-Site Date:** September 15, 2016

APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS

Topographic Map



	Source: **USGS Topographic Quadrangle: Hollywood, California** **Date: 2015**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
		On-Site Date: **September 15, 2016**
	The north arrow indicator is an approximation of 0° North.	

Tax Map



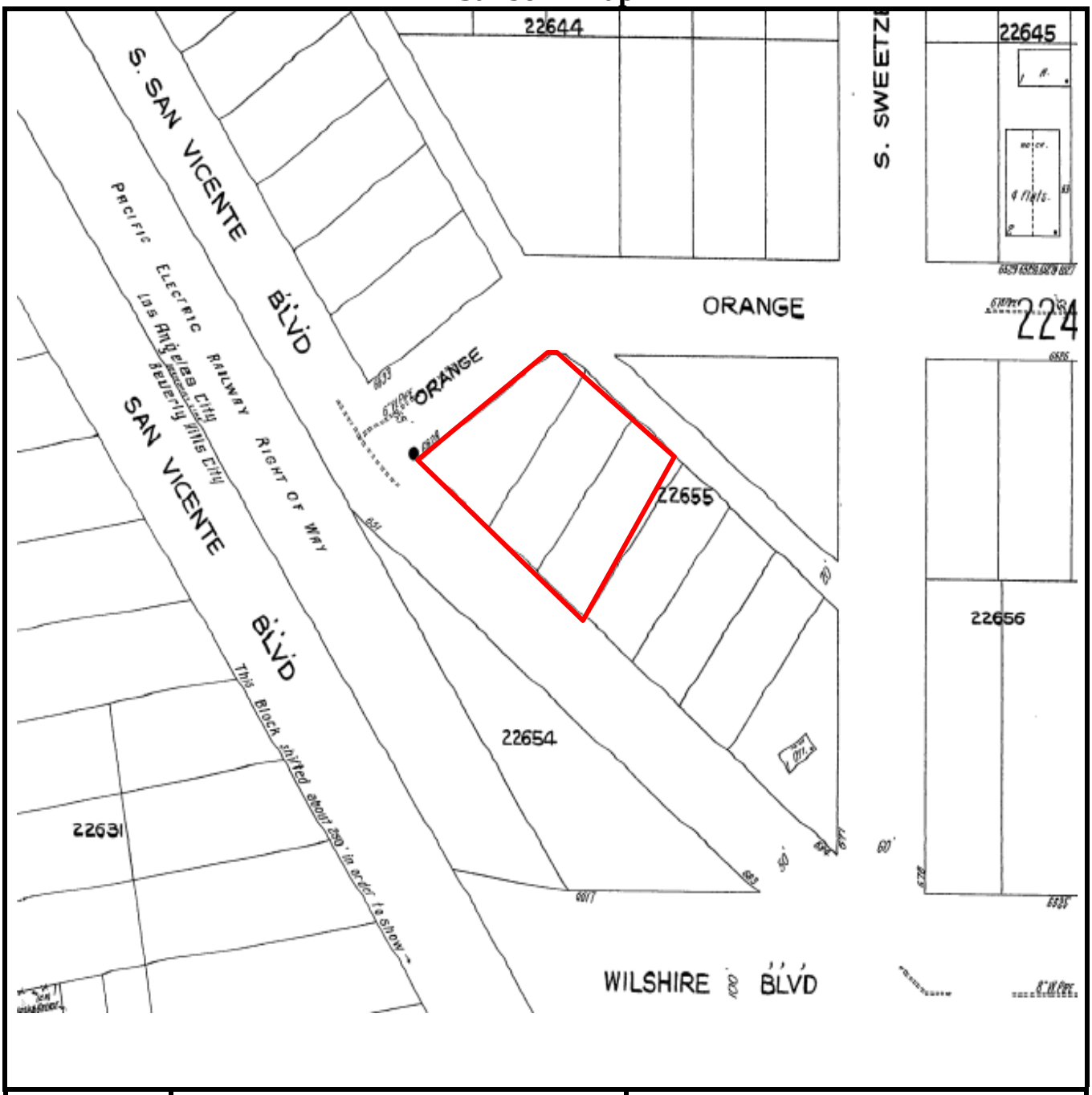
emg	**Source:** **Los Angeles County Assessor**	**Project Number:** **122265.16R000-001.135**
N	**The north arrow indicator is an approximation of 0° North.**	**Project Name:** **650 South San Vicente Boulevard**
		On-Site Date: **September 15, 2016**

Wetlands Map



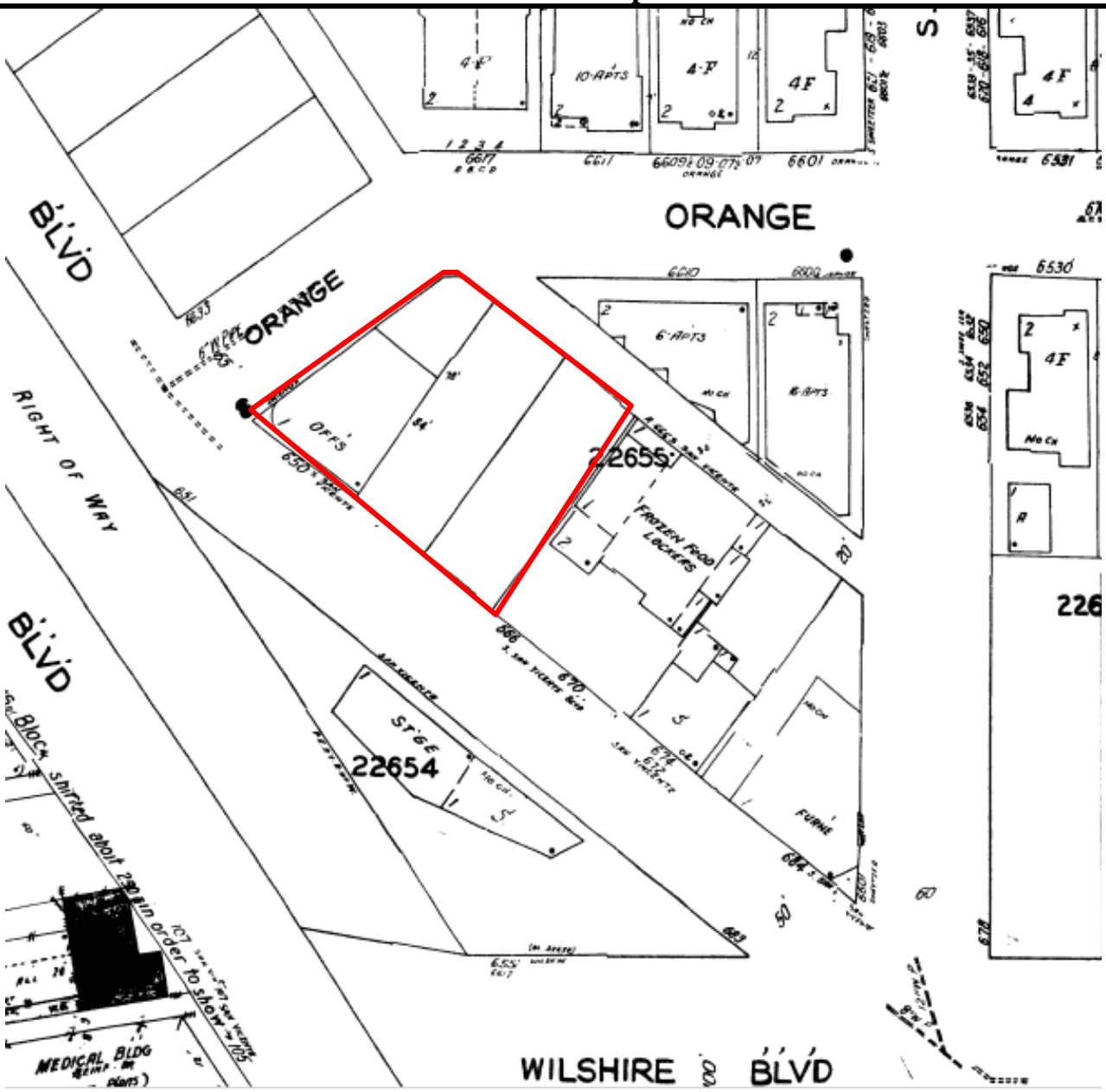
emg	**Source:** **United States Fish and Wildlife Service National Wetlands Inventory**	**Project Number:** **122265.16R000-001.135**
N	**The north arrow indicator is an approximation of 0° North.**	**Project Name:** **650 South San Vicente Boulevard**
		On-Site Date: **September 15, 2016**

Sanborn Map



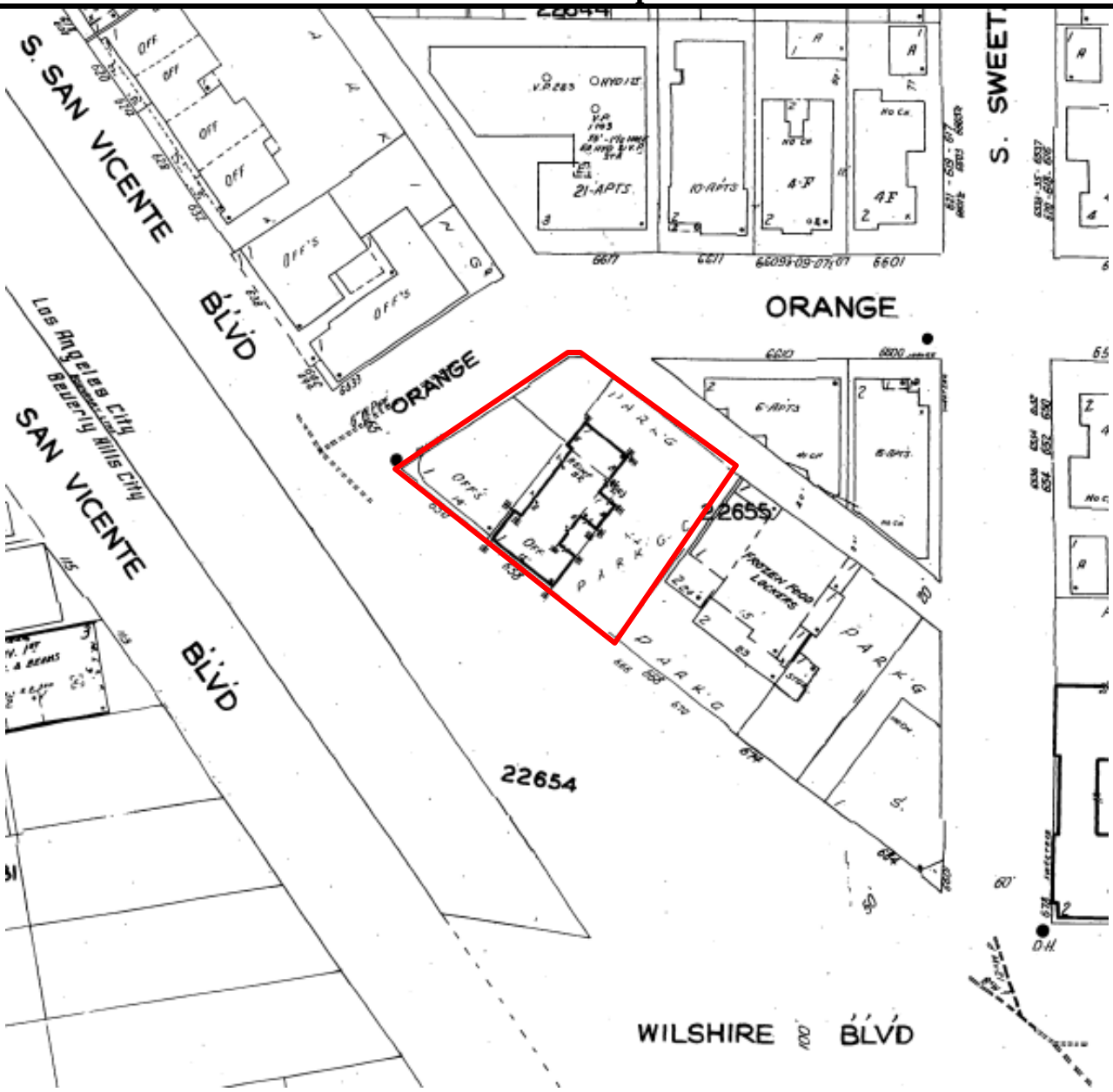
emg	**Source:** **ERIS** **Date: 1926**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
N	**The north arrow indicator is an approximation of 0° North.**	**On-Site Date:** **September 15, 2016**

Sanborn Map



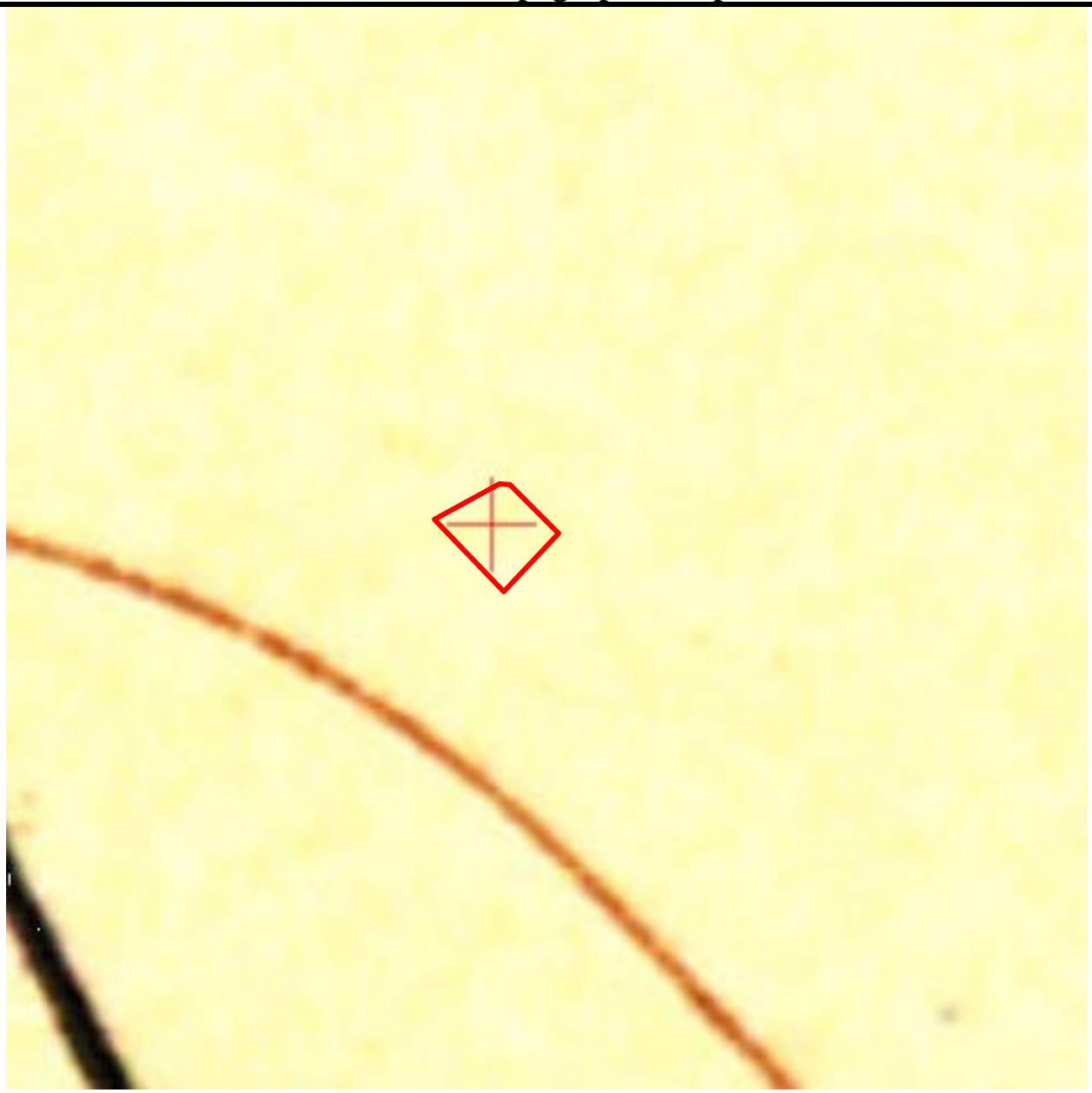
emg	**Source:** **ERIS** **Date: 195O**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
N	**The north arrow indicator is an approximation of 0° North.**	**On-Site Date:** **September 15, 2016**

Sanborn Map



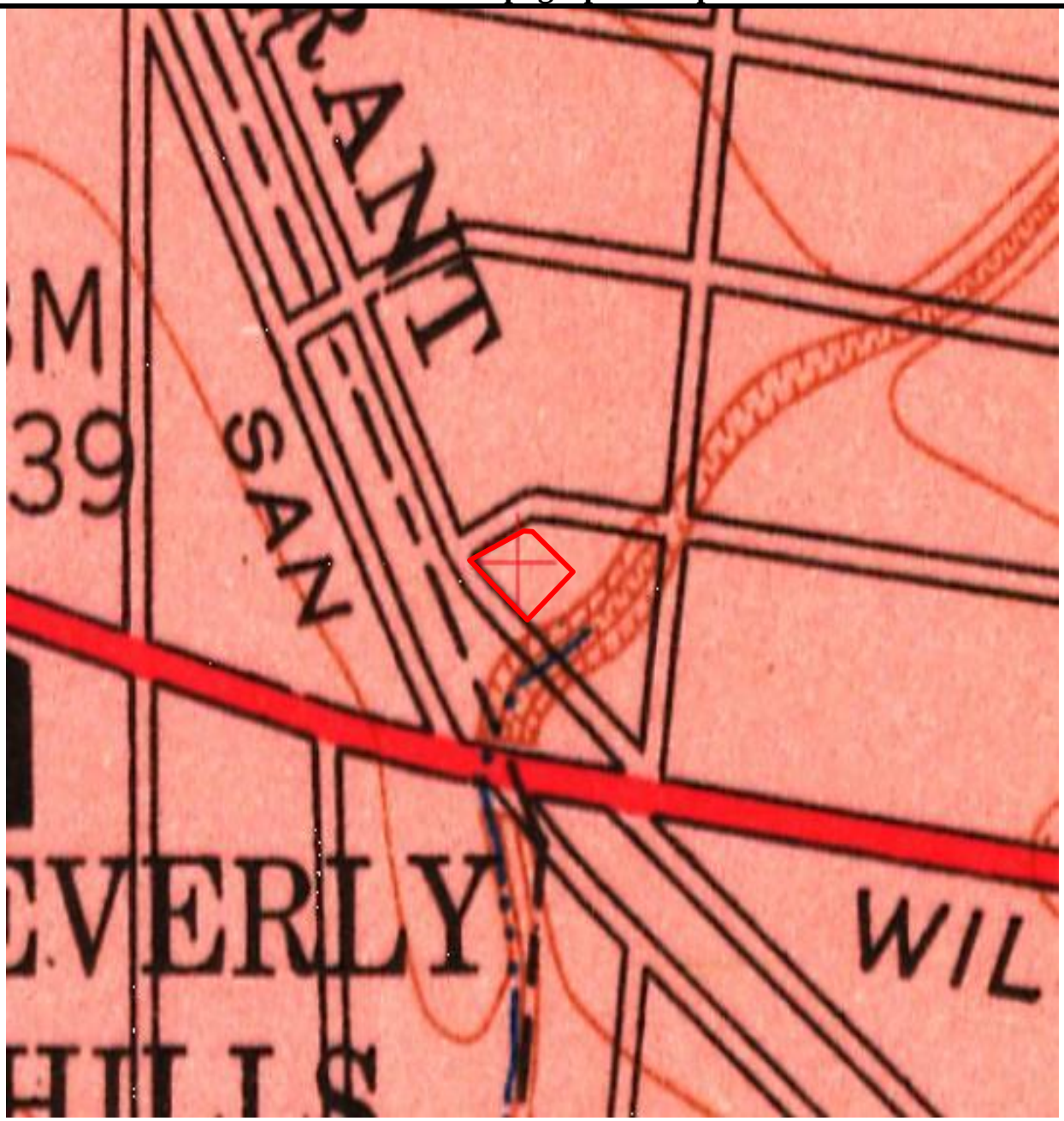
emg	**Source:** **ERIS** **Date: 1969**	**Project Number:** **122265.16R000-001.135**
N		**Project Name:** **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Historic Topographic Map



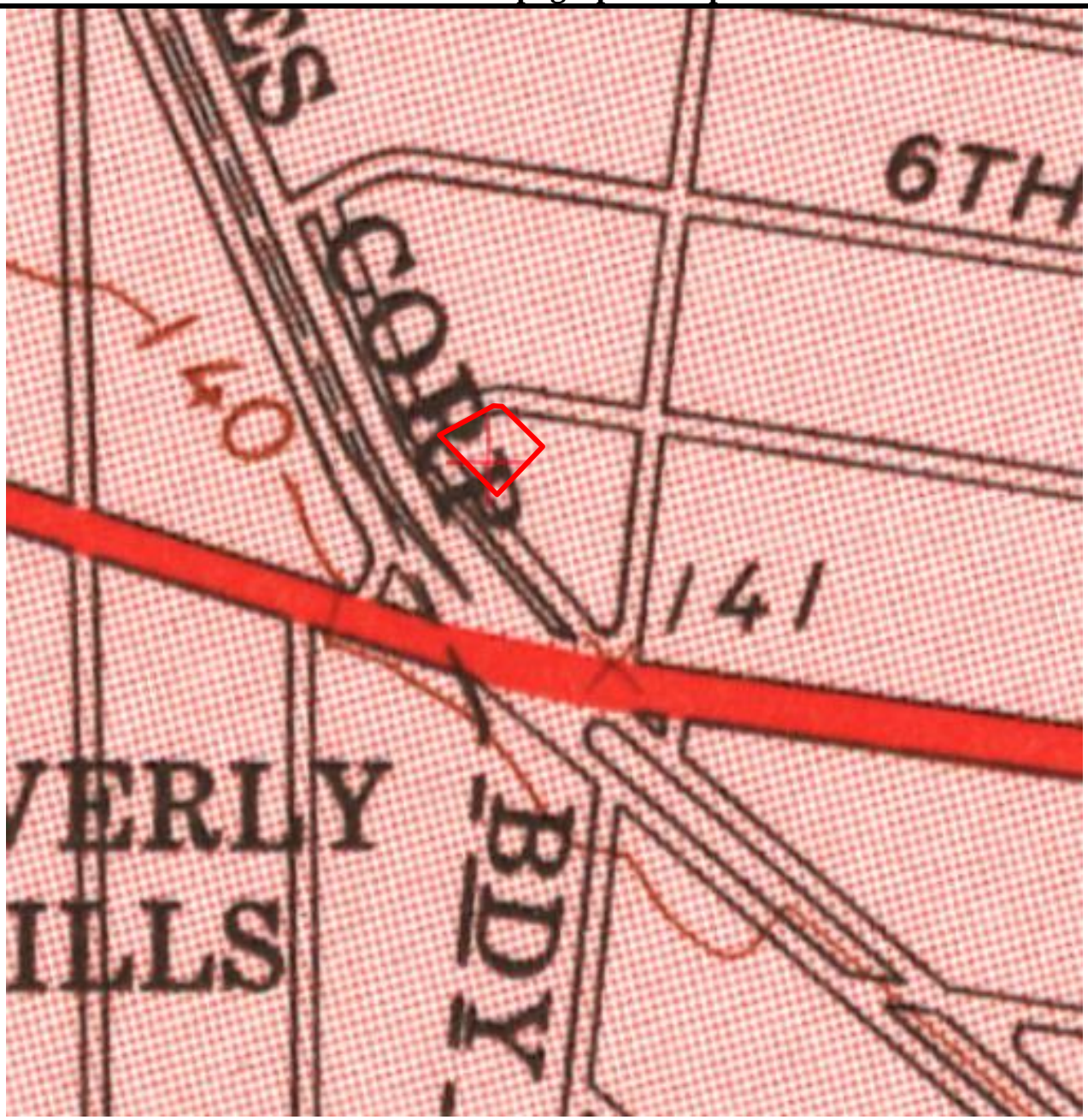
	Source: **USGS** **Date: 1894**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Historic Topographic Map



emg	**Source:** **USGS** **Date: 1953**	**Project Number:** **122265.16R000-001.135**
N	**The north arrow indicator is an approximation of 0° North.**	**Project Name:** **650 South San Vicente Boulevard**
		On-Site Date: **September 15, 2016**

Historic Topographic Map



	Source: **USGS** **Date: 1991**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Aerial Photograph



	Source: **ERIS** **Date: 1928**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Aerial Photograph



	Source: **ERIS** **Date: 1948**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Aerial Photograph



	Source: **ERIS** **Date: 1952**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

Aerial Photograph



	Source: **ERIS** **Date: 2014**	**Project Number:** **122265.16R000-001.135**
		Project Name: **650 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0° North.	**On-Site Date:** **September 15, 2016**

APPENDIX D:
QUESTIONNAIRES

engineering | environmental | capital planning | project management

KEY SITE MANAGER QUESTIONNAIRE

Name of person completing questionnaire:	**Celeste Valenzuela**
Association with property:	**Director**
Length of association with property:	**6 years**
Date:	**9/15/2016**
Phone Number:	**323.677.2670**
Property Name:	**650 South San Vicente Boulevard**
EMG Project Number:	**122265.16R000-001.135**

-

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.
Note: *U/NR* indicates *"Unknown"* or *"No Response"*.

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the Project used for an industrial use□		X		
1B.	Are any adjoining properties used for an industrial use□		X		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past□		X		
2B.	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past□		X		
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility□		X		
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility□		X		
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility□		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility□		X		
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project□		X		
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project□		X		
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project□		X		
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project□		X		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project□		X		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project□		X		
8A.	Has fill dirt been brought onto the Project which originated from a contaminated site□		X		
8B.	Has fill dirt been brought onto the Project which is of an unknown origin□		X		
9A.	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal□		X		
9B.	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal□		X		
10A.	Is there currently, any stained soil on the Project□		X		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project□		X		
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project□		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?		X		
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		X		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		X		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				N/A
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?		X		
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		X		
16B.	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		X		
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property□		X		
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products□		X		
17.	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project□		X		
18.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system□		X		
19.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system□		X		
20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project□		X		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs□		X		
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project□			X	
23.	Has there ever been any asbestos-containing materials testing conducted on the Project□			X	
24.	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project□		X		
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project□			X	
26.	Has there ever been lead-based paint testing conducted on the Project□			X	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project□		X		
28.	Has the water at the Project ever been tested for lead□			X	
29.	Has Radon testing ever been conducted at the Project□			X	
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of□		X		

QUESTION		RESPONSE			COMMENTS
		Y	N	U/NR	
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)□		X		
32.	Do you know or suspect that suspect fungal growth was or is present in the building(s) or HVAC system□ - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.		X		
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to suspect fungal growth or suspect fungal growth producing problems□		X		
34.	Is there a suspect fungal growth Operations and Maintenance (O&M) program in place at the Project□		X		
35.	Is the HVAC system inspected at least annually□	X			
36.	Have identified HVAC problems been corrected in a timely manner□	X			
37.	Is there now, or has there ever been evidence of suspect fungal growth or mildew present at the building(s)□ If so, when□		X		
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources□ If so, when□	X			Minor roof leaks
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or suspect fungal growth testing conducted in the building(s)□		X		
Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)					

Name (please print)**:** **Date** (MM/DD/YYYY)**:**

Signature:

APPENDIX E:
LABORATORY ANALYTICAL RESULTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX F:
SUPPORTING DOCUMENTATION

LOS ANGELES FIRE DEPARTMENT
UNDERGROUND TANKS REQUEST FOR FIRE PREVENTION RECORDS
ADDRESS: 200 NORTH MAIN ST., 17TH FLR. RM. 1700

NEW OFFICE# - 213-978-3700 NEW EMAIL lafd.usttestnotify@lacity.org

PLEASE GIVE US 7 TO 10 BUSINESS DAYS TO HONOR YOUR REQUEST.

ONE ADDRESS ONLY - PER SHEET

↓ COMPLETE THIS BOX. ONE FOR EACH PROPERTY CONCERNED ↓

PHONE NO: (800) 733-0660 X6735 EMAIL: KBELKA@ENGCORP.COM

NAME OF REQUESTER (PLEASE PRINT): Kim Belka

REPRESENTING (COMPANY NAME): ENG

SIGNATURE: Kim Belka DATE: 9, 15, 16

DRIVER LIC NO: A6228213 EXP: 1/6/26

ADDRESS FOR WHICH RECORDS ARE REQUESTED: 650-658 S. San Vicente Blvd.

REASON FOR REQUEST: Phase 1

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APPENDIX G:

PREVIOUS ENVIRONMENTAL ASSESSMENTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX H:
REGULATORY DATABASE REPORT

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*650 South San Vicente Boulevard* *650 South San Vicente Boulevard* *Los Angeles CA 90048*
Project No:	*122265.16R-001.135*
Report Type:	*Database Report*
Order No:	*20160906095*
Requested by:	*EMG, Inc*
Date Completed:	*September 7, 2016*

Environmental Risk Information Services
A division of Glacier Media Inc.
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www.erisinfo.com

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Executive Summary

Property Information:

Project Property:		*650 South San Vicente Boulevard* *650 South San Vicente Boulevard Los Angeles CA 90048*
Project No:		*122265.16R-001.135*
Coordinates:		
	Latitude:	*34.065031*
	Longitude:	*-118.372138*
	UTM Northing:	*3,770,215.87*
	UTM Easting:	*373,378.16*
	UTM Zone:	*UTM Zone 11S*
Elevation:		*142 FT*

Order Information:

Order No:	*20160906095*
Date Requested:	*September 6, 2016*
Requested by:	*EMG, Inc*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials*
Fire Insurance Maps	*US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	.125	0	0	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	2	4	-	-	6
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	.125	0	0	-	-	-	0
ERNS 1987 TO 1989	Y	.125	0	0	-	-	-	0
ERNS	Y	.125	0	0	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	5	5
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	2	0	5	-	7

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DLST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.25	0	0	0	-	-	0
HHSS	Y	.25	0	0	1	-	-	1
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	1	-	1
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
ALAMEDA LOP	Y	.5	0	0	0	0	-	0
ALAMEDA UST	Y	.25	0	0	0	-	-	0
AMADOR CUPA	Y	.25	0	0	0	-	-	0
BUTTE CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS LF	Y	.5	0	0	0	0	-	0
CALAVERAS LUST	Y	.5	0	0	0	0	-	0
COLUSA CUPA	Y	.25	0	0	0	-	-	0
CONTRACO CUPA	Y	.25	0	0	0	-	-	0
DELNORTE CUPA	Y	.25	0	0	0	-	-	0
ELDORADO CUPA	Y	.25	0	0	0	-	-	0
FRESNO CUPA	Y	.25	0	0	0	-	-	0
HUMBOLDT CUPA	Y	.25	0	0	0	-	-	0
IMPERIAL CUPA	Y	.25	0	0	0	-	-	0
INYO CUPA	Y	.25	0	0	0	-	-	0
KERN CUPA	Y	.25	0	0	0	-	-	0
KERN UST	Y	.25	0	0	0	-	-	0
KINGS CUPA	Y	.25	0	0	0	-	-	0
LAKE CUPA	Y	.25	0	0	0	-	-	0
ELSEGUNDO UST	Y	.25	0	0	0	-	-	0
TORRANCE UST	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	5	4	-	-	9
LA LONGB UST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LA SWF	Y	.5	0	0	0	0	-	0
MADERA CUPA	Y	.25	0	0	0	-	-	0
MARIN CUPA	Y	.25	0	0	0	-	-	0
MERCED CUPA	Y	.25	0	0	0	-	-	0
MONO CUPA	Y	.25	0	0	0	-	-	0
MONTEREY CUPA	Y	.25	0	0	0	-	-	0
NAPA UST	Y	.25	0	0	0	-	-	0
NEVADA CUPA	Y	.25	0	0	0	-	-	0
ORANGE AST	Y	.25	0	0	0	-	-	0
ORANGE UST	Y	.25	0	0	0	-	-	0
PLACER CUPA	Y	.25	0	0	0	-	-	0
RIVERSIDE LOP	Y	.5	0	0	0	0	-	0
RIVERSIDE UST	Y	.25	0	0	0	-	-	0
SACRAMENTO HAZ	Y	.5	0	0	0	0	-	0
SACRAMENTO TOX	Y	.5	0	0	0	0	-	0
SANBERN CUPA	Y	.25	0	0	0	-	-	0
SANDIEGO HAZ	Y	.25	0	0	0	-	-	0
SANDIEGO SAM	Y	.5	0	0	0	0	-	0
SANDIEGO SWF	Y	.5	0	0	0	0	-	0
SANFRAN AST	Y	.25	0	0	0	-	-	0
SANFRAN CUPA	Y	.25	0	0	0	-	-	0
SANFRAN LOP	Y	.5	0	0	0	0	-	0
SANFRAN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN AST	Y	.25	0	0	0	-	-	0
SANJOAQUIN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN HW	Y	.5	0	0	0	0	-	0
SANMATEO CUPA	Y	.25	0	0	0	-	-	0
SANMATEO LOP	Y	.5	0	0	0	0	-	0
SANTACLARA CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA LO	Y	.5	0	0	0	0	-	0
SANTACRUZ CUPA	Y	.25	0	0	0	-	-	0
SANLUISOB CUPA	Y	.25	0	0	0	-	-	0
SHASTA CUPA	Y	.25	0	0	0	-	-	0
SOLANO CUPA	Y	.25	0	0	0	-	-	0
SOLANO LOP	Y	.5	0	0	0	0	-	0
SOLANO UST	Y	.25	0	0	0	-	-	0
SONOMA CUPA	Y	.25	0	0	0	-	-	0
SONOMA LOP	Y	.5	0	0	0	0	-	0
SONOMA PETAL	Y	.25	0	0	0	-	-	0
SUTTER CUPA	Y	.25	0	0	0	-	-	0
TUOLUMNE CUPA	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VENTURA CUPA	Y	.25	0	0	0	-	-	0
OXNARD CUPA	Y	.25	0	0	0	-	-	0
VENTURA INUST	Y	.25	0	0	0	-	-	0
VENTURA HLUFT	Y	.5	0	0	0	0	-	0
YOLO UST	Y	.25	0	0	0	-	-	0
YUBA CUPA	Y	.25	0	0	0	-	-	0
BKRSFIELD CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA GIL	Y	.25	0	0	0	-	-	0
ALPINE CUPA	Y	.25	0	0	0	-	-	0
GLENN CUPA	Y	.25	0	0	0	-	-	0
LASSEN CUPA	Y	.25	0	0	0	-	-	0
MARIPOSA CUPA	Y	.25	0	0	0	-	-	0
MENDOCINO CUPA	Y	.25	0	0	0	-	-	0
PLUMAS CUPA	Y	.25	0	0	0	-	-	0
SISKIYOU CUPA	Y	.25	0	0	0	-	-	0
STANISLAUS CUPA	Y	.25	0	0	0	-	-	0
TEHAMA CUPA	Y	.25	0	0	0	-	-	0
TRINITY CUPA	Y	.25	0	0	0	-	-	0
TULARE CUPA	Y	.25	0	0	0	-	-	0
SANTA MONICA UST	Y	.25	0	0	0	-	-	0
HWFS	Y	.25	0	0	0	-	-	0
ASTS	Y	.25	0	0	0	-	-	0
HWMS	Y	.25	0	0	0	-	-	0
SANTA MONICA CUPA	Y	.25	0	0	0	-	-	0
BURBANK CUPA	Y	.25	0	0	0	-	-	0
SAN LEANDRO CUPA	Y	.25	0	0	0	-	-	0
SANTA BARB SMU	Y	.5	0	0	0	0	-	0
NAPA LOP	Y	.5	0	0	0	0	-	0
BERKELEY CUPA	Y	.25	0	0	0	-	-	0
SAN JOSE HM	Y	.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	.125	0	10	-	-	-	10
TRIS	Y	.125	0	0	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	.125	0	0	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FTTS ADMIN	Y	.125	0	0	-	-	-	0
FTTS INSP	Y	.125	0	0	-	-	-	0
PRP	Y	.125	0	0	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	.125	0	0	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	.125	0	0	-	-	-	0
HIST MLTS	Y	.125	0	0	-	-	-	0
MINES	Y	.25	0	0	1	-	-	1
State								
INSP COMP ENF	Y	1	0	0	0	0	0	0
CDL	Y	.125	0	0	-	-	-	0
SCH	Y	1	0	0	0	0	1	1
CHMIRS	Y	.125	0	0	-	-	-	0
SWAT	Y	.5	0	0	0	0	-	0
HAZNET	Y	.125	1	50	-	-	-	51
SWRCB SWF	Y	.5	0	0	0	0	-	0
DTSC HWF	Y	.5	0	0	0	0	-	0
HIST MANIFEST	Y	.125	0	7	-	-	-	7
HIST CHMIRS	Y	.125	0	1	-	-	-	1
CDO/CAO	Y	.5	0	0	0	0	-	0
DRYCLEANERS	Y	.25	0	2	0	-	-	2
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
LA SML	Y	.5	0	0	0	1	-	1
RIVERSIDE HZH	Y	.125	0	0	-	-	-	0
RIVERSIDE HWG	Y	.125	0	0	-	-	-	0
SANJOAQUIN HM	Y	.125	0	0	-	-	-	0
VENTURA HAZR	Y	.5	0	0	0	0	-	0
HW INACTIVE	Y	.5	0	0	0	0	-	0
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
	Total:		*1*	*79*	*10*	*7*	*6*	*103*

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	HAZNET	KARL STORZ ENDOSCOPY AMERICA	650 S SAN VICENTE BLVD LOS ANGELES CA 900484620	-	0.00 / 0.00	-1	34

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	HAZNET	KUBLICKI PADEUSZ	6617 ORANGE ST LOS ANGELES CA 90048	NE	0.01 / 30.29	0	35
3	HAZNET	LEXICON SCHOOL OF LANGUAGES	640 SOUTH SAN VICENTE BLVD LOS ANGELES CA 900480000	NW	0.03 / 178.22	-1	36
4	FINDS/FRS	AT&T MOBILITY-WILSHIRE SAN VICENTE	8300 WILSHIRE BLVD ATT-M BEVERLY HILLS CA 90211	SW	0.05 / 263.10	-2	37
4	HIST MANIFEST		8300 WILSHIRE BLVD BEVERLY HILLS CA 914230000	SW	0.05 / 263.10	-2	37
4	LA HMS		8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	SW	0.05 / 263.10	-2	38
4	HAZNET	1X MANDARIN WILSHIRE	8300 WILSHIRE BLVD BEVERLY HILLS CA 914230000	SW	0.05 / 263.10	-2	39
5	HAZNET	ADVANCE FINANCIAL GROUP INC	8200 WILSHIRE BLVD 4TH FL BEVERLY HILLS CA 902112328	SSW	0.05 / 263.74	-2	39
6	HIST CHMIRS	SHELL OIL CO	SAN VICENTE BL X WILSHIRE BL LOS ANGELES CA	SSE	0.06 / 298.84	0	40
7	DRYCLEANERS	BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	-2	40
7	DRYCLEANERS	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	SW	0.05 / 288.22	-2	40
7	FINDS/FRS	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	-2	41

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
7	HAZNET	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	SW	0.05 / 288.22	-2	41
7	HAZNET	BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	-2	42
7	HAZNET	JESSE SARSHAR	8306 WILSHIRE BLVD #2008 BEVERLY HILLS CA 90210	SW	0.05 / 288.22	-2	43
7	RCRA SQG	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	-2	44
8	HAZNET	MARY LEOPOLD	6618 W 6TH ST # 6616 LOS ANGELES CA 900484606	N	0.06 / 315.43	1	45
9	HAZNET	THOMAS DANIELS	6636 W 6TH ST LOS ANGELES CA 900484606	N	0.06 / 338.41	0	46
9	HAZNET	THOMAS DANIELS	6636 W 6TH ST LOS ANGELES CA 900484606	N	0.06 / 338.41	0	46
10	HAZNET	MICHAELA CHARLOFF ULLMAN	6611 W 6TH ST LOS ANGELES CA 900484605	NNE	0.06 / 338.23	2	46
11	HAZNET	TOM GREEN	6641 W 6TH ST LOS ANGELES CA 900484605	NNW	0.07 / 387.93	0	47
12	LA HMS		8326 WILSHIRE BLVD BEVERLY HILLS CA 90232	WSW	0.07 / 359.94	-2	47
13	LUST	WILSHIRE SAN VICENTE PLAZA	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.07 / 353.61	-2	48
			Global ID / Status: T0603704392 / Completed - Case Closed				
14	FINDS/FRS	BIG FIVE SPORTING GOODS	6601 W WILSHIRE BLVD UN 11 LOS ANGELES CA 90048	SE	0.09 / 460.11	-1	49
15	FINDS/FRS	8383 WILSHIRE	8383 WILSHIRE BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	49

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
15	FINDS/FRS	WILSHIRE-SAN VICENTE PLAZA	8383 WILSHIRE BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	50
15	HIST MANIFEST		8383 WILSHIRE BEVERLY HILLS CA 902112410	WSW	0.09 / 457.72	-3	50
15	HIST MANIFEST		8383 WILSHIRE BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	51
15	HIST MANIFEST		8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	52
15	HIST MANIFEST		8383 WILSHIRE BLVD. STE 210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	52
15	LA HMS		8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412	WSW	0.09 / 457.72	-3	53
15	HAZNET	1X SHAPELL INDUSTRIES	8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	53
15	HAZNET	DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD. SUITE 340 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	54
15	HAZNET	DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD STE 1000 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	54
15	HAZNET	WILSHIRE SAN VICENTE CO	8383 WILSHIRE BEVERLY HILLS CA 902112410	WSW	0.09 / 457.72	-3	55
15	HAZNET	1X J M B PROPERTIES COMPANIES	8383 WILSHIRE BLVD. STE 210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	55
15	HAZNET	ARDEN REALTY INC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	56

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
15	HAZNET	DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	-3	57
15	HAZNET	GREENSPOT DROPOFF	8383 WILSHIRE BLVD STE 337 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	57
15	HAZNET	ARDEN REALTY LP	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	58
15	HAZNET	COROTHY MERLE GOULDEN & GOULDEN INTERVIVOS TRUST	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	58
15	HAZNET	WILSHIRE SAN VICENTE COMPANY	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	59
15	HAZNET	KONE ELEVATOR	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	59
15	HAZNET	DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD STE 340 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	60
15	HAZNET	1X WILSHIRE-SAN VICENTE CO	8383 WILSHIRE BLVD #210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	61
15	HAZNET	DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	-3	61
15	HAZNET	MAXIMILIAN WEINSTEIN DDS	8383 WILSHIRE BLVD #358 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	62
15	HAZNET	EQUITY OFFICE PROPERTIES INC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	65
15	HAZNET	ARDEN REALTY LIMITED PARTNERSHIP	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	66

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
15	HAZNET	DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD # 255 BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	-3	66
15	HAZNET	GREENSPOT DROPOFF	8383 WILSHIRE BLVD STE 337 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	-3	67
15	HAZNET	8383 WILSHIRE	8383 WILSHIRE BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	-3	68
16	FINDS/FRS	PROPOSED COMMERCIAL BUILDING PROJECT	119-123 SAN VICENTE BEVERLY HILLS CA 90048	NW	0.10 / 506.35	-1	69
17	HAZNET	DOUGLAS EMMETT LLC	8382 WILSHIRE BLVD STE 101 BEVERLY HILLS CA 902112307	WSW	0.09 / 496.84	-3	70
18	HAZNET	1X JEWISH FEDERATION COUNCIL	6506 WILSHIRE BLVD LOS ANGELES CA 900360000	SE	0.11 / 561.56	0	72
19	HAZNET	JEWISH FEDERATION COUNCIL	6505 WILSHIRE LOS ANGELES CA 900360000	SE	0.11 / 556.42	0	72
19	HAZNET	JEWISH FEDERATION COUNCIL	6505 WILSHIRE LOS ANGELES CA 900360000	SE	0.11 / 556.42	0	73
20	LA HMS		8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	WSW	0.10 / 545.81	-4	74
21	LUST	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	SE	0.11 / 582.81	0	74
			Global ID / Status: T10000000685 / Completed - Case Closed				
22	LA HMS		121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303	NW	0.11 / 590.07	-1	75
22	HAZNET	MIKE AHMAR	121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303	NW	0.11 / 590.07	-1	75

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
23	FINDS/FRS	OFFICE BUILDING	6500 WILSHIRE BLVD LOS ANGELES CA 90048	SE	0.11 / 603.89	0	76
23	FINDS/FRS	6500 WILSHIRE	6500 WILSHIRE LOS ANGELES CA 90048	SE	0.11 / 603.89	0	76
23	FINDS/FRS	PPF OFF 6500 WILSHIRE LP	6500 W WILSHIRE BLVD SU 125 LOS ANGELES CA 90048	SE	0.11 / 603.89	0	77
23	HIST MANIFEST		6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	78
23	HIST MANIFEST		6500 WILSHIRE BLVD 10TH FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	79
23	HAZNET	PRENTIS PROPERTIES	6500 WILSHIRE BLVD. LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	81
23	HAZNET	THOMPSON RECRUITMENT	6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	82
23	HAZNET	OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	84
23	HAZNET	DARCY MASIUS BENTON BOWLES INC	6500 WILSHIRE BLVD 10TH FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	85
23	HAZNET	THE NEW YORK TIMES - LOS ANGELES BUREAU	6500 WILSHIRE BLVD STE 1820 LOS ANGELES CA 900480000	SE	0.11 / 603.89	0	87
23	RCRA SQG	OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048	SE	0.11 / 603.89	0	87
24	HAZNET	REHABILITATION CENTRE OF BEVERLY HILLS	580 S SAN VICENTE BLVD LOS ANGELES CA 900480000	NNW	0.12 / 616.10	0	89

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
25	FINDS/FRS	US RENAL CARE BEVERLY HILLS DIALYSIS	8420 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.12 / 635.29	-4	90
25	HAZNET	UNIVERSITY OF CALIFORNIA LOS ANGELES	8420 WILSHIRE BLVD BEVERLY HILLS CA 902110000	W	0.12 / 635.29	-4	90
25	HAZNET	US RENAL CARE BEVERLY HILLS DIALYSIS	8420 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.12 / 635.29	-4	91
25	HAZNET	INNOVATIVE DIALYSIS SYSTEMS	8420 WILSHIRE BLVD BEVERLY HILLS CA 902113201	W	0.12 / 635.29	-4	91
25	HAZNET	1X CITY NATIONAL BANK	8420 WILSHIRE BOULEVARD BEVERLY HILLS CA 902110000	W	0.12 / 635.29	-4	92
26	HAZNET	ELI SAADAT	6607 LINDENHURST AVE LOS ANGELES CA 90048	NNE	0.12 / 648.03	3	92
27	HAZNET	DAVID SEDGHI	6500 W 6TH ST LOS ANGELES CA 90048	ENE	0.12 / 649.66	4	93
28	LA HMS		8423 WILSHIRE BLVD BEVERLY HILLS CA 902113202	W	0.14 / 765.42	-5	93
29	HHSS	ROYAL PARKING GARAGE	8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	W	0.17 / 914.13	-5	94
29	LA HMS		8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.17 / 914.13	-5	94
29	LA HMS		8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.17 / 914.13	-5	94
29	RCRA SQG	GENESIS GENETICS	8484 WILSHIRE BLVD STE 215 BEVERLY HILLS CA 90211	W	0.17 / 914.13	-5	95

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
29	MINES	HI-GRADE MINE	8484 Wilshire Blvd Suite 711 BEVERLY HILLS CA 90211	W	0.17 / 914.13	-5	96
30	RCRA SQG	PETERSEN PUBLISHING	6420 WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.18 / 941.64	2	96
31	LA HMS		155 S SAN VICENTE BLVD BEVERLY HILLS CA 90211	NW	0.24 / 1,267.59	1	97
32	RCRA SQG	HOUR IMAGE PHOTO	6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048	ESE	0.24 / 1,263.71	4	97
33	RCRA SQG	LIBERTY SERVICE CORP	6380 WILSHIRE BLVD BEVERLY HILLS CA 90211	ESE	0.24 / 1,268.54	3	98
34	LUST	UNOCAL #3664	8536 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.30 / 1,576.58	-3	99
			Global ID / Status: T0603701243 / Completed - Case Closed				
35	LUST	MOBIL #18-GWX (FORMER #11-GWX)	8567 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.32 / 1,670.50	-1	100
			Global ID / Status: T0603703416 / Completed - Case Closed				
36	LUST	HISTORIAL SHELL OIL STATION	8600 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.36 / 1,879.87	-1	105
			Global ID / Status: T10000003244 / Completed - Case Closed				
37	LA SML	NON PAREIL CLEANERS	8624 WILSHIRE BLVD BEVERLY HILLS CA 90211-	W	0.38 / 2,000.79	0	106
38	LUST	ARCO #1361 (FORMER)	6739 OLYMPIC BLVD W LOS ANGELES CA 90048	SSW	0.42 / 2,204.63	-15	106
			Global ID / Status: T0603701103 / Completed - Case Closed				
39	CLEANUP SITES	Free Port - McMuran Oil & Gas	San Vicente Boulevard Los Angeles CA 90048	NNW	0.43 / 2,290.62	8	109
40	LUST	TOSCO - 76 STATION #0981	1004 LA CIENEGA BLVD S LOS ANGELES CA 90035	SSW	0.44 / 2,339.74	-16	110
			Global ID / Status: T0603700871 / Open - Remediation				
41	ENVIROSTOR	HORACE MANN SCHOOL	8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211	W	0.52 / 2,765.58	3	115

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
42	ENVIROSTOR	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.74 / 3,884.25	38	116
42	SCH	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.74 / 3,884.25	38	117
43	ENVIROSTOR	BEVERLY HILLS PLATING WORKS	243 N. ROBERTSON BOULEVARD BEVERLY HILLS CA 90211	WNW	0.74 / 3,897.31	25	118
44	ENVIROSTOR	FORMER BEVERLY HILLS DRY CLEANERS	8816-8818 WEST OLYMPIC BOULEVARD BEVERLY HILLS CA 901211	WSW	0.79 / 4,163.70	1	118
45	ENVIROSTOR	CEDARS-SINAI MEDICAL CENTER, LOS ANGELES	8700 BEVERLY BOULEVARD LOS ANGELES CA 90048	NNW	0.91 / 4,782.61	28	120

Executive Summary: Summary by Data Source

Standard

Federal

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jun 21, 2016 has found that there are 6 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048	SE	0.11 / 603.89	23
PETERSEN PUBLISHING	6420 WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.18 / 941.64	30
HOUR IMAGE PHOTO	6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048	ESE	0.24 / 1,263.71	32
LIBERTY SERVICE CORP	6380 WILSHIRE BLVD BEVERLY HILLS CA 90211	ESE	0.24 / 1,268.54	33

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	7
GENESIS GENETICS	8484 WILSHIRE BLVD STE 215 BEVERLY HILLS CA 90211	W	0.17 / 914.13	29

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Apr 28, 2016 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HORACE MANN SCHOOL	8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211	W	0.52 / 2,765.58	41

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.74 / 3,884.25	42
BEVERLY HILLS PLATING WORKS	243 N. ROBERTSON BOULEVARD BEVERLY HILLS CA 90211	WNW	0.74 / 3,897.31	43
FORMER BEVERLY HILLS DRY CLEANERS	8816-8818 WEST OLYMPIC BOULEVARD BEVERLY HILLS CA 901211	WSW	0.79 / 4,163.70	44
CEDARS-SINAI MEDICAL CENTER, LOS ANGELES	8700 BEVERLY BOULEVARD LOS ANGELES CA 90048	NNW	0.91 / 4,782.61	45

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jun 06, 2016 has found that there are 7 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	SE	0.11 / 582.81	21
	***Global ID / Status**: T10000000685 / Completed - Case Closed*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
WILSHIRE SAN VICENTE PLAZA	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.07 / 353.61	13
	***Global ID / Status**: T0603704392 / Completed - Case Closed*			
UNOCAL #3664	8536 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.30 / 1,576.58	34
	***Global ID / Status**: T0603701243 / Completed - Case Closed*			
MOBIL #18-GWX (FORMER #11-GWX)	8567 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.32 / 1,670.50	35
	***Global ID / Status**: T0603703416 / Completed - Case Closed*			
HISTORIAL SHELL OIL STATION	8600 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.36 / 1,879.87	36
	***Global ID / Status**: T10000003244 / Completed - Case Closed*			
ARCO #1361 (FORMER)	6739 OLYMPIC BLVD W LOS ANGELES CA 90048	SSW	0.42 / 2,204.63	38
	***Global ID / Status**: T0603701103 / Completed - Case Closed*			
TOSCO - 76 STATION #0981	1004 LA CIENEGA BLVD S LOS ANGELES CA 90035	SSW	0.44 / 2,339.74	40

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Global ID / Status**: T0603700871 / Open - Remediation*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
ROYAL PARKING GARAGE	8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	W	0.17 / 914.13	29

CLEANUP SITES - GeoTracker Cleanup Sites Data

A search of the CLEANUP SITES database, dated Jun 06, 2016 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Free Port - McMuran Oil & Gas	San Vicente Boulevard Los Angeles CA 90048	NNW	0.43 / 2,290.62	39

County

LA HMS - Los Angeles County HMS List

A search of the LA HMS database, dated May 17, 2016 has found that there are 9 LA HMS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	155 S SAN VICENTE BLVD BEVERLY HILLS CA 90211	NW	0.24 / 1,267.59	31

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	SW	0.05 / 263.10	4
	8326 WILSHIRE BLVD BEVERLY HILLS CA 90232	WSW	0.07 / 359.94	12
	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412	WSW	0.09 / 457.72	15
	8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	WSW	0.10 / 545.81	20

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303	NW	0.11 / 590.07	22
	8423 WILSHIRE BLVD BEVERLY HILLS CA 902113202	W	0.14 / 765.42	28
	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.17 / 914.13	29
	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.17 / 914.13	29

Non Standard

Federal

FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Mar 9, 2016 has found that there are 10 FINDS/FRS site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
OFFICE BUILDING	6500 WILSHIRE BLVD LOS ANGELES CA 90048	SE	0.11 / 603.89	23
6500 WILSHIRE	6500 WILSHIRE LOS ANGELES CA 90048	SE	0.11 / 603.89	23
PPF OFF 6500 WILSHIRE LP	6500 W WILSHIRE BLVD SU 125 LOS ANGELES CA 90048	SE	0.11 / 603.89	23

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
AT&T MOBILITY-WILSHIRE SAN VICENTE	8300 WILSHIRE BLVD ATT-M BEVERLY HILLS CA 90211	SW	0.05 / 263.10	4
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	7
BIG FIVE SPORTING GOODS	6601 W WILSHIRE BLVD UN 11 LOS ANGELES CA 90048	SE	0.09 / 460.11	14

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
8383 WILSHIRE	8383 WILSHIRE BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
WILSHIRE-SAN VICENTE PLAZA	8383 WILSHIRE BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
PROPOSED COMMERCIAL BUILDING PROJECT	119-123 SAN VICENTE BEVERLY HILLS CA 90048	NW	0.10 / 506.35	16
US RENAL CARE BEVERLY HILLS DIALYSIS	8420 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.12 / 635.29	25

MINES - Mines Master Index File

A search of the MINES database, dated Feb 19, 2016 has found that there are 1 MINES site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HI-GRADE MINE	8484 Wilshire Blvd Suite 711 BEVERLY HILLS CA 90211	W	0.17 / 914.13	29

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Jul 19, 2016 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.74 / 3,884.25	42

HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 2,2015 has found that there are 51 HAZNET site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
KUBLICKI PADEUSZ	6617 ORANGE ST LOS ANGELES CA 90048	NE	0.01 / 30.29	2

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
MARY LEOPOLD	6618 W 6TH ST # 6616 LOS ANGELES CA 900484606	N	0.06 / 315.43	8
THOMAS DANIELS	6636 W 6TH ST LOS ANGELES CA 900484606	N	0.06 / 338.41	9
THOMAS DANIELS	6636 W 6TH ST LOS ANGELES CA 900484606	N	0.06 / 338.41	9
MICHAELA CHARLOFF ULLMAN	6611 W 6TH ST LOS ANGELES CA 900484605	NNE	0.06 / 338.23	10
TOM GREEN	6641 W 6TH ST LOS ANGELES CA 900484605	NNW	0.07 / 387.93	11
PRENTIS PROPERTIES	6500 WILSHIRE BLVD. LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
THOMPSON RECRUITMENT	6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
DARCY MASIUS BENTON BOWLES INC	6500 WILSHIRE BLVD 10TH FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
THE NEW YORK TIMES - LOS ANGELES BUREAU	6500 WILSHIRE BLVD STE 1820 LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
ELI SAADAT	6607 LINDENHURST AVE LOS ANGELES CA 90048	NNE	0.12 / 648.03	26
DAVID SEDGHI	6500 W 6TH ST LOS ANGELES CA 90048	ENE	0.12 / 649.66	27

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
KARL STORZ ENDOSCOPY AMERICA	650 S SAN VICENTE BLVD LOS ANGELES CA 900484620	-	0.00 / 0.00	1

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
LEXICON SCHOOL OF LANGUAGES	640 SOUTH SAN VICENTE BLVD LOS ANGELES CA 900480000	NW	0.03 / 178.22	3
1X MANDARIN WILSHIRE	8300 WILSHIRE BLVD BEVERLY HILLS CA 914230000	SW	0.05 / 263.10	4
ADVANCE FINANCIAL GROUP INC	8200 WILSHIRE BLVD 4TH FL BEVERLY HILLS CA 902112328	SSW	0.05 / 263.74	5
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	SW	0.05 / 288.22	7
BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	7
JESSE SARSHAR	8306 WILSHIRE BLVD #2008 BEVERLY HILLS CA 90210	SW	0.05 / 288.22	7
1X SHAPELL INDUSTRIES	8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD. SUITE 340 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD STE 1000 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
WILSHIRE SAN VICENTE CO	8383 WILSHIRE BEVERLY HILLS CA 902112410	WSW	0.09 / 457.72	15
1X J M B PROPERTIES COMPANIES	8383 WILSHIRE BLVD. STE 210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
ARDEN REALTY INC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	15

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
GREENSPOT DROPOFF	8383 WILSHIRE BLVD STE 337 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
ARDEN REALTY LP	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
COROTHY MERLE GOULDEN & GOULDEN INTERVIVOS TRUST	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
WILSHIRE SAN VICENTE COMPANY	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
KONE ELEVATOR	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD STE 340 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15
1X WILSHIRE-SAN VICENTE CO	8383 WILSHIRE BLVD #210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008 LLC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	15
MAXIMILIAN WEINSTEIN DDS	8383 WILSHIRE BLVD #358 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
EQUITY OFFICE PROPERTIES INC	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
ARDEN REALTY LIMITED PARTNERSHIP	8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
DOUGLAS EMMETT 2008, LLC	8383 WILSHIRE BLVD # 255 BEVERLY HILLS CA 902112425	WSW	0.09 / 457.72	15
GREENSPOT DROPOFF	8383 WILSHIRE BLVD STE 337 BEVERLY HILLS CA 90211	WSW	0.09 / 457.72	15

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
8383 WILSHIRE	8383 WILSHIRE BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
DOUGLAS EMMETT LLC	8382 WILSHIRE BLVD STE 101 BEVERLY HILLS CA 902112307	WSW	0.09 / 496.84	17
1X JEWISH FEDERATION COUNCIL	6506 WILSHIRE BLVD LOS ANGELES CA 900360000	SE	0.11 / 561.56	18
JEWISH FEDERATION COUNCIL	6505 WILSHIRE LOS ANGELES CA 900360000	SE	0.11 / 556.42	19
JEWISH FEDERATION COUNCIL	6505 WILSHIRE LOS ANGELES CA 900360000	SE	0.11 / 556.42	19
MIKE AHMAR	121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303	NW	0.11 / 590.07	22
REHABILITATION CENTRE OF BEVERLY HILLS	580 S SAN VICENTE BLVD LOS ANGELES CA 900480000	NNW	0.12 / 616.10	24
UNIVERSITY OF CALIFORNIA LOS ANGELES	8420 WILSHIRE BLVD BEVERLY HILLS CA 902110000	W	0.12 / 635.29	25
US RENAL CARE BEVERLY HILLS DIALYSIS	8420 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.12 / 635.29	25
INNOVATIVE DIALYSIS SYSTEMS	8420 WILSHIRE BLVD BEVERLY HILLS CA 902113201	W	0.12 / 635.29	25
1X CITY NATIONAL BANK	8420 WILSHIRE BOULEVARD BEVERLY HILLS CA 902110000	W	0.12 / 635.29	25

HIST MANIFEST - Historical Hazardous Waste Manifest Data

A search of the HIST MANIFEST database, dated Dec 31, 1992 has found that there are 7 HIST MANIFEST site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	23
	6500 WILSHIRE BLVD 10TH FLOOR LOS ANGELES CA 900480000	SE	0.11 / 603.89	23

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	8300 WILSHIRE BLVD BEVERLY HILLS CA 914230000	SW	0.05 / 263.10	4
	8383 WILSHIRE BEVERLY HILLS CA 902112410	WSW	0.09 / 457.72	15
	8383 WILSHIRE BLVD. STE 210 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
	8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15
	8383 WILSHIRE BEVERLY HILLS CA 902110000	WSW	0.09 / 457.72	15

HIST CHMIRS - Historical California Hazardous Material Incident Report System (CHMIRS)

A search of the HIST CHMIRS database, dated Jan 1, 1993 has found that there are 1 HIST CHMIRS site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SHELL OIL CO	SAN VICENTE BL X WILSHIRE BL LOS ANGELES CA	SSE	0.06 / 298.84	6

DRYCLEANERS - Drycleaner Facilities

A search of the DRYCLEANERS database, dated May 20, 2016 has found that there are 2 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	SW	0.05 / 288.22	7

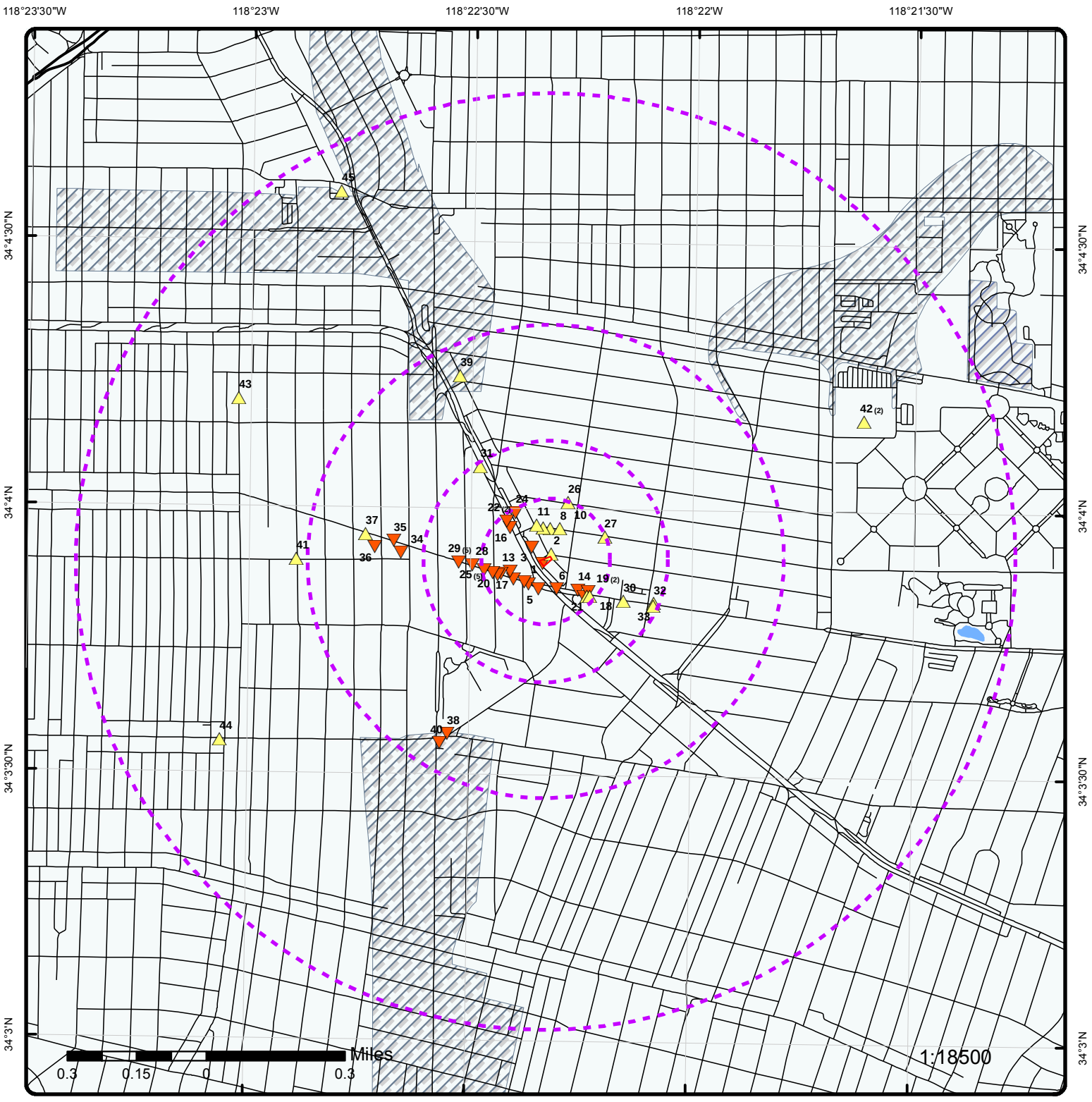
Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	SW	0.05 / 288.22	7

County

LA SML - Los Angeles County Site Mitigation List

A search of the LA SML database, dated Jun 23, 2015 has found that there are 1 LA SML site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
NON PAREIL CLEANERS	8624 WILSHIRE BLVD BEVERLY HILLS CA 90211-	W	0.38 / 2,000.79	37



Map : 1 Mile Radius

Order No: 20160906095

Address: 650 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.5 Mile Radius

Order No: 20160906095

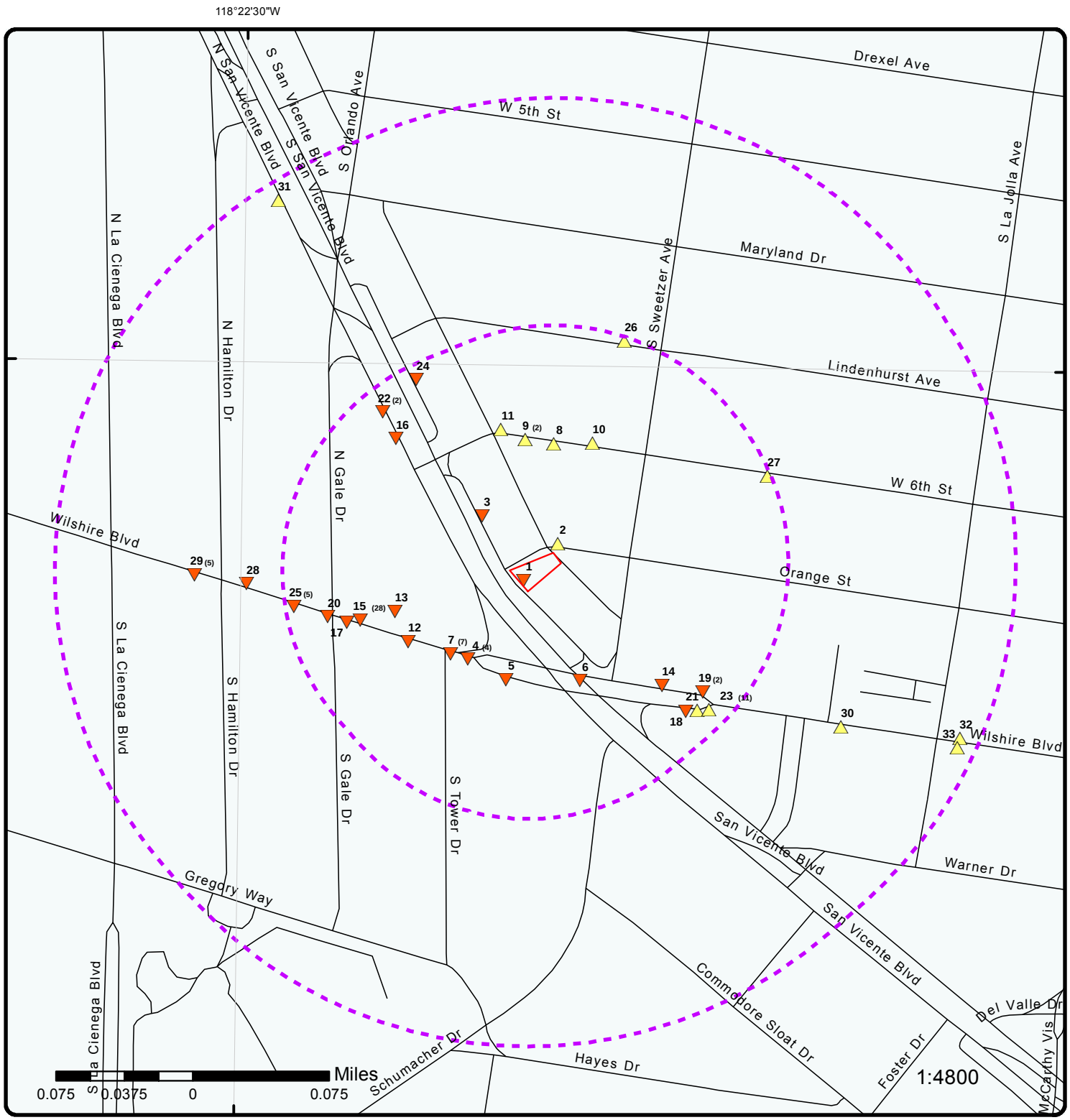
Address: 650 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.25 Mile Radius

Order No: 20160906095

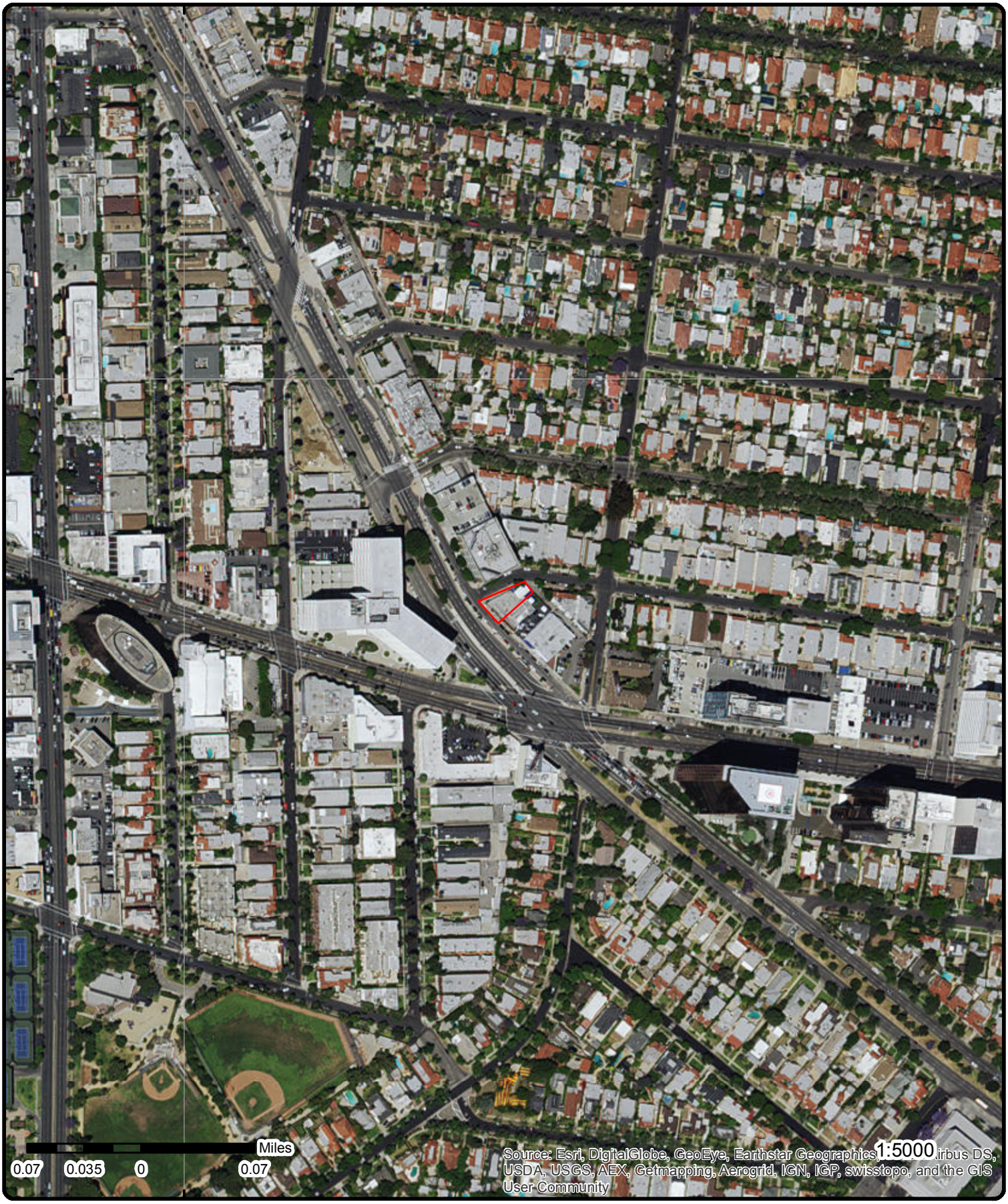
Address: 650 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICES

- Project Property
- **Buffer Outline**
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- Historic Fill
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

Source: © 2016 ESRI

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Aerial

Order No: 20160906095

Address: 650 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

Source: ESRI World Imagery

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
1	1 of 1	-	0.00 / 0.00	141.82	KARL STORZ ENDOSCOPY AMERICA 650 S SAN VICENTE BLVD LOS ANGELES CA 900484620	HAZNET

SIC Code:		**Mailing City:**	--
NAICS Code:		**Mailing State:**	99
EPA ID:	CAP400480309	**Mailing Zip:**	000000000
Create Date:	5/13/1998	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	--
Inact Date:	12/21/2000	**Owner Addr 1:**	--
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	--
County Name:	Los Angeles	**Owner State:**	99
Mail Name:		**Owner Zip:**	--
Mailing Addr 1:	--	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	

Tanner Information

Generator EPA ID:	CAP400480309
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	2.5284
Year:	1994

Generator EPA ID:	CAP400480309
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	
TSD County Code:	
TSD County:	
State Waste Code:	352
State Waste Code Desc.:	Other organic solids
Method Code:	H01
Method Description:	Transfer station
Tons:	0.4
Year:	1994

Generator EPA ID:	CAP400480309
Generator County Code:	19

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator County: Los Angeles
TSD EPA ID:
TSD County Code:
TSD County:
State Waste Code: 551
State Waste Code Desc.: Laboratory waste chemicals
Method Code: H01
Method Description: Transfer station
Tons: 0.3436
Year: 1994

Generator EPA ID: CAP400480309
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID:
TSD County Code:
TSD County:
State Waste Code:
State Waste Code Desc.:
Method Code: H01
Method Description: Transfer station
Tons: 0.0025
Year: 1994

2	1 of 1	NE	0.01 / 30.29	142.53	***KUBLICKI PADEUSZ*** ***6617 ORANGE ST*** ***LOS ANGELES CA 90048***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC002586563
Create Date: 2/3/2005
Fac Act Ind: No
Inact Date: 8/16/2005
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6617 ORANGE ST
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 90048
Region Code: 3
Owner Name: KUBLICKI PADEUSZ
Owner Addr 1: 6617 ORANGE ST
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90048
Owner Phone: 000000000
Owner Fax:

Contact Information

Contact Name: KUBLICKI PADEUSZ
Street Address 1: 6617 ORANGE ST
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 90048
Phone: 3102752560

Tanner Information

Generator EPA ID: CAC002586563
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 222
State Waste Code Desc.: Oil/water separation sludge
Method Code: R01
Method Description: Recycler
Tons: 4.3368
Year: 2005

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
3	1 of 1	NW	0.03 / 178.22	141.60	LEXICON SCHOOL OF LANGUAGES 640 SOUTH SAN VICENTE BLVD LOS ANGELES CA 900480000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000728072
Create Date: 3/29/1995
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 640 SOUTH SAN VICENTE BLVD
Mailing Addr 2:
Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900480000
Region Code: 3
Owner Name: JOSE NAZAR
Owner Addr 1: 640 SOUTH SAN VICENTE BLVD
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900480000
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: NAZEELI NAZAR
Street Address 1: 640 SOUTH SAN VICENTE BLVD
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 900480000
Phone: 2137828282

Tanner Information

Generator EPA ID: CAC000728072
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080010101
TSD County Code: 37
TSD County: San Diego
State Waste Code: 122
State Waste Code Desc.: Alkaline solution without metals pH >= 12.5
Method Code: T01
Method Description: Treatment, tank
Tons: 0.2085
Year: 1995

Generator EPA ID: CAC000728072
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD000088252
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 461
State Waste Code Desc.: Paint sludge
Method Code: H01
Method Description: Transfer station
Tons: 0.2293
Year: 1995

Generator EPA ID: CAC000728072
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080010101
TSD County Code: 37
TSD County: San Diego
State Waste Code: 791
State Waste Code Desc.: Liquids with pH <= 2
Method Code: T01
Method Description: Treatment, tank

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tons: 0.2085
Year: 1995

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
4	1 of 4	SW	0.05 / 263.10	140.89	AT&T MOBILITY-WILSHIRE SAN VICENTE 8300 WILSHIRE BLVD ATT-M BEVERLY HILLS CA 90211	FINDS/FRS

Registry ID: 110066141017
FIPS Code:
Program Acronyms: CA-ENVIROVIEW
HUC Code: 18070104
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: LOS ANGELES
Source:
SIC Codes: 4812
SIC Code Descriptions: RADIOTELEPHONE COMMUNICATIONS
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 30
Census Block Code: 060377009011000
Create Date: 14-OCT-2015 10:06:02
Update Date:
Location Description:
Supplemental Location: 8300 WILSHIRE BLVD ATT-M
Tribal Land Code:
Tribal Land Name:
Latitude: 34.06391
Longitude: -118.37251
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Reference Point: CENTER OF A FACILITY OR STATION
Interest Types: STATE MASTER
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066141017

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
4	2 of 4	SW	0.05 / 263.10	140.89	8300 WILSHIRE BLVD BEVERLY HILLS CA 914230000	HIST MANIFEST

Gen EPA ID: CAC000027011
Create Date: 08/04/1987 0:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: 14245 DICKENS ST
Facility Mail City: SHERMAN OAKS
Facility Mail State: CA
Facility Mail Zip: 914230000
Contact Phone(s): 8187845282
File Year(s): 1987
Contact Name(s): EDITH GERICHTER

Tanner Information

Generator EPA ID: CAC000027011
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD067786749
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Method Code: 3
Method Description:
Tons: 29.49
Year: 1987

Generator EPA ID: CAC000027011
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD067786749
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1987

4	3 of 4	SW	0.05 / 263.10	140.89	8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	LA HMS

Site No: 020177
Area: 5A

--- Details ---
Permit Number: 000750020
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 057955
File Name: BREWDOG PUB
Status: Permit Closed
+
Permit Number: 000793875
Permit Status: Permit is active, but is suspended
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 059661
File Name: IN LOVING GODS GRACE INC
Status: Equipment Permitted
+
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 061626
File Name: WILSHIRE SANVICENTE HOLDING CO
Status: File Opened, no permit exists
+
Permit Number: 000267235
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 028748
File Name: BRASSERIE DES ARTISTES LLC
Status: Permit Closed
+
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

File NO:	040858
File Name:	ROUGE
Status:	File Opened, no permit exists
+	
Permit Number:	000553225
Permit Status:	Permit Closed
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	044061
File Name:	SUSHI & KUSHI
Status:	Permit Closed
+	
Permit Number:	000681299
Permit Status:	Permit Closed
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	055422
File Name:	MTS RESTAURANTS LLC
Status:	Permit Closed

4 | ***4 of 4*** | ***SW*** | ***0.05 / 263.10*** | ***140.89*** | ***1X MANDARIN WILSHIRE***
8300 WILSHIRE BLVD
BEVERLY HILLS CA 914230000 | ***HAZNET***

SIC Code:		**Mailing City:**	SHERMAN OAKS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC000027011	**Mailing Zip:**	914230000
Create Date:	8/4/1987	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	--
Inact Date:	10/25/2000	**Owner Addr 1:**	--
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	--
County Name:	Los Angeles	**Owner State:**	99
Mail Name:		**Owner Zip:**	--
Mailing Addr 1:	14245 DICKENS ST	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	EDITH GERICHTER
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	8187845282

5 | ***1 of 1*** | ***SSW*** | ***0.05 / 263.74*** | ***140.64*** | ***ADVANCE FINANCIAL GROUP INC***
8200 WILSHIRE BLVD 4TH FL
BEVERLY HILLS CA 902112328 | ***HAZNET***

SIC Code:	9999	**Mailing City:**	BEVERLY HILLS
NAICS Code:	99999	**Mailing State:**	CA
EPA ID:	CAL000328531	**Mailing Zip:**	902112328
Create Date:	1/8/2008 2:25:22 PM	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	ADVANCE FINANCIAL GROUP INC
Inact Date:	2/6/2008	**Owner Addr 1:**	1734 GRANVILLE AVE APT 1
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	LOS ANGELES
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	90025
Mailing Addr 1:	8200 WILSHIRE BLVD	**Owner Phone:**	3108019729
Mailing Addr 2:	4TH FL	**Owner Fax:**	4848059729

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Information

Contact Name:	ILYA GARASHIN
Street Address 1:	8200 WILSHIRE BLVD
Street Address 2:	4TH FL
City:	BEVERLY HILLS
State:	CA
Zip:	902112328
Phone:	3108019729

---

6 | ***1 of 1*** | ***SSE*** | ***0.06 / 298.84*** | ***141.94*** | ***SHELL OIL CO***
SAN VICENTE BL X WILSHIRE BL
LOS ANGELES CA | ***HIST CHMIRS***

OES Control NO:	8802095	***Incident Date:***	7/2/1988
Release Factors:	Collision/Overturn	***Date Reported:***	7/2/1988
Release Text:		***Fatalities:***	
Equipm Involved:	No Equip Involved	***Other Injury:***	
Action Taken Text:		***Other Decon:***	
Chemicals:	GASOLINE	***Other Fatal:***	
Case Number:		***Vehicle:***	
HazMat Other:		***State:***	
HM Injury:		***CA DOT PUC ICC:***	
Decon:		***Company Name:***	SHELL OIL CO
Agency Name:	LOS ANGELES CITY FD	***County:***	LOS ANGELES

Action Taken: 63,Crowd Control,Establish Safe Area,Evacuation,Monitor,Provide Public Info,Remove Hazard (Neutralize),Traffic Control
HazMat Pers: Placards/Signs
More than three involved?: 2

---

7 | ***1 of 7*** | ***SW*** | ***0.05 / 288.22*** | ***140.65*** | ***BEVERLY WILSHIRE DRY CLEANERS***
8302 WILSHIRE BLVD
BEVERLY HILLS CA 90211 | ***DRYCLEANERS***

EPA ID:	CAL000309467	***Owner Zip:***	91436
Create Date:	7/24/2006 3:12:15 PM	***Owner Phone:***	3236530525
Facility Act Ind:	y	***Owner Fax:***	0000000000
In Act Date:		***Contact Name:***	SUSAN LIVSHIN
County Name:	Los Angeles	***Contact Street 1:***	8302 WILSHIRE BLVD
Region Code:	3	***Contact Street 2:***	
Owner Name:	SUSAN LIVSHIN	***Contact City:***	BEVERLY HILLS
Owner Street 1:	4710 MERIN PL	***Contact State:***	CA
Owner Street 2:		***Contact Zip:***	90211
Owner City:	ENCINO	***Contact Phone:***	8184895262
Owner State:	CA	***Mail Name:***	

--- Details ---

NAICS Code:	81232
Naics Desc:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Desc:	Power Laundries, Family and Commercial

---

7 | ***2 of 7*** | ***SW*** | ***0.05 / 288.22*** | ***140.65*** | ***BEVERLY WILSHIRE CLEANERS***
8302 WILSHIRE BLVD
BEVERLY HILLS CA 902110000 | ***DRYCLEANERS***

EPA ID:	CAD981674518	***Owner Zip:***	--
Create Date:	4/10/1987	***Owner Phone:***	0000000000
Facility Act Ind:	N	***Owner Fax:***	
In Act Date:	6/30/2001	***Contact Name:***	LAWRENCE ARONSON/OWNER
County Name:	Los Angeles	***Contact Street 1:***	8302 WILSHIRE BLVD
Region Code:	3	***Contact Street 2:***	
Owner Name:	--	***Contact City:***	BEVERLY HILLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Owner Street 1:	--	**Contact State:**	CA
Owner Street 2:		**Contact Zip:**	902110000
Owner City:	--	**Contact Phone:**	3236530525
Owner State:	99	**Mail Name:**	

---

7 **3 of 7** **SW** **0.05 / 288.22** **140.65** **BEVERLY WILSHIRE CLEANERS**
8302 WILSHIRE BLVD
BEVERLY HILLS CA 90211
FINDS/FRS

Registry ID:	110002746271
FIPS Code:	06037
Program Acronyms:	CA-ENVIROVIEW, RCRAINFO
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060377009011000
Create Date:	01-MAR-2000 00:00:00
Update Date:	14-OCT-2015 11:33:29
Location Description:	
Supplemental Location:	8302 WILSHIRE BLVD
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.064344
Longitude:	-118.372766
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Interest Types:	SQG, STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110002746271

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7 **4 of 7** **SW** **0.05 / 288.22** **140.65** **BEVERLY WILSHIRE CLEANERS**
8302 WILSHIRE BLVD
BEVERLY HILLS CA 902110000
HAZNET

SIC Code:		**Mailing City:**	BEVERLY HILLS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAD981674518	**Mailing Zip:**	902112304
Create Date:	4/10/1987	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	--
Inact Date:	6/30/2001	**Owner Addr 1:**	--
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	--
County Name:	Los Angeles	**Owner State:**	99
Mail Name:		**Owner Zip:**	--
Mailing Addr 1:	8302 WILSHIRE BLVD	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	LAWRENCE ARONSON/OWNER
Street Address 1:	8302 WILSHIRE BLVD
Street Address 2:	
City:	BEVERLY HILLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

State: CA
Zip: 902110000
Phone: 3236530525

Tanner Information

Generator EPA ID: CAD981674518
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD981397417
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 211
State Waste Code Desc.: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code: R01
Method Description: Recycler
Tons: 0.5673
Year: 1998

Generator EPA ID: CAD981674518
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: NVR000076158
TSD County Code: 99
TSD County: Unknown
State Waste Code: 213
State Waste Code Desc.: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Code: R01
Method Description: Recycler
Tons: 0.25
Year: 2006

Generator EPA ID: CAD981674518
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: NVR000076158
TSD County Code: 99
TSD County: Unknown
State Waste Code:
State Waste Code Desc.:
Method Code: R01
Method Description: Recycler
Tons:
Year: 2006

7	5 of 7	SW	0.05 / 288.22	140.65	**BEVERLY WILSHIRE DRY CLEANERS** **8302 WILSHIRE BLVD** **BEVERLY HILLS CA 90211**	HAZNET

SIC Code: 7389
NAICS Code: 81232
EPA ID: CAL000309467
Create Date: 7/24/2006 3:12:15 PM
Fac Act Ind: Yes
Inact Date:
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8302 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: SUSAN LIVSHIN
Owner Addr 1: 4710 MERIN PL
Owner Addr 2:
Owner City: ENCINO
Owner State: CA
Owner Zip: 91436
Owner Phone: 3236530525
Owner Fax: 0000000000

Contact Information

Contact Name: SUSAN LIVSHIN / PARTNER

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Street Address 1: 8302 WILSHIRE BLVD
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902110000
Phone: 8184895262

Tanner Information

Generator EPA ID: CAL000309467
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: NVR000076158
TSD County Code: 99
TSD County: Unknown
State Waste Code: 134
State Waste Code Desc.: Aqueous solution with total organic residues less than 10 percent
Method Code: H020
Method Description: SOLVENTS RECOVERY
Tons:
Year: 2008

Generator EPA ID: CAL000309467
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: NVR000076158
TSD County Code: 99
TSD County: Unknown
State Waste Code: 211
State Waste Code Desc.: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Method Code: H020
Method Description: SOLVENTS RECOVERY
Tons:
Year: 2008

Generator EPA ID: CAL000309467
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: NVR000076158
TSD County Code: 99
TSD County: Unknown
State Waste Code: 213
State Waste Code Desc.: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Code: H020
Method Description: SOLVENTS RECOVERY
Tons: 0.25
Year: 2008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
7	6 of 7	SW	0.05 / 288.22	140.65	JESSE SARSHAR 8306 WILSHIRE BLVD #2008 BEVERLY HILLS CA 90210	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002742832
Create Date: 9/5/2013
Fac Act Ind: No
Inact Date: 12/5/2013
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8306 WILSHIRE BLVD #2008
Mailing Addr 2:
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90210
Region Code: 3
Owner Name: JESSE SARSHAR
Owner Addr 1: 8306 WILSHIRE BLVD #2008
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90210
Owner Phone: 2136753311
Owner Fax:

Contact Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name:	JESSE SARSHAR
Street Address 1:	8306 WILSHIRE BLVD #2008
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	90210
Phone:	2136753311

Tanner Information

Generator EPA ID:	CAC002742832
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZC950823111
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	0.4
Year:	2013

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
7	7 of 7	SW	0.05 / 288.22	140.65	**BEVERLY WILSHIRE CLEANERS** **8302 WILSHIRE BLVD** **BEVERLY HILLS CA 90211**	RCRA SQG

EPA Handler ID:	CAD981674518
Current Site Name:	BEVERLY WILSHIRE CLEANERS
Generator Status Universe:	Small Quantity Generator
Land Type:	Other
Activity Location:	CA
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	8302 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211,
Contact Name:	LAWRENCE ARONSON
Contact Address:	8302 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	ARONSON LAWRENCE
Owner/Operator Address:	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211
Owner/Operator Phone:	2136530525
Owner/Operator Type:	P
Date Became Current:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: NOT REQUIRED
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Naics Code: 81232
Naics Description: DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Handler Information

Date Received: 19920113
Facility Name: BEVERLY WILSHIRE CLEANERS
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

8	1 of 1	N	0.06 / 315.43	143.30	***MARY LEOPOLD*** ***6618 W 6TH ST # 6616*** ***LOS ANGELES CA 900484606***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC002678802
Create Date: 10/28/2011
Fac Act Ind: No
Inact Date: 4/26/2012
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6616 W 6TH ST
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 90048
Region Code: 3
Owner Name: MARY LEOPOLD
Owner Addr 1: 6616 W 6TH ST
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90048
Owner Phone: 3239977600
Owner Fax:

Contact Information

Contact Name: MARY LEOPOLD
Street Address 1: 6616 W 6TH ST
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 90048
Phone: 3239977600

Tanner Information

Generator EPA ID: CAC002678802
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99
TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 0.4

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
Year:			2011			

9 *1 of 2* *N* *0.06 / 338.41* *142.85*

THOMAS DANIELS
6636 W 6TH ST
LOS ANGELES CA 900484606

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002809063	***Mailing Zip:***	900484606
Create Date:	3/30/2015	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	THOMAS DANIELS
Inact Date:	6/29/2015	***Owner Addr 1:***	6636 W 6TH ST
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900484606
Mailing Addr 1:	6636 W 6TH ST	***Owner Phone:***	2136320660
Mailing Addr 2:		***Owner Fax:***	

Contact Information

Contact Name:	THOMAS DANIELS
Street Address 1:	6636 W 6TH ST
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900484606
Phone:	2136320660

9 *2 of 2* *N* *0.06 / 338.41* *142.85*

THOMAS DANIELS
6636 W 6TH ST
LOS ANGELES CA 900484606

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002811875	***Mailing Zip:***	900484606
Create Date:	4/22/2015	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	THOMAS DANIELS
Inact Date:	7/22/2015	***Owner Addr 1:***	6636 W 6TH ST
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900484606
Mailing Addr 1:	6636 W 6TH ST	***Owner Phone:***	3236465567
Mailing Addr 2:		***Owner Fax:***	

Contact Information

Contact Name:	KEY ENVIRONMENTAL SERVICES
Street Address 1:	1450 S. BURLINGTON AVE.
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	90006
Phone:	2136322350

10 *1 of 1* *NNE* *0.06 / 338.23* *143.94*

MICHAELA CHARLOFF ULLMAN
6611 W 6TH ST
LOS ANGELES CA 900484605

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002811507	***Mailing Zip:***	900484605

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Create Date:	4/20/2015	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	MICHAELA CHARLOFF ULLMAN
Inact Date:	7/20/2015	**Owner Addr 1:**	6611 W 6TH ST
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	LOS ANGELES
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	900484605
Mailing Addr 1:	6611 W 6TH ST	**Owner Phone:**	8186673863
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	MICHAELA CHARLOFF ULLMAN
Street Address 1:	6611 W 6TH ST
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900484605
Phone:	8186673863

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
11	1 of 1	NNW	0.07 / 387.93	142.61	TOM GREEN 6641 W 6TH ST LOS ANGELES CA 900484605	HAZNET

SIC Code:		**Mailing City:**	LOS ANGELES
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002682096	**Mailing Zip:**	900484605
Create Date:	12/19/2011	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	TOM GREEN
Inact Date:	6/17/2012	**Owner Addr 1:**	6641 W 6TH ST
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	LOS ANGELES
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	900484605
Mailing Addr 1:	6641 W 6TH ST	**Owner Phone:**	3105455269
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	TOM GREEN
Street Address 1:	6641 W 6TH ST
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900484605
Phone:	3105455269

Tanner Information

Generator EPA ID:	CAC002682096
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZC950823111
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	0.8
Year:	2011

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
12	1 of 1	WSW	0.07 / 359.94	140.15	8326 WILSHIRE BLVD BEVERLY HILLS CA 90232	LA HMS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site No: 034654
Area: 5A

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 061492
File Name: JUICE 2OH
Status: File Opened, no permit exists

13	1 of 1	WSW	0.07 / 353.61	140.45	WILSHIRE SAN VICENTE PLAZA 8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	LUST

Global ID: T0603704392
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1997-03-27 00:00:00
RB Case Number: I-16144
LOC Case Number:
CUF Case: NO
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.064694
Longitude: -118.37348
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES COUNTY
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 1990-10-10 00:00:00

Status: Open - Site Assessment
Status Date: 1990-10-10 00:00:00

Status: Completed - Case Closed
Status Date: 1997-03-27 00:00:00

Activities

Action Type: Other
Date: 1990-10-16 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1990-11-10 00:00:00
Action: Leak Reported

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number:

Contact Type: Local Agency Caseworker

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

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14 | **1 of 1** | **SE** | **0.09 / 460.11** | **141.74** | **BIG FIVE SPORTING GOODS**
6601 W WILSHIRE BLVD UN 11
LOS ANGELES CA 90048 | **FINDS/FRS**

Registry ID: 110065047292
FIPS Code:
Program Acronyms: CA-ENVIROVIEW
HUC Code: 18070104
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: LOS ANGELES
Source:
SIC Codes: 5941
SIC Code Descriptions: SPORTING GOODS STORES AND BICYCLE SHOPS
Federal Facility Code:
NAICS Codes: 451110
NAICS Code Descriptions: SPORTING GOODS STORES.
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 30
Census Block Code: 060372163004001
Create Date: 10-OCT-2015 08:41:06
Update Date: 13-OCT-2015 14:57:11
Location Description:
Supplemental Location: 6601 W WILSHIRE BLVD UN 11
Tribal Land Code:
Tribal Land Name:
Latitude: 34.063967
Longitude: -118.370519
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 50
Datum: NAD83
Reference Point: ENTRANCE POINT OF A FACILITY OR STATION
Interest Types: STATE MASTER
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065047292

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15 | **1 of 28** | **WSW** | **0.09 / 457.72** | **139.51** | **8383 WILSHIRE**
8383 WILSHIRE
BEVERLY HILLS CA 90211 | **FINDS/FRS**

Registry ID: 110066698345
FIPS Code:
Program Acronyms: CA-ENVIROVIEW
HUC Code: 18070104
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: LOS ANGELES
Source:
SIC Codes: 6531, 9111
SIC Code Descriptions: EXECUTIVE OFFICES, REAL ESTATE AGENTS AND MANAGERS
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Congressional Dist No:	30
Census Block Code:	060377008021015
Create Date:	14-OCT-2015 12:41:16
Update Date:	
Location Description:	
Supplemental Location:	8383 WILSHIRE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06501
Longitude:	-118.37347
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066698345

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	2 of 28	WSW	0.09 / 457.72	139.51	WILSHIRE-SAN VICENTE PLAZA 8383 WILSHIRE BEVERLY HILLS CA 90211	FINDS/FRS

Registry ID:	110065760858
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	7997
SIC Code Descriptions:	MEMBERSHIP SPORTS AND RECREATION CLUBS
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060377008021015
Create Date:	13-OCT-2015 14:22:01
Update Date:	14-OCT-2015 12:19:06
Location Description:	
Supplemental Location:	8383 WILSHIRE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06501
Longitude:	-118.37347
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065760858

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	3 of 28	WSW	0.09 / 457.72	139.51	8383 WILSHIRE BEVERLY HILLS CA 902112410	HIST MANIFEST

Gen EPA ID:	CAP982447476
Create Date:	5/13/1998 0:00:00
Inact Date:	12/21/2000 0:00:00
Facility Mail Street:	--
Facility Mail City:	--
Facility Mail State:	99
Facility Mail Zip:	0
Contact Phone(s):	--

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

File Year(s): 1992
Contact Name(s): --

Tanner Information

Generator EPA ID: CAP982447476
Generator County Code: 0
Generator County:
TSD EPA ID: CAD008302903
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: 1
Method Description:
Tons: 0.45
Year: 1992

Generator EPA ID: CAP982447476
Generator County Code: 0
Generator County:
TSD EPA ID: CAD008302903
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1992

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	4 of 28	WSW	0.09 / 457.72	139.51	8383 WILSHIRE BEVERLY HILLS CA 902110000	HIST MANIFEST

Gen EPA ID: CAL000068913
Create Date: 05/07/1992 0:00
Inact Date: 05/12/1997 0:00
Facility Mail Street: 8383 WILSHIRE STE 1050
Facility Mail City: BEVERLY HILLS
Facility Mail State: CA
Facility Mail Zip: 902110000
Contact Phone(s): 2136538383
File Year(s): 1992
Contact Name(s): DON HERMANSON

Tanner Information

Generator EPA ID: CAL000068913
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 241
State Waste Code Desc.: Tank bottom waste
Method Code: R01
Method Description: Recycler
Tons: 1.87
Year: 1992

Generator EPA ID: CAL000068913
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1992

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15 | **5 of 28** | **WSW** | **0.09 / 457.72** | **139.51** | **8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000** | **HIST MANIFEST**

Gen EPA ID: CAX000061408
Create Date: 02/02/1984 0:00
Inact Date: 4/30/1986 0:00:00
Facility Mail Street: 8383 WILSHIRE BLVD #700
Facility Mail City: BEVERLY HILLS
Facility Mail State: CA
Facility Mail Zip: 902110000
Contact Phone(s): 2136557330
File Year(s): 1984
Contact Name(s): NATHAN SHAPELL,CHAIRMAN

Tanner Information

Generator EPA ID: CAX000061408
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD000057760
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0.6
Year: 1984

---

15 | **6 of 28** | **WSW** | **0.09 / 457.72** | **139.51** | **8383 WILSHIRE BLVD. STE 210 BEVERLY HILLS CA 902110000** | **HIST MANIFEST**

Gen EPA ID: CAC000537464
Create Date: 11/09/1990 0:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: 8383 WILSHIRE BLVD. STE 210
Facility Mail City: BEVERLY HILLS
Facility Mail State: CA
Facility Mail Zip: 902110000
Contact Phone(s): 2136538383
File Year(s): 1990
Contact Name(s): LINNEA NOVA, OPS. MANAGER

Tanner Information

Generator EPA ID: CAC000537464
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080033681
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 223
State Waste Code Desc.: Unspecified oil-containing waste
Method Code: R01
Method Description: Recycler
Tons: 0.22
Year: 1990

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator EPA ID: CAC000537464
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080033681
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1990

---

15 | ***7 of 28*** | ***WSW*** | ***0.09 / 457.72*** | ***139.51*** | ***8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412*** | ***LA HMS***

Site No: 015139
Area: 5A

--- Details ---
Permit Number: 00006165T
Permit Status: Equipment Removed
Permit Type: 0
Permit Type Description: Underground Storage Tank Operating Permit
Permit Category: Underground Storage Tank
File NO: 016144
File Name: WILSHIRE SAN VICENTE PLAZA
Status: Equipment Removed
+
Permit Number: 000203780
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 025261
File Name: ARDEN REALTY INC
Status: Permit Closed
+
Permit Number: 000389902
Permit Status: Equipment Permitted
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 040388
File Name: DOUGLAS EMMETT 2008 LLC
Status: Equipment Permitted
+
Permit Number: 000012532
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: I16144
File Name: FIRST OFFICE MANAGEMENT
Status: Permit Closed

---

15 | ***8 of 28*** | ***WSW*** | ***0.09 / 457.72*** | ***139.51*** | ***1X SHAPELL INDUSTRIES 8383 WILSHIRE BLVD #700 BEVERLY HILLS CA 902110000*** | ***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAX000061408
Create Date: 2/2/1984
Fac Act Ind: No
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Inact Date:	4/30/1986	**Owner Addr 1:**	--
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	--
County Name:	Los Angeles	**Owner State:**	99
Mail Name:		**Owner Zip:**	--
Mailing Addr 1:	8383 WILSHIRE BLVD #700	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	NATHAN SHAPELL,CHAIRMAN
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	2136557330

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	9 of 28	WSW	0.09 / 457.72	139.51	**DOUGLAS EMMETT 2008, LLC** **8383 WILSHIRE BLVD. SUITE 340** **BEVERLY HILLS CA 90211**	HAZNET

SIC Code:	8741	**Mailing City:**	BEVERLY HILLS
NAICS Code:	23332	**Mailing State:**	CA
EPA ID:	CAC002810969	**Mailing Zip:**	902112434
Create Date:	4/15/2015	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	DOUGLAS EMMETT 2008, LLC
Inact Date:	7/15/2015	**Owner Addr 1:**	808 WILSHIRE BLVD STE 200
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	SANTA MONICA
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	904011889
Mailing Addr 1:	8383 WILSHIRE BLVD STE 340	**Owner Phone:**	3102557700
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	KARLA AKINS
Street Address 1:	8383 WILSHIRE BLVD STE 340
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	902112434
Phone:	3236538383

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	10 of 28	WSW	0.09 / 457.72	139.51	**DOUGLAS EMMETT 2008 LLC** **8383 WILSHIRE BLVD STE 1000** **BEVERLY HILLS CA 90211**	HAZNET

SIC Code:		**Mailing City:**	BEVERLY HILLS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002691520	**Mailing Zip:**	90211
Create Date:	4/20/2012	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	DOUGLAS EMMETT 2008 LLC
Inact Date:	10/18/2012	**Owner Addr 1:**	8383 WILSHIRE BLVD STE 340
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	BEVERLY HILLS
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	90211
Mailing Addr 1:	8383 WILSHIRE BLVD STE 340	**Owner Phone:**	3236538383
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	SANDY WINTON

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Street Address 1: 8383 WILSHIRE BLVD STE 340
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 3236538383

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15 | 11 of 28 | WSW | 0.09 / 457.72 | 139.51 | **WILSHIRE SAN VICENTE CO**
8383 WILSHIRE
BEVERLY HILLS CA 902112410 | HAZNET

SIC Code:
NAICS Code:
EPA ID: CAP982447476
Create Date: 5/13/1998
Fac Act Ind: No
Inact Date: 12/21/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: --
Mailing Addr 2:

Mailing City: --
Mailing State: 99
Mailing Zip: 000000000
Region Code: 3
Owner Name: --
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name:
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone:

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15 | 12 of 28 | WSW | 0.09 / 457.72 | 139.51 | **1X J M B PROPERTIES COMPANIES**
8383 WILSHIRE BLVD. STE 210
BEVERLY HILLS CA 902110000 | HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000537464
Create Date: 11/9/1990
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD. STE 210
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: J M B PROPERTIES COMPANIES
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: LINNEA NOVA, OPS. MANAGER
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone: 2136538383

Tanner Information

Generator EPA ID: CAC000537464

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080033681
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	
Method Description:	
Tons:	0
Year:	1993

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	13 of 28	WSW	0.09 / 457.72	139.51	ARDEN REALTY INC 8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	HAZNET

SIC Code:		**Mailing City:**	BEVERLY HILLS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002113016	**Mailing Zip:**	902110000
Create Date:	5/3/1999	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	ARDEN REALTY INC
Inact Date:	10/25/2000	**Owner Addr 1:**	8383 WILSHIRE BLVD STE 1050
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	BEVERLY HILLS
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	902110000
Mailing Addr 1:	8383 WILSHIRE BLVD STE 1050	**Owner Phone:**	3236538383
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	LOUISE DALY-GEN MGR
Street Address 1:	8383 WILSHIRE BLVD STE 1050
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	902110000
Phone:	3236538383

Tanner Information

Generator EPA ID:	CAC002113016
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	3.3712
Year:	1999

Generator EPA ID:	CAC002113016
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0.8428
Year:	2002

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	14 of 28	WSW	0.09 / 457.72	139.51	DOUGLAS EMMETT 2008 LLC 8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	HAZNET

SIC Code:		**Mailing City:**	BEVERLY HILLS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002660658	**Mailing Zip:**	902112434
Create Date:	12/8/2010	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	DOUGLAS EMMETT 2008 LLC
Inact Date:	6/7/2011	**Owner Addr 1:**	8383 WILSHIRE BLVD STE 340
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	BEVERLY HILLS
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	902112434
Mailing Addr 1:	8383 WILSHIRE BLVD STE 340	**Owner Phone:**	3236538383
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	SANDY WINTON
Street Address 1:	8383 WILSHIRE BLVD STE 340
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	902112434
Phone:	3236538383

Tanner Information

Generator EPA ID:	CAC002660658
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	1.6
Year:	2010

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	15 of 28	WSW	0.09 / 457.72	139.51	GREENSPOT DROPOFF 8383 WILSHIRE BLVD STE 337 BEVERLY HILLS CA 90211	HAZNET

SIC Code:	5093	**Mailing City:**	BEVERLY HILLS
NAICS Code:	42193	**Mailing State:**	CA
EPA ID:	CAL000402997	**Mailing Zip:**	90211
Create Date:	12/15/2014 2:27:50 PM	**Region Code:**	3
Fac Act Ind:	Yes	**Owner Name:**	MIKE WACHTEL
Inact Date:		**Owner Addr 1:**	8383 WILSHIRE BLVD STE 337
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	BEVERLY HILLS
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	90211
Mailing Addr 1:	8383 WILSHIRE BLVD STE 337	**Owner Phone:**	8003503550
Mailing Addr 2:		**Owner Fax:**	7609941206

Contact Information

Contact Name:	MIKE WACHTEL
Street Address 1:	8383 WILSHIRE BLVD STE 337

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 8003503550

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15 | ***16 of 28*** | ***WSW*** | ***0.09 / 457.72*** | ***139.51*** | ***ARDEN REALTY LP***
8383 WILSHIRE BLVD
BEVERLY HILLS CA 90211 | ***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC002618324
Create Date: 6/27/2007
Fac Act Ind: No
Inact Date: 12/25/2007
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 11601 WILSHIRE BLVD 4TH FL
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 90025
Region Code: 3
Owner Name: ARDEN REALTY LP
Owner Addr 1: 11601 WILSHIRE BLVD 4TH FL
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 90025
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: JANINE THOMAS
Street Address 1: 11601 WILSHIRE BLVD 4TH FL
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 90025
Phone: 3109662639

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15 | ***17 of 28*** | ***WSW*** | ***0.09 / 457.72*** | ***139.51*** | ***COROTHY MERLE GOULDEN &***
GOULDEN INTERVIVOS TRUST
8383 WILSHIRE BLVD
BEVERLY HILLS CA 90211 | ***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC002760653
Create Date: 2/11/2014
Fac Act Ind: No
Inact Date: 5/13/2014
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90211
Region Code: 3
Owner Name: DOROTHY MERLE GOULDEN & GOULDEN INT
Owner Addr 1: 8383 WILSHIRE BLVD
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90211
Owner Phone: 7608326445
Owner Fax:

Contact Information

Contact Name: ANTHONY LUCCI
Street Address 1: 8383 WILSHIRE BLVD
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 7608236445

Tanner Information

Generator EPA ID: CAC002760653

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99
TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 0.4
Year: 2014

15	18 of 28	WSW	0.09 / 457.72	139.51	WILSHIRE SAN VICENTE COMPANY 8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAL000045151
Create Date: 4/2/1991
Fac Act Ind: No
Inact Date: 12/31/1899
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: --
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: DEACT. NON-DELIV. 6/95 FEEFORM
Street Address 1: -P.H.
Street Address 2:
City:
State: 99
Zip:
Phone:

15	19 of 28	WSW	0.09 / 457.72	139.51	KONE ELEVATOR 8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002646640
Create Date: 9/23/2009
Fac Act Ind: No
Inact Date: 3/23/2010
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 12950 ALONDRA BLVD
Mailing Addr 2:

Mailing City: CERRITOS
Mailing State: CA
Mailing Zip: 90703
Region Code: 3
Owner Name: KONE ELEVATOR
Owner Addr 1: 12950 ALONDRA BLVD
Owner Addr 2:
Owner City: CERRITOS
Owner State: CA
Owner Zip: 90703
Owner Phone: 8003433344
Owner Fax:

Contact Information

Contact Name: DENNIS CRANFORD
Street Address 1: 12950 ALONDRA BLVD
Street Address 2:
City: CERRITOS
State: CA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Zip: 90703
Phone: 8003433344

Tanner Information

Generator EPA ID: CAC002646640
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: TXD077603371
TSD County Code: 99
TSD County: Unknown
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: H061
Method Description: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.1
Year: 2009

15	20 of 28	WSW	0.09 / 457.72	139.51	**DOUGLAS EMMETT 2008, LLC** **8383 WILSHIRE BLVD STE 340** **BEVERLY HILLS CA 90211**	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002753309
Create Date: 12/4/2013
Fac Act Ind: No
Inact Date: 3/5/2014
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD STE 340
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90211
Region Code: 3
Owner Name: DOUGLAS EMMETT 2008, LLC
Owner Addr 1: 8383 WILSHIRE BLVD STE 340
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90211
Owner Phone: 3236538383
Owner Fax:

Contact Information

Contact Name: SANDI WINTON
Street Address 1: 8383 WILSHIRE BLVD STE 340
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 3236538383

Tanner Information

Generator EPA ID: CAC002753309
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD009007626
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 2
Year: 2014

Generator EPA ID: CAC002753309
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 0.4
Year: 2014

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	21 of 28	WSW	0.09 / 457.72	139.51	1X WILSHIRE-SAN VICENTE CO 8383 WILSHIRE BLVD #210 BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAD000318402
Create Date: 12/31/1986
Fac Act Ind: No
Inact Date: 1/1/1991
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD #210
Mailing Addr 2:
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: --
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: BRIAN MASTERMAN, MGR
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone: 2136538383

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	22 of 28	WSW	0.09 / 457.72	139.51	DOUGLAS EMMETT 2008 LLC 8383 WILSHIRE BLVD BEVERLY HILLS CA 902112425	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002653898
Create Date: 5/24/2010
Fac Act Ind: No
Inact Date: 11/21/2010
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD
Mailing Addr 2: STE 340
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902112434
Region Code: 3
Owner Name: DOUGLAS EMMETT 2008 LLC
Owner Addr 1: 8383 WILSHIRE BLVD
Owner Addr 2: STE 340
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902112434
Owner Phone: 3236538383
Owner Fax:

Contact Information

Contact Name: SANDY WINTON
Street Address 1: 8383 WILSHIRE BLVD
Street Address 2: STE 340
City: BEVERLY HILLS
State: CA
Zip: 902112434
Phone: 3236538383

Tanner Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator EPA ID: CAC002653898
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD009007626
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 0.4
Year: 2010

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	23 of 28	WSW	0.09 / 457.72	139.51	MAXIMILIAN WEINSTEIN DDS 8383 WILSHIRE BLVD #358 BEVERLY HILLS CA 902110000	HAZNET

SIC Code: 8021
NAICS Code: 62121
EPA ID: CAL000076185
Create Date: 9/17/1992
Fac Act Ind: Yes
Inact Date:
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD STE 358
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902112403
Region Code: 3
Owner Name: MAXIMILIAN WEINSTEIN DDS
Owner Addr 1: 8383 WILSHIRE BLVD STE 358
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902112403
Owner Phone: 3236512620
Owner Fax: 0000000000

Contact Information

Contact Name: MAXIMILIAN WEINSTEIN DDS
Street Address 1: 8383 WILSHIRE BLVD STE 358
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902112403
Phone: 3236512620

Tanner Information

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD050806850
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0.016
Year: 1997

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station

Tons: 0.0002
Year: 1998

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0.0003
Year: 1999

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0.0001
Year: 2000

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0
Year: 2001

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080022148
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0.0012
Year: 1996

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAL000175030
TSD County Code: 43
TSD County: Santa Clara
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code: H01
Method Description: Transfer station
Tons: 0.0001
Year: 2003

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD000088252
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 212
State Waste Code Desc.: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code: H01
Method Description: Transfer station
Tons: 0.0033
Year: 1998

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 212
State Waste Code Desc.: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code: H01
Method Description: Transfer station
Tons: 0.0033
Year: 1999

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 212
State Waste Code Desc.: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code: H01
Method Description: Transfer station
Tons: 0.0033
Year: 2000

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD000088252
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code: H01
Method Description: Transfer station
Tons: 0.0034
Year: 1996

Generator EPA ID: CAL000076185
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD000088252
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code: H01
Method Description: Transfer station
Tons: 0.0034
Year: 1997

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	24 of 28	WSW	0.09 / 457.72	139.51	EQUITY OFFICE PROPERTIES INC 8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000718224
Create Date: 4/22/1994
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD, #1050
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: EQUITY OFFICE PROPERTIES INC
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: DON HERMANSON
Street Address 1: 8383 WILSHIRE BLVD, #1050
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902110000
Phone: 2136538383

Tanner Information

Generator EPA ID: CAC000718224
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080011059
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: R01
Method Description: Recycler
Tons: 5.7
Year: 1994

Generator EPA ID: CAC000718224
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: R01
Method Description: Recycler
Tons: 11.4
Year: 1994

Generator EPA ID: CAC000718224
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZR000005454
TSD County Code: 99
TSD County: Unknown
State Waste Code: 261
State Waste Code Desc.: Polychlorinated biphenyls and material containing PCBs
Method Code: R01
Method Description: Recycler
Tons: 2.4244
Year: 1997

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	25 of 28	WSW	0.09 / 457.72	139.51	ARDEN REALTY LIMITED PARTNERSHIP 8383 WILSHIRE BLVD BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC001363120
Create Date: 6/5/1998
Fac Act Ind: No
Inact Date: 9/5/1998
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: ARDEN REALTY LIMITED PARTNER
Owner Addr 1: 8383 WILSHIRE BLVD
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902110000
Owner Phone: 2136538383
Owner Fax:

Contact Information

Contact Name: SUSANN BRENT\ PROJ MGR
Street Address 1: 8383 WILSHIRE BLVD
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902110000
Phone: 2136538383

Tanner Information

Generator EPA ID: CAC001363120
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD009007626
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: D80
Method Description: Disposal, landfill
Tons: 2.5284
Year: 1998

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	26 of 28	WSW	0.09 / 457.72	139.51	DOUGLAS EMMETT 2008, LLC 8383 WILSHIRE BLVD # 255 BEVERLY HILLS CA 902112425	HAZNET

SIC Code: 6531
NAICS Code: 531312
EPA ID: CAC002792247
Create Date: 11/4/2014
Fac Act Ind: No
Inact Date: 2/3/2015
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD STE 340
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902112434
Region Code: 3
Owner Name: ANNETTE DAVIS
Owner Addr 1: 8383 WILSHIRE BLVD STE 340
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902112434
Owner Phone: 3236538383
Owner Fax:

Contact Information

Contact Name: ANNETTE DAVIS
Street Address 1: 8383 WILSHIRE BLVD STE 340
Street Address 2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

City: BEVERLY HILLS
State: CA
Zip: 902112434
Phone: 3236538383

Tanner Information

Generator EPA ID: CAC002792247
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: H039
Method Description: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons: 0.225
Year: 2014

Generator EPA ID: CAC002792247
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 281
State Waste Code Desc.: Adhesives
Method Code: H061
Method Description: FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons: 0.0425
Year: 2014

Generator EPA ID: CAC002792247
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code: H039
Method Description: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons: 0.2
Year: 2014

15	27 of 28	WSW	0.09 / 457.72	139.51	**GREENSPOT DROPOFF** **8383 WILSHIRE BLVD STE 337** **BEVERLY HILLS CA 90211**	HAZNET

SIC Code: 5093
NAICS Code: 42193
EPA ID: CAC002795750
Create Date: 12/4/2014
Fac Act Ind: No
Inact Date: 3/5/2015
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE BLVD
Mailing Addr 2: STE 337

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90211
Region Code: 3
Owner Name: MIKE WACHTEL
Owner Addr 1: 8383 WILSHIRE BLVD
Owner Addr 2: STE 337
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90211
Owner Phone: 8003503550
Owner Fax: 7609941206

Contact Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name: MIKE WACHTEL
Street Address 1: 8383 WILSHIRE BLVD
Street Address 2: STE 337
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 8003503550

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	28 of 28	WSW	0.09 / 457.72	139.51	8383 WILSHIRE 8383 WILSHIRE BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAL000068913
Create Date: 5/7/1992
Fac Act Ind: No
Inact Date: 5/12/1997
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8383 WILSHIRE STE 1050
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: 8383 WILSHIRE
Owner Addr 1: 8383 WILSHIRE STE 1050
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902110000
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: DON HERMANSON
Street Address 1: INACT PER NEW OWNER - NK
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902110000
Phone: 2136538383

Tanner Information

Generator EPA ID: CAL000068913
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD008302903
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 212
State Waste Code Desc.: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Method Code: R01
Method Description: Recycler
Tons: 0.1815
Year: 1993

Generator EPA ID: CAL000068913
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD008302903
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code:
Method Description:
Tons: 0.209
Year: 1993

Generator EPA ID: CAL000068913
Generator County Code: 19

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	0.361
Year:	1994

Generator EPA ID:	CAL000068913
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	223
State Waste Code Desc.:	Unspecified oil-containing waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.4587
Year:	1998

Generator EPA ID:	CAL000068913
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	NVT330010000
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	261
State Waste Code Desc.:	Polychlorinated biphenyls and material containing PCBs
Method Code:	
Method Description:	
Tons:	1.7036
Year:	1997

Generator EPA ID:	CAL000068913
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZD983476680
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	261
State Waste Code Desc.:	Polychlorinated biphenyls and material containing PCBs
Method Code:	R01
Method Description:	Recycler
Tons:	2.8045
Year:	1997

Generator EPA ID:	CAL000068913
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD008302903
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	
State Waste Code Desc.:	
Method Code:	R01
Method Description:	Recycler
Tons:	0
Year:	1993

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
16	1 of 1	NW	0.10 / 506.35	141.52	PROPOSED COMMERCIAL BUILDING PROJECT 119-123 SAN VICENTE	FINDS/FRS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
					BEVERLY HILLS CA 90048	

Registry ID:	110065377755
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	1542
SIC Code Descriptions:	GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060377008021015
Create Date:	13-OCT-2015 07:54:48
Update Date:	
Location Description:	
Supplemental Location:	119-123 SAN VICENTE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06603
Longitude:	-118.3738
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110065377755

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
17	1 of 1	WSW	0.09 / 496.84	139.11	**DOUGLAS EMMETT LLC** **8382 WILSHIRE BLVD STE 101** **BEVERLY HILLS CA 902112307**	HAZNET

SIC Code:		**Mailing City:**	BEVERLY HILLS
NAICS Code:		**Mailing State:**	CA
EPA ID:	CAC002674956	**Mailing Zip:**	902112434
Create Date:	9/1/2011	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	DOUGLAS EMMETT LLC
Inact Date:	2/29/2012	**Owner Addr 1:**	8383 WILSHIRE BLVD STE 340
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	BEVERLY HILLS
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	902112434
Mailing Addr 1:	8383 WILSHIRE BLVD STE 340	**Owner Phone:**	3236538383
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	DOUGLAS EMMETT
Street Address 1:	8383 WILSHIRE BLVD STE 340
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	902112434
Phone:	3236538383

Tanner Information

Generator EPA ID:	CAC002674956

Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99
TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 0.4
Year: 2011

Generator EPA ID: CAC002674956
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZD983476680
TSD County Code: 99
TSD County: Unknown
State Waste Code: 223
State Waste Code Desc.: Unspecified oil-containing waste
Method Code:
Method Description:
Tons: 0.005
Year: 2011

Generator EPA ID: CAC002674956
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H039
Method Description: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons: 0.231
Year: 2011

Generator EPA ID: CAC002674956
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZR000501510
TSD County Code: 99
TSD County: Unknown
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code:
Method Description:
Tons: 0.055
Year: 2011

Generator EPA ID: CAC002674956
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: 02-IV-99-10
TSD County Code:
TSD County:
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code:
Method Description:
Tons: 0.15
Year: 2011

Generator EPA ID: CAC002674956
Generator County Code: 19

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator County: Los Angeles
TSD EPA ID: 02-IV-99-10
TSD County Code:
TSD County:
State Waste Code: 461
State Waste Code Desc.: Paint sludge
Method Code:
Method Description:
Tons: 0.2
Year: 2011

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
18	1 of 1	SE	0.11 / 561.56	141.97	1X JEWISH FEDERATION COUNCIL 6506 WILSHIRE BLVD LOS ANGELES CA 900360000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000837080
Create Date: 2/25/1993
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6506 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900360000
Region Code: 3
Owner Name: JEWISH FEDERATION COUNCIL
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: ANDRE ROBBINS
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone: 2138521234

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
19	1 of 2	SE	0.11 / 556.42	142.35	JEWISH FEDERATION COUNCIL 6505 WILSHIRE LOS ANGELES CA 900360000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC001199984
Create Date: 10/11/1995
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 5700 WILSHIRE
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900360000
Region Code: 3
Owner Name: JEWISH FEDERATION COUNCIL
Owner Addr 1: 6505 WILSHIRE
Owner Addr 2:
Owner City: LA
Owner State: CA
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: SIMON SHREIER
Street Address 1: 5700 WILSHIRE
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 900360000
Phone: 3104530414

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tanner Information

Generator EPA ID:	CAC001199984
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	25.284
Year:	1995

Generator EPA ID:	CAC001199984
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	2.8655
Year:	1996

19	*2 of 2*	*SE*	*0.11 / 556.42*	*142.35*	***JEWISH FEDERATION COUNCIL*** ***6505 WILSHIRE*** ***LOS ANGELES CA 900360000***	***HAZNET***

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002200289	***Mailing Zip:***	900360000
Create Date:	7/2/1999	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	JEWISH FEDERATION COUNCIL
Inact Date:	10/25/2000	***Owner Addr 1:***	5700 WILSHIRE
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900360000
Mailing Addr 1:	5700 WILSHIRE	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

Contact Name:	SIMON SHREIER
Street Address 1:	5700 WILSHIRE
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900360000
Phone:	3104530414

Tanner Information

Generator EPA ID:	CAC002200289
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD009007626
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Method Code: D80
Method Description: Disposal, landfill
Tons: 8.428
Year: 1999

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
20	1 of 1	WSW	0.10 / 545.81	138.84	8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	LA HMS

Site No: 033160
Area: 5A

--- Details ---
Permit Number: 000671517
Permit Status: Equipment Permitted
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 055082
File Name: RED MEDICINE LLC
Status: Equipment Permitted
+
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 061659
File Name: WIDOW KITCHEN LLC
Status: File Opened, no permit exists

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
21	1 of 1	SE	0.11 / 582.81	142.51	LOU EHLERS CADILLAC 5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	LUST

Global ID: T10000000685
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2013-02-20 00:00:00
RB Case Number:
LOC Case Number: 25973
CUF Case: NO
Potential Cntm of Concrn:
Potential Media Affected:
County: Los Angeles
Latitude: 34.0639322
Longitude: -118.3705745
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 2008-09-04 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2009-01-13 00:00:00

Status: Completed - Case Closed
Status Date: 2013-02-20 00:00:00

Activities

Action Type: Other
Date: 2008-09-04 00:00:00

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Action: Leak Discovery

Action Type: Other
Date: 2008-09-04 00:00:00
Action: Leak Stopped

Action Type: Other
Date: 2008-09-04 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 2009-05-29 00:00:00
Action: Closure/No Further Action Letter - #1

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

22	1 of 2	NW	0.11 / 590.07	141.47	***121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303***	***LA HMS***

Site No: 034763
Area: 5A

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 061862
File Name: CEDARS-SINAI MEDICAL CENTER
Status: File Opened, no permit exists

22	2 of 2	NW	0.11 / 590.07	141.47	***MIKE AHMAR 121 N SAN VICENTE BLVD BEVERLY HILLS CA 902112303***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC002737943
Create Date: 7/24/2013
Fac Act Ind: No
Inact Date: 10/23/2013
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 121 N SAN VICENTE BLVD
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902112303
Region Code: 3
Owner Name: MIKE AHMAR
Owner Addr 1: 121 N SAN VICENTE BLVD
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902112303
Owner Phone: 3106000765
Owner Fax:

Contact Information

Contact Name: MIKE AHMAR
Street Address 1: 121 N SAN VICENTE BLVD
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 902112303
Phone: 3106000765

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tanner Information

Generator EPA ID:	CAC002737943
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZC950823111
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	H132
Method Description:	LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons:	1.2
Year:	2013

23	*1 of 11*	***SE***	***0.11 / 603.89***	***142.87***	***OFFICE BUILDING*** ***6500 WILSHIRE BLVD*** ***LOS ANGELES CA 90048***	***FINDS/FRS***

Registry ID:	110012242581
FIPS Code:	06037
Program Acronyms:	RCRAINFO
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060372163004001
Create Date:	01-MAR-2000 00:00:00
Update Date:	26-JAN-2012 13:18:03
Location Description:	
Supplemental Location:	6500 WILSHIRE BLVD
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06355
Longitude:	-118.37015
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	SQG
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110012242581

23	*2 of 11*	***SE***	***0.11 / 603.89***	***142.87***	***6500 WILSHIRE*** ***6500 WILSHIRE*** ***LOS ANGELES CA 90048***	***FINDS/FRS***

Registry ID:	110066112307
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	1542
SIC Code Descriptions:	GENERAL CONTRACTORS-NONRESIDENTIAL BUILDINGS, OTHER THAN INDUSTRIAL BUILDINGS AND WAREHOUSES
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060372163004001
Create Date:	14-OCT-2015 09:56:25
Update Date:	
Location Description:	
Supplemental Location:	6500 WILSHIRE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06355
Longitude:	-118.37015
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066112307

23	3 of 11	SE	0.11 / 603.89	142.87	**PPF OFF 6500 WILSHIRE LP** **6500 W WILSHIRE BLVD SU 125** **LOS ANGELES CA 90048**	FINDS/FRS

Registry ID:	110066513400
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	6512
SIC Code Descriptions:	OPERATORS OF NONRESIDENTIAL BUILDINGS
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060372163004001
Create Date:	14-OCT-2015 11:49:19
Update Date:	
Location Description:	
Supplemental Location:	6500 W WILSHIRE BLVD SU 125
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.06355
Longitude:	-118.37015
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	30
Datum:	NAD83
Reference Point:	CENTER OF A FACILITY OR STATION
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066513400

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
23	4 of 11	SE	0.11 / 603.89	142.87	6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000	HIST MANIFEST

Gen EPA ID: CAL000035054
Create Date: 07/05/1990 0:00
Inact Date: 6/30/1996 0:00:00
Facility Mail Street: 6500 WILSHIRE BLVD 21ST FL
Facility Mail City: LOS ANGELES
Facility Mail State: CA
Facility Mail Zip: 900480000
Contact Phone(s): --
File Year(s): 1990; 1991; 1992
Contact Name(s): INACT PER V96

Tanner Information

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.34
Year: 1990

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.37
Year: 1991

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.4
Year: 1992

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1990

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1991

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1992

23	5 of 11	SE	0.11 / 603.89	142.87	6500 WILSHIRE BLVD 10TH FLOOR LOS ANGELES CA 900480000	HIST MANIFEST

Gen EPA ID: CAL000028548
Create Date: 05/10/1990 0:00
Inact Date: 6/30/2003 0:00:00
Facility Mail Street: 6500 WILSHIRE BLVD STE 1000
Facility Mail City: LOS ANGELES
Facility Mail State: CA
Facility Mail Zip: 900484930
Contact Phone(s): 2136484528
File Year(s): 1989; 1990; 1991; 1992
Contact Name(s): KIRSTEN OSTERKAMP

Tanner Information

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108044085
TSD County Code: 0
TSD County:
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: 1
Method Description:
Tons: 0.12
Year: 1990

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01

Method Description: Recycler
Tons: 0.3
Year: 1989

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.69
Year: 1990

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.96
Year: 1991

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.43
Year: 1992

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1989

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1990

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1991

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1992

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108044085
TSD County Code: 0
TSD County:
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1990

23	6 of 11	SE	0.11 / 603.89	142.87	***PRENTIS PROPERTIES*** ***6500 WILSHIRE BLVD.*** ***LOS ANGELES CA 900480000***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC001013888
Create Date: 10/30/1995
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6500 WILSHIRE BLVD
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900480000
Region Code: 3
Owner Name: PRENTISS PROPERTIES
Owner Addr 1: 6500 WILSHIRE BLVD
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900480000
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: KRIS WEDEMAN
Street Address 1: 6500 WILSHIRE BLVD
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 900480000
Phone: 2136510490

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tanner Information

Generator EPA ID:	CAC001013888
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	241
State Waste Code Desc.:	Tank bottom waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.0417
Year:	1995

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
23	7 of 11	SE	0.11 / 603.89	142.87	***THOMPSON RECRUITMENT 6500 WILSHIRE BLVD 21ST FLOOR LOS ANGELES CA 900480000***	***HAZNET***

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAL000035054	***Mailing Zip:***	900480000
Create Date:	7/5/1990	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	--
Inact Date:	6/30/1996	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	--
County Name:	Los Angeles	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	6500 WILSHIRE BLVD 21ST FL	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

Contact Name:	INACT PER V96
Street Address 1:	
Street Address 2:	
City:	
State:	99
Zip:	
Phone:	

Tanner Information

Generator EPA ID:	CAL000035054
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD108040858
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	541
State Waste Code Desc.:	Photochemicals/photoprocessing waste
Method Code:	
Method Description:	
Tons:	0.2085
Year:	1994

Generator EPA ID:	CAL000035054
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD108040858
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	541

State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.0625
Year: 1993

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.1251
Year: 1994

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.1208
Year: 1995

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.2502
Year: 1996

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD982524613
TSD County Code: 30
TSD County: Orange
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.2502
Year: 1994

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT000613976
TSD County Code: 30
TSD County: Orange
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tons: 0.1251
Year: 1995

Generator EPA ID: CAL000035054
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT000613976
TSD County Code: 30
TSD County: Orange
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: H01
Method Description: Transfer station
Tons: 0.0625
Year: 1995

23	8 of 11	SE	0.11 / 603.89	142.87	OFFICE BUILDING 6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 900480000	HAZNET

SIC Code: 8699
NAICS Code: 81399
EPA ID: CAR000090639
Create Date: 4/3/2001
Fac Act Ind: No
Inact Date: 6/30/2008
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 713 EAST 223RD
Mailing Addr 2:

Mailing City: CARSON
Mailing State: CA
Mailing Zip: 90745
Region Code: 3
Owner Name: GARY VIOHL
Owner Addr 1: 713 EAST 223RD
Owner Addr 2:
Owner City: CARSON
Owner State: CA
Owner Zip: 90745
Owner Phone: 3233562856
Owner Fax:

Contact Information

Contact Name: CECILLE MARISPELA
Street Address 1: 713 EAST 223RD
Street Address 2:
City: CARSON
State: CA
Zip: 90745
Phone: 3233562856

Tanner Information

Generator EPA ID: CAR000090639
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD980884183
TSD County Code: 34
TSD County: Sacramento
State Waste Code: 122
State Waste Code Desc.: Alkaline solution without metals pH >= 12.5
Method Code: H141
Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.1251
Year: 2008

Generator EPA ID: CAR000090639
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD980884183
TSD County Code: 34
TSD County: Sacramento
State Waste Code: 214

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

State Waste Code Desc.:	Unspecified solvent mixture
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.0315
Year:	2008
Generator EPA ID:	CAR000090639
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD980884183
TSD County Code:	34
TSD County:	Sacramento
State Waste Code:	331
State Waste Code Desc.:	Off-specification, aged or surplus organics
Method Code:	H061
Method Description:	FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE
Tons:	0.1815
Year:	2008

23	9 of 11	SE	0.11 / 603.89	142.87	**DARCY MASIUS BENTON BOWLES INC** **6500 WILSHIRE BLVD 10TH FLOOR** **LOS ANGELES CA 900480000**	HAZNET

SIC Code:	7311	**Mailing City:**	LOS ANGELES
NAICS Code:	54181	**Mailing State:**	CA
EPA ID:	CAL000028548	**Mailing Zip:**	900484930
Create Date:	5/10/1990	**Region Code:**	3
Fac Act Ind:	No	**Owner Name:**	DARCY MASIUS BENTON BOWLES INC
Inact Date:	6/30/2003	**Owner Addr 1:**	6500 WILSHIRE BLVD 10TH FLOOR
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	LOS ANGELES
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	900480000
Mailing Addr 1:	6500 WILSHIRE BLVD STE 1000	**Owner Phone:**	0000000000
Mailing Addr 2:		**Owner Fax:**	

Contact Information

Contact Name:	KIRSTEN OSTERKAMP
Street Address 1:	6500 WILSHIRE BLVD 10TH FLOOR
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900480000
Phone:	2136484528

Tanner Information

Generator EPA ID:	CAL000028548
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD108040858
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	541
State Waste Code Desc.:	Photochemicals/photoprocessing waste
Method Code:	
Method Description:	
Tons:	0.1417
Year:	1993
Generator EPA ID:	CAL000028548
Generator County Code:	19

Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code:
Method Description:
Tons: 0.1667
Year: 1994

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD981402522
TSD County Code: 15
TSD County: Kern
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.0834
Year: 2000

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.5127
Year: 1993

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.6334
Year: 1994

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.6564
Year: 1995

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.2583
Year: 1997

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.3502
Year: 1998

Generator EPA ID: CAL000028548
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD108040858
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 541
State Waste Code Desc.: Photochemicals/photoprocessing waste
Method Code: R01
Method Description: Recycler
Tons: 0.2916
Year: 1996

23	*10 of 11*	*SE*	*0.11 / 603.89*	*142.87*	***THE NEW YORK TIMES - LOS ANGELES BUREAU*** ***6500 WILSHIRE BLVD STE 1820*** ***LOS ANGELES CA 900480000***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAL000181771
Create Date: 7/16/1998
Fac Act Ind: No
Inact Date: 6/30/2001
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6500 WILSHIRE BLVD STE 1820
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900480000
Region Code: 3
Owner Name: THE NEW YORK TIMES
Owner Addr 1: 229 W 42ND ST
Owner Addr 2:
Owner City: NEW YORK
Owner State: NY
Owner Zip: 100360000
Owner Phone: 2125561081
Owner Fax:

Contact Information

Contact Name: MONICA ALMEIDA - STAFF PHOTO
Street Address 1: INACTIVE PER VQ01 - BMI
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 900480000
Phone: 2136588984

23	*11 of 11*	*SE*	*0.11 / 603.89*	*142.87*	***OFFICE BUILDING*** ***6500 WILSHIRE BLVD STE 1800***	***RCRA SQG***

EPA Handler ID: CAR000090639
Current Site Name: OFFICE BUILDING
Generator Status Universe: Small Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 713 EAST 223RD ST, , CARSON, CA, 90745, US
Contact Name: CECILLE MARISPELA
Contact Address: 713 EAST 223RD ST, , CARSON, CA, 90745, US
Contact Email:
Location Street 2: STE 1800

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: TEACHERS INSURANCE ANNUITY
Owner/Operator Address: 6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048
Owner/Operator Phone: 3105293858
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: GARY VIOHL
Owner/Operator Address: 713 EAST 223RD ST CARSON CA US 90745
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19900827
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: GARY VIOHL
Owner/Operator Address:
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19900827
Date Ended Current:

NAICS Information

Naics Code: 53139
Naics Description: OTHER ACTIVITIES RELATED TO REAL ESTATE

Handler Information

Date Received: 20010125
Facility Name: PRENTISS PROPERTIES INC
Classification: Small Quantity Generator

Date Received: 20080521
Facility Name: OFFICE BUILDING
Classification: Small Quantity Generator

Hazardous Waste Information

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

24	1 of 1	NNW	0.12 / 616.10	142.39	***REHABILITATION CENTRE OF BEVERLY HILLS*** ***580 S SAN VICENTE BLVD*** ***LOS ANGELES CA 900480000***	***HAZNET***

SIC Code:
NAICS Code:
EPA ID: CAC001464904
Create Date: 8/5/1998
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name: JACK GENTZ
Mailing Addr 1: 580 S SAN VICENTE BLVD
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 900480000
Region Code: 3
Owner Name: REHABILITATION CENTRE OF BEV
Owner Addr 1: 580 S SAN VICENTE BLVD
Owner Addr 2:
Owner City: LOS ANGELES
Owner State: CA
Owner Zip: 900480000
Owner Phone: 3237821500
Owner Fax:

Contact Information

Contact Name: LINDA FOX/CONSULT
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone: 8006249136

Tanner Information

Generator EPA ID: CAC001464904
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

TSD County: Los Angeles
State Waste Code: 223
State Waste Code Desc.: Unspecified oil-containing waste
Method Code: R01
Method Description: Recycler
Tons: 1.0425
Year: 1998

---

25 | 1 of 5 | W | 0.12 / 635.29 | 138.56 | **US RENAL CARE BEVERLY HILLS DIALYSIS**
8420 WILSHIRE BLVD
BEVERLY HILLS CA 90211 | FINDS/FRS

Registry ID: 110064977547
FIPS Code:
Program Acronyms: CA-ENVIROVIEW
HUC Code: 18070104
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor: FRS-GEOCODE
County Name: LOS ANGELES
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No: 30
Census Block Code: 060377009011003
Create Date: 10-OCT-2015 08:05:39
Update Date:
Location Description:
Supplemental Location: 8420 WILSHIRE BLVD
Tribal Land Code:
Tribal Land Name:
Latitude: 34.06448
Longitude: -118.3746
Coord Collection Method: ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value: 30
Datum: NAD83
Reference Point: CENTER OF A FACILITY OR STATION
Interest Types: STATE MASTER
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110064977547

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25 | 2 of 5 | W | 0.12 / 635.29 | 138.56 | **UNIVERSITY OF CALIFORNIA LOS ANGELES**
8420 WILSHIRE BLVD
BEVERLY HILLS CA 902110000 | HAZNET

SIC Code:
NAICS Code:
EPA ID: CAL000179962
Create Date: 10/10/1997
Fac Act Ind: No
Inact Date: 6/30/1998
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8420 WILSHIRE BLVD
Mailing Addr 2:
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902110000
Region Code: 3
Owner Name: UCLA
Owner Addr 1: 8420 WILSHIRE BLVD
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 902110000
Owner Phone: 0000000000
Owner Fax:

Contact Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name: DAVID OTT
Street Address 1: INACT PER 98VQ FINAL NOTICE
Street Address 2: - BATCH 4/27
City: BEVERLY HILLS
State: CA
Zip: 902110000
Phone: 3102068692

---

25 | 3 of 5 | W | 0.12 / 635.29 | 138.56 | **US RENAL CARE BEVERLY HILLS DIALYSIS**
8420 WILSHIRE BLVD
BEVERLY HILLS CA 90211 | HAZNET

SIC Code: 8092
NAICS Code: 621492
EPA ID: CAL000402192
Create Date: 11/12/2014 9:18:06 AM
Fac Act Ind: Yes
Inact Date:
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 8420 WILSHIRE BLVD
Mailing Addr 2:
Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90211
Region Code: 3
Owner Name: US RENAL CARE
Owner Addr 1: 2400 DALLAS PKWY
Owner Addr 2:
Owner City: PLANO
Owner State: TX
Owner Zip: 750934370
Owner Phone: 2147362844
Owner Fax: 2147362845

Contact Information

Contact Name: DEIDRE HOWARD
Street Address 1: 8420 WILSHIRE BLVD
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90211
Phone: 2143359939

---

25 | 4 of 5 | W | 0.12 / 635.29 | 138.56 | **INNOVATIVE DIALYSIS SYSTEMS**
8420 WILSHIRE BLVD
BEVERLY HILLS CA 902113201 | HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002730025
Create Date: 5/15/2013
Fac Act Ind: No
Inact Date: 8/14/2013
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 1 WORLD TRADE CTR
Mailing Addr 2: SUITE 2500
Mailing City: LONG BEACH
Mailing State: CA
Mailing Zip: 908310002
Region Code: 3
Owner Name: INNOVATIVE DIALYSIS SYSTEMS
Owner Addr 1: 1 WORLD TRADE CTR
Owner Addr 2: SUITE 2500
Owner City: LONG BEACH
Owner State: CA
Owner Zip: 908310002
Owner Phone: 5624958075
Owner Fax:

Contact Information

Contact Name: RICHARD VAN DER PLAS
Street Address 1: 1 WORLD TRADE CTR
Street Address 2: SUITE 2500
City: LONG BEACH
State: CA
Zip: 908310002
Phone: 5624958075

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
25	5 of 5	W	0.12 / 635.29	138.56	1X CITY NATIONAL BANK 8420 WILSHIRE BOULEVARD BEVERLY HILLS CA 902110000	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC000694480
Create Date: 9/25/1992
Fac Act Ind: No
Inact Date: 10/25/2000
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 400 N. ROXBURY DRIVE, STE. 801
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 902100000
Region Code: 3
Owner Name: CITY NATIONAL BANK
Owner Addr 1: --
Owner Addr 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:

Contact Information

Contact Name: ROBERT NEYERS
Street Address 1:
Street Address 2:
City:
State: 99
Zip:
Phone: 3102860828

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
26	1 of 1	NNE	0.12 / 648.03	145.30	ELI SAADAT 6607 LINDENHURST AVE LOS ANGELES CA 90048	HAZNET

SIC Code:
NAICS Code:
EPA ID: CAC002664423
Create Date: 3/23/2011
Fac Act Ind: No
Inact Date: 9/20/2011
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 6607 LINDENHURST AVE
Mailing Addr 2:

Mailing City: LOS ANGELES
Mailing State: CA
Mailing Zip: 90048
Region Code: 3
Owner Name: ELI SAADAT
Owner Addr 1: 234 N 8TH AVE
Owner Addr 2:
Owner City: UPLAND
Owner State: CA
Owner Zip: 91786
Owner Phone: 3104519700
Owner Fax:

Contact Information

Contact Name: ELI SAADAT
Street Address 1: 6607 LINDENHURST AVE
Street Address 2:
City: LOS ANGELES
State: CA
Zip: 90048
Phone: 3104519700

Tanner Information

Generator EPA ID: CAC002664423
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code: H141

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Method Description: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.0375
Year: 2011

---

27 | **1 of 1** | **ENE** | **0.12 / 649.66** | **145.99** | **DAVID SEDGHI**
6500 W 6TH ST
LOS ANGELES CA 90048 | **HAZNET**

SIC Code:
NAICS Code:
EPA ID: CAC002682488
Create Date: 12/23/2011
Fac Act Ind: No
Inact Date: 6/21/2012
File Source: File Sent By Department
County Code: 19
County Name: Los Angeles
Mail Name:
Mailing Addr 1: 120 S PALM DR APT 102
Mailing Addr 2:

Mailing City: BEVERLY HILLS
Mailing State: CA
Mailing Zip: 90212
Region Code: 3
Owner Name: DAVID SEDGHI
Owner Addr 1: 120 S PALM DR APT 102
Owner Addr 2:
Owner City: BEVERLY HILLS
Owner State: CA
Owner Zip: 90212
Owner Phone: 2133945776
Owner Fax:

Contact Information

Contact Name: DAVID SEDGHI
Street Address 1: 120 S PALM DR APT 102
Street Address 2:
City: BEVERLY HILLS
State: CA
Zip: 90212
Phone: 2133945776

Tanner Information

Generator EPA ID: CAC002682488
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: AZC950823111
TSD County Code: 99
TSD County: Unknown
State Waste Code: 151
State Waste Code Desc.: Asbestos containing waste
Method Code: H132
Method Description: LANDFILL OR SURFACE IMPOUNDMENT THAT WILL BE CLOSED AS LANDFILL(TO INCLUDE ON-SITE TREATMENT AND/OR STABILIZATION)
Tons: 2
Year: 2012

---

28 | **1 of 1** | **W** | **0.14 / 765.42** | **137.89** | **8423 WILSHIRE BLVD**
BEVERLY HILLS CA 902113202 | **LA HMS**

Site No: 015347
Area: 5A

--- Details ---
Permit Number: 000117120
Permit Status: Equipment Removed
Permit Type: 1
Permit Type Description: Underground Storage Tank Interim Permit
Permit Category: Underground Storage Tank
File NO: 016564
File Name: BEVERLY HILLS PORSCHE/AUDI
Status: Equipment Removed

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
29	1 of 5	W	0.17 / 914.13	137.51	ROYAL PARKING GARAGE 8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026c63.pdf

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
29	2 of 5	W	0.17 / 914.13	137.51	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	LA HMS

Site No: 013652
Area: 5A

--- Details ---

Permit Number: 00005665T
Permit Status: Equipment Removed
Permit Type: 0
Permit Type Description: Underground Storage Tank Operating Permit
Permit Category: Underground Storage Tank
File NO: 014059
File Name: GREAT WESTERN SAVINGS
Status: Equipment Removed
+
Permit Number: 000099751
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 021749
File Name: GREAT WESTERN BANK
Status: Permit Closed
+
Permit Number: 000139139
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 022174
File Name: L FLYNT LTD - 8484
Status: Permit Closed
+
Permit Number: 000765990
Permit Status: Equipment Permitted
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 058810
File Name: DOUGLAS EMMETT MANAGEMENT LLC
Status: Equipment Permitted

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
29	3 of 5	W	0.17 / 914.13	137.51	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	LA HMS

Site No: 016460
Area: 5A

--- Details ---

Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 021775
File Name: ROYCE PROPERTY SERVICES/GW
Status: File Opened, no permit exists
+

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Permit Number:	000634598
Permit Status:	Permit is active, but is suspended
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	052580
File Name:	JUDI'S DELI / ARBI INC
Status:	Equipment Permitted
+	
Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	055552
File Name:	PIKNIC EXPRESS LLC
Status:	File Opened, no permit exists
+	
Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	060004
File Name:	NOVELL CAFE
Status:	File Opened, no permit exists

29	4 of 5	W	0.17 / 914.13	137.51	**GENESIS GENETICS** **8484 WILSHIRE BLVD STE 215** **BEVERLY HILLS CA 90211**	RCRA SQG

EPA Handler ID:	CAR000262949
Current Site Name:	GENESIS GENETICS
Generator Status Universe:	Small Quantity Generator
Land Type:	Private
Activity Location:	CA
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	8484, WILSHIRE BLVD STE 215, , BEVERLY HILLS, CA, 90211, US
Contact Name:	LORRIE A TEA
Contact Address:	8484, WILSHIRE BLVD STE 215, , BEVERLY HILLS, CA, 90211, US
Contact Email:	LORRIE.TEA@GENESISGENETICS.ORG
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CP
Owner/Operator Name:	GENESIS GENETICS
Owner/Operator Address:	US
Owner/Operator Phone:	
Owner/Operator Type:	P

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Date Became Current: 20140901
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: GENESIS GENETICS
Owner/Operator Address: S MAIN ST PLYMOUTH US 48170
Owner/Operator Phone: 313-579-9650
Owner/Operator Type: P
Date Became Current: 20030601
Date Ended Current:

NAICS Information

Naics Code: 541380
Naics Description: TESTING LABORATORIES

Handler Information

Date Received: 20160503
Facility Name: GENESIS GENETICS
Classification: Small Quantity Generator

Hazardous Waste Information

Waste Code: 551
Waste: from br conversion

Waste Code: D002
Waste: CORROSIVE WASTE

Violation/Evaluation Information

29	5 of 5	W	0.17 / 914.13	137.51	***HI-GRADE MINE*** ***8484 Wilshire Blvd Suite 711*** ***BEVERLY HILLS CA 90211***	***MINES***

Mine ID:	0404557	***SIC:***	10410
Company Name:	HI-GRADE MINING COMPANY	***Secondary SIC 1:***	00000
Status Code:	4	***Secondary SIC 2:***	00000
Mine Status:	Permanently Abandoned	***Secondary SIC 3:***	00000
Status Date:	19840607	***Secondary SIC 4:***	00000
Operation Class:	2	***Secondary SIC 5:***	00000
FIPS Cnty Nm:	Los Angeles	***Lat Deg:***	00
Current Op Name:	Hi-Grade Mining Company	***Lat Min:***	00
Current Cntrllr Nm:	O'Leno Robert B-Philip L	***Lat Sec:***	00
Primary SIC:	Gold Ore	***Long Deg:***	000
Cur Cont Begin Dt:	12/01/1981	***Long Min:***	00
Current Mine Type:	Underground	***Long Sec:***	00
Cur Mine Status:	Abandoned	***PO Box:***	
Current Status Dt:	06/07/1984	***State Code:***	06
No of Shops:	0	***State Abbr:***	CA
No of Plants:	0	***FIPS State:***	CA
No of Pits:	000	***FIPS State Abbrev:***	California
County Code:	037		

Status Description: The mine has been permanently shut down.

30	1 of 1	ESE	0.18 / 941.64	144.75	***PETERSEN PUBLISHING*** ***6420 WILSHIRE BLVD*** ***LOS ANGELES CA 90036***	***RCRA SQG***

EPA Handler ID: CAD983672106
Current Site Name: PETERSEN PUBLISHING
Generator Status Universe: Small Quantity Generator
Land Type: Private

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Activity Location: CA
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6420, WILSHIRE BLVD, , LOS ANGELES, CA, 90036,
Contact Name: TERRY ORR
Contact Address: 6420 WILSHIRE BLVD, , LOS ANGELES, CA, 90036, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: PETERSEN PUBLISHING CO
Owner/Operator Address: 6420 WILSHIRE BLVD LOS ANGELES CA 90036
Owner/Operator Phone: 2137822862
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19930728
Facility Name: PETERSEN PUBLISHING
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
31	1 of 1	NW	0.24 / 1,267.59	143.39	155 S SAN VICENTE BLVD BEVERLY HILLS CA 90211	LA HMS

Site No: 021212
Area: 5A

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 030026
File Name: ACCESS MEDICAL IMAGING INC
Status: File Opened, no permit exists

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
32	1 of 1	ESE	0.24 / 1,263.71	146.15	HOUR IMAGE PHOTO 6399 WILSHIRE BLVD STE 102	RCRA SQG

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
					LOS ANGELES CA 90048	

EPA Handler ID: CA0001029669
Current Site Name: HOUR IMAGE PHOTO
Generator Status Universe: Small Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6399, WILSHIRE BLVD STE 102, , LOS ANGELES, CA, 90048,
Contact Name: INHEE SOHN
Contact Address: 6399 WILSHIRE BLVD STE 102, , LOS ANGELES, CA, 90048, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: IN HEE SOHN
Owner/Operator Address: 6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048
Owner/Operator Phone: 2136530130
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19950202
Facility Name: HOUR IMAGE PHOTO
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
33	1 of 1	ESE	0.24 / 1,268.54	145.83	LIBERTY SERVICE CORP 6380 WILSHIRE BLVD BEVERLY HILLS CA 90211	RCRA SQG

EPA Handler ID: CAD981630312
Current Site Name: LIBERTY SERVICE CORP
Generator Status Universe: Small Quantity Generator
Land Type:
Activity Location: CA
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 8840 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211,
Contact Name:
Contact Address:
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: NOT REQUIRED
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: LIBERTY SERVICE
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19960901
Facility Name: LIBERTY SERVICE CORP
Classification: Small Quantity Generator

Date Received: 19860205
Facility Name: LIBERTY SERVICE CORP
Classification: Large Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
34	1 of 1	W	0.30 / 1,576.58	139.65	UNOCAL #3664 8536 WILSHIRE BLVD BEVERLY HILLS CA 90211	LUST

Global ID: T0603701243
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1996-07-17 00:00:00
RB Case Number: 902110025
LOC Case Number:
CUF Case: YES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.065252
Longitude: -118.377584
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES COUNTY
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 1989-07-11 00:00:00

Status: Open - Site Assessment
Status Date: 1989-07-13 00:00:00

Status: Open - Remediation
Status Date: 1995-07-31 00:00:00

Status: Completed - Case Closed
Status Date: 1996-07-17 00:00:00

Activities

Action Type: Other
Date: 1989-07-11 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1989-07-11 00:00:00
Action: Leak Reported

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
35	1 of 1	W	0.32 / 1,670.50	141.05	***MOBIL #18-GWX (FORMER #11-GWX)*** ***8567 WILSHIRE BLVD*** ***BEVERLY HILLS CA 90211***	LUST

Global ID: T0603703416
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2010-02-09 00:00:00
RB Case Number: I-09424
LOC Case Number:
CUF Case: NO
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply

County: Los Angeles
Latitude: 34.0656149
Longitude: -118.3778561
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker:
Local Agency: LOS ANGELES COUNTY
File Location: Regional Board

Status History

Status: Open - Case Begin Date
Status Date: 1989-02-22 00:00:00

Status: Open - Site Assessment
Status Date: 1989-02-22 00:00:00

Status: Open - Site Assessment
Status Date: 1990-03-27 00:00:00

Status: Open - Verification Monitoring
Status Date: 1990-03-27 00:00:00

Status: Open - Site Assessment
Status Date: 2000-03-23 00:00:00

Status: Open - Remediation
Status Date: 2001-10-30 00:00:00

Status: Open - Remediation
Status Date: 2003-07-15 00:00:00

Status: Open - Remediation
Status Date: 2004-01-15 00:00:00

Status: Open - Remediation
Status Date: 2004-04-15 00:00:00

Status: Open - Remediation
Status Date: 2004-12-29 00:00:00

Status: Open - Remediation
Status Date: 2005-01-14 00:00:00

Status: Open - Site Assessment
Status Date: 2008-01-15 00:00:00

Status: Completed - Case Closed
Status Date: 2010-02-09 00:00:00

Activities

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Stopped

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 1999-10-15 00:00:00
Action: Staff Letter

Action Type: REMEDIATION

Date: 2000-03-23 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: ENFORCEMENT
Date: 2001-10-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Interim Remedial Action Report

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2002-11-01 00:00:00
Action: Excavation

Action Type: RESPONSE
Date: 2003-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE

Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-06 00:00:00
Action: Request for Closure

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2005-09-09 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2005-10-28 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date: 2005-11-14 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2006-01-23 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2006-02-02 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2006-03-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE

Date: 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2006-07-01 00:00:00
Action: Other (Use Description Field)

Action Type: REMEDIATION
Date: 2006-07-01 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: ENFORCEMENT
Date: 2006-07-13 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date: 2008-02-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2009-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: ENFORCEMENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Date: 2010-01-20 00:00:00
Action: Notification - Preclosure

Action Type: ENFORCEMENT
Date: 2010-02-09 00:00:00
Action: Closure/No Further Action Letter

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

36	1 of 1	W	0.36 / 1,879.87	141.43	***HISTORIAL SHELL OIL STATION*** ***8600 WILSHIRE BLVD*** ***BEVERLY HILLS CA 90211***	***LUST***

Global ID: T10000003244
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2013-07-31 00:00:00
RB Case Number: 902110034
LOC Case Number:
CUF Case: NO
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.0654054186876
Longitude: -118.378576040268
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DMB
Local Agency:
File Location:

Status History

Status: Open - Site Assessment
Status Date: 2002-01-01 00:00:00

Status: Open - Case Begin Date
Status Date: 2002-01-01 00:00:00

Status: Open - Eligible for Closure
Status Date: 2013-06-27 00:00:00

Status: Completed - Case Closed
Status Date: 2013-07-31 00:00:00

Activities

Action Type: ENFORCEMENT
Date: 2011-09-16 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2011-10-15 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date: 2012-07-09 00:00:00
Action: Staff Letter

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Action Type: RESPONSE
Date: 2012-08-08 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2013-06-26 00:00:00
Action: Preliminary Site Assessment Report

Action Type: ENFORCEMENT
Date: 2013-07-10 00:00:00
Action: Notification - Preclosure

Action Type: ENFORCEMENT
Date: 2013-07-31 00:00:00
Action: Closure/No Further Action Letter

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: DAVID M. BJOSTAD
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th Street, Suite 200
City: Los Angeles
Email: dave.bjostad@waterboards.ca.gov
Phone Number:

37	*1 of 1*	*W*	*0.38 / 2,000.79*	*142.73*	***NON PAREIL CLEANERS*** ***8624 WILSHIRE BLVD*** ***BEVERLY HILLS CA 90211-***	***LA SML***

Facility ID:
Record ID: SD0000589
Abated Date:

38	*1 of 1*	*SSW*	*0.42 / 2,204.63*	*127.14*	***ARCO #1361 (FORMER)*** ***6739 OLYMPIC BLVD W*** ***LOS ANGELES CA 90048***	***LUST***

Global ID: T0603701103
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2007-04-30 00:00:00
RB Case Number: 900480034A
LOC Case Number:
CUF Case: YES
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.0595811
Longitude: -118.375769
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker:
Local Agency: LOS ANGELES, CITY OF
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 1989-10-16 00:00:00

Status: Open - Site Assessment
Status Date: 1996-04-08 00:00:00

Status: Completed - Case Closed
Status Date: 1996-10-25 00:00:00

Status: Open - Reopen Case
Status Date: 2002-10-18 00:00:00

Status: Open - Site Assessment
Status Date: 2003-06-24 00:00:00

Status: Completed - Case Closed
Status Date: 2007-04-30 00:00:00

Activities

Action Type: Other
Date: 1989-10-16 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1989-10-17 00:00:00
Action: Leak Reported

Action Type: RESPONSE
Date: 2002-08-09 00:00:00
Action: Soil and Water Investigation Report

Action Type: ENFORCEMENT
Date: 2002-10-25 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-12-16 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date: 2003-03-10 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-03-25 00:00:00
Action: Other Workplan

Action Type: ENFORCEMENT
Date: 2003-04-07 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2003-05-14 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date: 2003-06-24 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-09-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2004-10-22 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-18 00:00:00
Action: Interim Remedial Action Plan

Action Type: REMEDIATION
Date: 2005-09-26 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-12-01 00:00:00
Action: Request for Closure

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date: 2007-03-05 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date: 2007-03-27 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date: 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-04-16 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date: 2007-04-30 00:00:00
Action: Closure/No Further Action Letter

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

39	1 of 1	NNW	0.43 / 2,290.62	150.42	**Free Port - McMuran Oil & Gas** **San Vicente Boulevard** **Los Angeles CA 90048**	**CLEANUP SITES**

Global ID: T10000008196
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2015-12-21 00:00:00
RB Case Number: 1347
LOC Case Number:
CUF Case: NO
County: Los Angeles
Latitude: 34.0707918381781
Longitude: -118.375432735882
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MN
Local Agency:
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Cntm of Concrn: Crude Oil
Potential Media Affected: Aquifer used for drinking water supply, Contaminated Surface / Structure, Sediments, Soil, Surface water, Under Investigation

Site History:

On December 13, 2015, crude oil release occurred. Released crude drained down the storm drains on the corner of Colgate and San Vicente Boulevard.

Status History

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Status: Open - Site Assessment
Status Date: 2015-12-21 00:00:00

Status: Open - Case Begin Date
Status Date: 2015-12-21 00:00:00

Activities

Action Type: ENFORCEMENT
Date: 2016-01-15 00:00:00
Action: Cost Recovery Agreement

Action Type: ENFORCEMENT
Date: 2016-03-03 00:00:00
Action: 13267 Requirement

Action Type: RESPONSE
Date: 2016-04-29 00:00:00
Action: Other Report / Document

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: MAJD NIMA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th St Suite 200
City: LOS ANGELES
Email: majd.nima@waterboards.ca.gov
Phone Number: 2135766707

40	1 of 1	SSW	0.44 / 2,339.74	126.38	TOSCO - 76 STATION #0981 1004 LA CIENEGA BLVD S LOS ANGELES CA 90035	LUST

Global ID: T0603700871
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 1997-06-11 00:00:00
RB Case Number: 900350016
LOC Case Number:
CUF Case: YES
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.0592921
Longitude: -118.376061
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board

Status History

Status: Open - Case Begin Date
Status Date: 1986-03-01 00:00:00

Status: Open - Site Assessment
Status Date: 1988-05-03 00:00:00

Status: Open - Verification Monitoring
Status Date: 1988-06-21 00:00:00

Status: Open - Site Assessment
Status Date: 1990-03-21 00:00:00

Status: Open - Remediation

Status Date: 1997-06-11 00:00:00

Activities

Action Type: Other
Date: 1986-03-01 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1988-06-21 00:00:00
Action: Leak Reported

Action Type: REMEDIATION
Date: 1997-06-11 00:00:00
Action: Free Product Removal

Action Type: ENFORCEMENT
Date: 1999-03-26 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date: 2002-04-10 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-06-10 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2002-09-25 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-04-09 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Unknown

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-10-17 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-12-31 00:00:00
Action: Final Remedial Action Report / Corrective Action Report

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2004-07-07 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2004-11-01 00:00:00
Action: Pump & Treat (P&T) Groundwater

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-04-17 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-16 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-26 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date: 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-10-21 00:00:00
Action: Well Destruction Workplan

Action Type: RESPONSE
Date: 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2009-01-21 00:00:00
Action: Well Destruction Report

Action Type: RESPONSE
Date: 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2009-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2009-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2010-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2011-12-14 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2012-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2012-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2012-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2012-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2013-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-01-13 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date: 2014-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-01-15 00:00:00
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date: 2014-04-07 00:00:00
Action: Health and Safety Code Section 25296.10(c)

Action Type: RESPONSE
Date: 2014-04-15 00:00:00
Action: Remedial Progress Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Action Type: RESPONSE
Date: 2014-05-09 00:00:00
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date: 2014-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2014-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-08-19 00:00:00
Action: Clean Up Fund - 5-Year Review Summary

Action Type: RESPONSE
Date: 2014-10-13 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2014-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2015-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2015-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2015-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2016-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address:
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
41	1 of 1	W	0.52 / 2,765.58	145.46	HORACE MANN SCHOOL 8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211	ENVIROSTOR

Estor/EPA ID: 60001595
Site Code: 304637
Cleanup Status: NO FURTHER ACTION AS OF 11/7/2012
Site Type: SCHOOL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Potential Media Affected:	OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Past Uses Caused Contam:	SCHOOL - ELEMENTARY, UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE
APN:	4333-017-904, 4333-017-905, 4333-017-906
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	
Funding:	RESPONSIBLE PARTY
Acres:	5 ACRES
School District:	BEVERLY HILLS UNIFIED SCHOOL DISTRICT
Assembly District:	50
Senate District:	26
Zip:	90211

Potential Contaminants:

OTHER: 4,4'-Methylene diphenyl diisocyanate, Methane
VOLATILE ORGANICS (8260B VOCS): 1,1,1,2-Tetrachloroethane, 1,1,1-Trichloroethane (TCA), 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,1,2-Trichloropropane, 1,1-Dichloroethane, 1,1-Dichloroethylene, 1,2,3-Trichloropropane, 1,2,3-Trichloropropene, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 1,2-Dibromo-3-chloropropane (DBCP), 1,2-Dibromoethane (EDB), 1,2-Dichlorobenzene, 1,2-Dichloroethane (EDC), 1,2-Dichloroethylene (cis), 1,2-Dichloroethylene (trans), 1,2-Dichloropropane, 1,3,5-Trimethylbenzene, 1,3-Dichlorobenzene, 1,3-Dichloropropane, 1,3-Dichloropropene, 1,4-Dibromobenzene, 1,4-Dichlorobenzene, Bromobenzene, Bromodichloromethane, Bromoform (tribromomethane), Bromomethane (Methyl bromide), Carbon tetrachloride, Chlorobenzene, Chloroethane, Chloroform, Chloromethane (methyl chloride), Dibromochloromethane, Dichlorodifluoromethane, Hexachlorobutadiene, Methyl ethyl ketone (2-Butanone), Methyl isobutyl ketone, Methyl tertbutyl ether (MTBE), Methylene bromide, Methylene chloride, Styrene, Tetrachloroethylene (PCE), Toluene, Trichloroethylene (TCE), Trichlorofluoromethane, Vinyl chloride, Xylenes, n-Butylbenzene, n-Propylbenzene, o-Chlorotoluene, sec-Butylbenzene, tert-Butylbenzene

Site History:

The Horace Mann School has been located on a portion of the Site since 1929. Over the years, the school was expanded to its current size and the last parcel of real property associated with the Site was acquired by the District in 1974. Prior to 1929, that portion of the Site that was initially acquired for the school was vacant undeveloped land except for one parcel of real property which had residential development. The land subsequently acquired by the District for expansion fo the school was either vacant undeveloped land or historically used for residential or commerical purposes. The District is proposing to modernize the school and these efforts will include the demolition of existing structures and construction of new facilities, including subteranean parking beneath the southwestern area of the Site.

The Phase I was completed in conformance with the scope and limitations of the ASTM in order to determine if there are any recognized RECs associated with the property. A Preliminary Environmental Assessment (PEA) was conducted in June, 2012,. DTSC reviewed the PEA Report and processed comments on July 12, 2012. Currently DTSC is awaiting response to comments and updates to the PEA.

Facility Information

Program Type:	SCHOOL CLEANUP
Status:	NO FURTHER ACTION
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001595

Completed Activities

Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60001595&doc_id=60285223
Area Name:	
Sub Area:	
Document Type:	Preliminary Endangerment Assessment Report
Date Completed:	11/6/2012
Comments:	Review of the background information
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60001595&enforcement_id=60285205
Area Name:	
Sub Area:	
Document Type:	Environmental Oversight Agreement
Date Completed:	2/1/2012
Comments:	Fully executed sent (FedEx) to District.
Activity Type:	Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
42	1 of 2	ENE	0.74 / 3,884.25	180.28	HANCOCK PARK ELEMENTARY SCHOOL 408 SOUTH FAIRFAX AVENUE	ENVIROSTOR

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
					LOS ANGELES CA 90036	

Estor/EPA ID: 19000014
Site Code: 300796
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Site Type: SCHOOL
Potential Media Affected: NONE SPECIFIED
Past Uses Caused Contam: UNKNOWN
APN: 5509018902
National Priorities List: NO
Cleab up Oversight Agenci: DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:
Funding: SCHOOL DISTRICT
Acres: 0 ACRES
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Zip: 90036

Potential Contaminants:

Site History:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Facility Information

Program Type: SCHOOL EVALUATION
Status: INACTIVE - NEEDS EVALUATION
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19000014

Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19000014&enforcement_id=6007703
Area Name:
Sub Area:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:
Activity Type: Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
42	2 of 2	ENE	0.74 / 3,884.25	180.28	HANCOCK PARK ELEMENTARY SCHOOL 408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	SCH

ESTOR/EPA ID: 19000014
Site Code: 300796
Status: INACTIVE - NEEDS EVALUATION
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Program Type: SCHOOL EVALUATION
Site Type: SCHOOL
National Priorities List: NO
Cl Up Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:
County: LOS ANGELES
Funding: SCHOOL DISTRICT
APN: 5509018902
Past Use Caused Contam: UNKNOWN
Potential Contam of Cncrn:
Potential Media Affected: NONE SPECIFIED
Acres: 0 ACRES

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19000014
Assembly District: 50
Senate District: 26
Latitude: 34.0695023917507
Longitude: -118.360215501497

SITE HISTORY:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Completed Activities

Date Completed: 2/10/2000
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19000014&enforcement_id=60 07703
Area Name:
Sub Area:
Document Type: Environmental Oversight Agreement
Comments:

43	1 of 1	WNW	0.74 / 3,897.31	166.96	BEVERLY HILLS PLATING WORKS 243 N. ROBERTSON BOULEVARD BEVERLY HILLS CA 90211	ENVIROSTOR

Estor/EPA ID: 71002444
Site Code:
Cleanup Status: REFER: OTHER AGENCY AS OF
Site Type: TIERED PERMIT
Potential Media Affected: NONE SPECIFIED
Past Uses Caused Contam: NONE SPECIFIED
APN: NONE SPECIFIED
National Priorities List: NO
Cleab up Oversight Agenci: NONE SPECIFIED
Special Program:
Funding:
Acres: NONE SPECIFIED
School District:
Assembly District: 50
Senate District: 26
Zip: 90211

Potential Contaminants:

Site History:

Facility Comments: Notification received from LA County on June 22, 2009. LA County entered into a Corrective action agreement with the facility.

Facility Information

Program Type: TIERED PERMIT
Status: REFER: OTHER AGENCY
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002444

44	1 of 1	WSW	0.79 / 4,163.70	143.34	FORMER BEVERLY HILLS DRY CLEANERS 8816-8818 WEST OLYMPIC BOULEVARD BEVERLY HILLS CA 901211	ENVIROSTOR

Estor/EPA ID: 60002067

Site Code:	301677
Cleanup Status:	NO ACTION REQUIRED AS OF 7/15/2015
Site Type:	EVALUATION
Potential Media Affected:	OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Past Uses Caused Contam:	DRY CLEANING
APN:	NONE SPECIFIED
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	VOLUNTARY CLEANUP PROGRAM
Funding:	RESPONSIBLE PARTY
Acres:	0.17 ACRES
School District:	
Assembly District:	50
Senate District:	26
Zip:	901211

Potential Contaminants:

BENZENE
TETRACHLOROETHYLENE (PCE)

Site History:

This approximately 0.17 acre Site is located in Beverly Hills on the south side of West Olympic Boulevard, between S. Clark Drive and S. Robertson Blvd. It is occupied by a 3,210 square foot, single-story commercial structure which encompasses approximately the northern half of the Site. A paved parking area is located in the southern half of the Site. The structure is currently occupied by a retail clothing store.

In the past, the Site was occupied by a series of dry cleaning businesses from at least 1945 through 1965. The Site is adjacent to multiple former Leaking Underground Storage Tank (LUST) cases, the nearest immediately adjacent to the Site across a small alley to the east. This LUST case was closed (No Further Action) on 03/21/2005.

The Former BH Lincoln Mercury (FBHLM) site (DTSC Site Code 301477) is located approximately 750 feet west of the subject Site (hydrologically up-gradient). Investigation and monitoring of the FBHLM site detected PCE in groundwater in both the up- and down-gradient directions. DTSC provided a No Further Action letter 01/24/14 on the FBHLM site, concluding that no threat to public health or threat to the environment was indicated.

A Phase 2 Environmental Site Assessment (ESA) was conducted for the subject Site (dated 02/19/14). Samples of soil, soil vapor and groundwater (GW) were collected. Five borings (one within the structure) were advanced for soil and vapor sampling, and GW grab samples were taken from two of the five borings. GW was observed at depth of around 12 feet. The ESA revealed low concentrations of PCE in three of five vapor samples, PCE in excess of the screening level in one of five soil samples, and PCE in both GW samples, one in excess of the screening level. Based on this data, it was concluded that further investigation and delineation of the PCE in soil, soil vapor and GW was warranted.

A Site Characterization was next conducted (dated 05/12/14) for the Site. Six additional borings were advanced (one within the structure). Soil samples were taken from all six borings, vapor samples from one boring (within the structure), and GW grab samples from five of the new borings. GW was observed at depths ranging from approximately 8-11 feet. PCE was detected in three soil samples, all below industrial regional screening levels (RSLs), and two above maximum soil screening levels (SSL). Various VOCs were detected in the additional vapor sample, with only PCE exceeding the industrial California Human Health Screening Level (CHHSL). PCE was detected in excess of the Maximum Contaminant Level (MCL) in all five GW samples.

Based on the elevated PCE concentration in the additional vapor sample, a vapor intrusion model was applied to the data to provide an assessment of exposure risk to humans in the structure. Cumulative risk was calculated at 1.1x10^-6 for carcinogenic risk and 1.6x10^-2 for non-carcinogenic risk, both below commercial screening levels (1x10^-5 and 1, respectively).

Facility Information

Program Type:	EVALUATION
Status:	NO ACTION REQUIRED
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002067

Completed Activities

Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60399834
Area Name:	
Sub Area:	
Document Type:	Correspondence
Date Completed:	7/15/2015
Comments:	FORM DELIVERED TO CECILIA WHERE SHE PROCESSED IT
Activity Type:	Completed Activities

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60391716
Area Name:
Sub Area:
Document Type: Site Characterization Report
Date Completed: 6/15/2015
Comments:
Activity Type: Completed Activities

Doc Link:
Area Name:
Sub Area:
Document Type: Fieldwork
Date Completed: 5/3/2015
Comments: Field work complete.
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60385346
Area Name:
Sub Area:
Document Type: Amendment - Order/Agreement
Date Completed: 3/11/2015
Comments:
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60385349
Area Name:
Sub Area:
Document Type: Site Characterization Workplan
Date Completed: 2/23/2015
Comments: Work Plan Appproved
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60393756
Area Name:
Sub Area:
Document Type: Phase 1
Date Completed: 12/23/2014
Comments:
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60376809
Area Name:
Sub Area:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 10/1/2014
Comments: Further action required: production of Phase 1 report to ensure adequacy of sampling locations and COPCs, additional soil vapor survey consistent with DTSC guidance to obtain quantitative data.
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60376808
Area Name:
Sub Area:
Document Type: Voluntary Cleanup Agreement
Date Completed: 8/21/2014
Comments:
Activity Type: Completed Activities

45	1 of 1	NNW	0.91 / 4,782.61	170.12	CEDARS-SINAI MEDICAL CENTER, LOS ANGELES 8700 BEVERLY BOULEVARD LOS ANGELES CA 90048	ENVIROSTOR

Estor/EPA ID: 71002569
Site Code:

Cleanup Status:	REFER: OTHER AGENCY AS OF
Site Type:	TIERED PERMIT
Potential Media Affected:	NONE SPECIFIED
Past Uses Caused Contam:	NONE SPECIFIED
APN:	NONE SPECIFIED
National Priorities List:	NO
Cleab up Oversight Agenci:	NONE SPECIFIED
Special Program:	
Funding:	
Acres:	NONE SPECIFIED
School District:	
Assembly District:	50
Senate District:	26
Zip:	90048

Facility Information

Program Type:	TIERED PERMIT
Status:	REFER: OTHER AGENCY
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002569

Unplottable Summary

Total: 18 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
CHMIRS	NRC	6th Street Bridge	Los Angeles CA		821837143
ERNS		MID-WILSHIRE/BETWEEN CLINTON AND VERENDO,IN BACK OF APT BLDG	LOS ANGELES CA		806984906
ERNS		STATION 3900 400 W 6TH ST	LOS ANGELES CA		806912561
FINDS/FRS	U.S. DEPT OF VETERANS AFFAIR LA	WILSHIRE	LOS ANGELES CA	90049	816595349
FINDS/FRS	HOLLYHILLS DRAIN UNIT 4	SAN VICENTE	LOS ANGELES CA	90048	840210719
HAZNET	1X THE CASDEN COMPANY	CORNER OF WILSHIRE BLVD.,AND	BEVERLY HILLS CA	902110000	826156668
HAZNET	CEDARS SINAI MED CENTER	444 SAN VINCENTE BLVD	LOS ANGELES CA	90048	826355684
HAZNET	CITY OF L.A., DEPT. OF PUBLIC WORKS	6TH ST. BRIDGE OVER 110	LOS ANGELES CA	000000000	826159426
HAZNET	BRIGHTON HOUSE	225 TOWER	BEVERLY HILLS CA	920110000	826393558
HAZNET	PETERK MOY AND ROBERT POSET	10921 SNA VINCENTE BLVD	LOS ANGELES CA	900490042	826777227
HAZNET	1X CAL-VEST REALTY	NE CORNER OF WILSHIRE	LOS ANGELES CA	000000000	826499789
HAZNET	LOS ANGELES COUNTY FIRE DEPARTMENT	864 SAN VINCENTE BLVD	WEST HOLLYWOOD CA	900690000	826878814

HAZNET	LACO SHERIFF'S DEPT/WEST HOLLYWOOD	750 W SAN VINCENTE BLVD	WEST HOLLYWOOD CA	900690000	826117355
HIST CHMIRS		6TH STREET N/S 300' W/B ALAMEDA	LOS ANGELES CA		826010313
HIST MANIFEST		CORNER OF WILSHIRE BLVD.,AND	BEVERLY HILLS CA	902110000	827509770
LA HMS		1 SAN VICENTE OLFD	LOS ANGELES CA	90036	820323785
LA HMS		6600 SAN VICENTE BLVD	LOS ANGELES CA	90048	820339850
LA SML	SALT LAKE PROPERTY	111 S STANLEY AVE	LOS ANGELES CA	90036	820048523

Unplottable Report

Site: ***NRC***
6th Street Bridge Los Angeles CA

CHMIRS

Control NO:	01-6998
Notified Date:	12/3/200112:00:17 PM
Year:	2001
Agency:	NRC
County:	Los Angeles County
California Hazardous Material Incident Report System	
--	--
Contained:	Yes
Water Involved:	No
Water Way:	
Drinking Water Impacted:	
Known Impact:	
Incident Date:	12/2/200112:00:00 AM
Incident Time:	
Spill Site:	
Injuries?:	
Injuries Number:	0
Fatals?:	
Fatals Number:	0
Evacs?:	
Evacs Number:	0
Clean Up:	N/A
Admin Agency:	Los Angeles City Fire Department
Site:	Road
Cause:	
DOG Number:	
1 Substance:	
1 Quantity:	
1 Measure:	
1 Type:	
1 Other:	
1 Pipeline:	
1 Vessel >= 300 Tons:	
2 Substance:	
2 Quantity::	
2 Measure:	
2 Type:	
2 Other:	
2 Pipeline:	
2 Vessel >= 300 Tons:	
3 Substance:	
3 Quantity:	
3 Measure:	
3 Type:	
3 Other:	
3 Pipeline:	
3 Vessel >= 300 Tons:	
Barrels:	0
Cups:	0
Cubic Ft:	0
Gallons:	0
Grams:	0
Lbs:	0
Liters:	0
Ozs:	0
Pts:	0

Qts:	0
Sheen:	0
Tons:	0
Unknown:	Unknown
Cause Other:	
Notification Area:	
Description:	
--	--

Site:

MID-WILSHIRE/BETWEEN CLINTON AND VERENDO,IN BACK OF APT BLDG LOS ANGELES CA ERNS

NRC Report Number:	271725
Type Of Incident:	FIXED
Desc Remedial Action:	NONE AT THIS TIME
Description Of Incident:	OVERSPRAY FROM PAINTING CARS AND DUMPING OIL AND SOLVENTS INTO SEWER
Release Secured:	U
Release Rate:	
Date Received:	12/2/1994 12:54:41 PM
Incident Cause:	DUMPING
Incident Date:	11/24/1994 5:00:00 PM
Incident Location:	
State Agency Notified:	
Federal Agency Notified:	
State Agency On Scene:	
State Agency Report Num:	
Responsible Company:	
Estima Duration of Release:	
Responsible Org Type:	PRIVATE CITIZEN
Responsible City:	LOS ANGELES
Responsible State:	CA
Responsible Zip:	
Fire Involved:	N
Fire Extinguished:	U
Any Evacuations:	N
Who Evacuated:	
Radius Of Evacuation:	
Any Injuries:	U
Number Injured:	
Any Fatalities:	U
Number Fatalities:	
Any Damages:	N
Damage Amount:	
Employee Fatality:	
Passenger Fatality:	
Occupant Fatality:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Corridor Closed:	N
Waterway Corridor Desc:	
Waterway Closure Time:	
Road Closed:	N
Road Desc:	
Road Closure Time:	
Major Artery:	N
Track Closed:	N
Track Desc:	
Track Closure Time:	
Media Interest:	
Medium Desc:	WATER
Additional Medium Info:	STORM DRAIN/LA FLOOD CONTROL CANAL
Body Of Water:	
Tributary Of:	
Weather Conditions:	
Air Temperature:	
Wind Speed:	
Wind Direction:	
Water Supply Contamin:	U
Nearest River Mile Marker:	

Passengers Transferred:	UNK
Community Impact:	N
Additional Info:	WILL NOTIFY: CA OES
Material Spill Information	
--	--
CHRIS Code:	NCC
CAS Number:	
UN Number:	
Amount Of Material:	0
Unit Of Material:	UNKNOWN AMOUNT
Name Of Material:	SPRAY PAINTS
If Reached Water:	YES
Amount In Water:	0
Unit Of Measure Reach Water:	UNKNOWN AMOUNT
--	--
Material Spill Information	
--	--
CHRIS Code:	OMT
CAS Number:	
UN Number:	
Amount Of Material:	0
Unit Of Material:	UNKNOWN AMOUNT
Name Of Material:	OIL, MISC: MOTOR
If Reached Water:	YES
Amount In Water:	0
Unit Of Measure Reach Water:	UNKNOWN AMOUNT
--	--
Material Spill Information	
--	--
CHRIS Code:	NCC
CAS Number:	
UN Number:	
Amount Of Material:	0
Unit Of Material:	UNKNOWN AMOUNT
Name Of Material:	SOLVENTS
If Reached Water:	YES
Amount In Water:	0
Unit Of Measure Reach Water:	UNKNOWN AMOUNT
--	--

Site:

STATION 3900 400 W 6TH ST LOS ANGELES CA ERNS

NRC Report Number:	275152
Type Of Incident:	FIXED
Desc Remedial Action:	PUMP CLEANED OUT/SOIL BEING REMEDIATED/DETECTED PRODUCT IN GROUND WATER
Description Of Incident:	STORAGE TANK/LEAKED
Release Secured:	U
Release Rate:	
Date Received:	1/4/1995 1:00:07 PM
Incident Cause:	EQUIPMENT FAILURE
Incident Date:	1/4/1995 8:00:00 AM
Incident Location:	
State Agency Notified:	
Federal Agency Notified:	
State Agency On Scene:	
State Agency Report Num:	
Responsible Company:	UNOCAL
Estima Duration of Release:	
Responsible Org Type:	PRIVATE ENTERPRISE
Responsible City:	BREA
Responsible State:	CA
Responsible Zip:	92621
Fire Involved:	N
Fire Extinguished:	U
Any Evacuations:	N
Who Evacuated:	
Radius Of Evacuation:	
Any Injuries:	U

Number Injured:	
Any Fatalities:	U
Number Fatalities:	
Any Damages:	N
Damage Amount:	
Employee Fatality:	
Passenger Fatality:	
Occupant Fatality:	
Air Corridor Closed:	N
Air Corridor Desc:	
Air Closure Time:	
Waterway Corridor Closed:	N
Waterway Corridor Desc:	
Waterway Closure Time:	
Road Closed:	N
Road Desc:	
Road Closure Time:	
Major Artery:	N
Track Closed:	N
Track Desc:	
Track Closure Time:	
Media Interest:	
Medium Desc:	WATER
Additional Medium Info:	GROUND WATER
Body Of Water:	
Tributary Of:	
Weather Conditions:	
Air Temperature:	
Wind Speed:	
Wind Direction:	
Water Supply Contamin:	U
Nearest River Mile Marker:	
Passengers Transferred:	UNK
Community Impact:	N
Additional Info:	POC: MIKE BRYAN 714-577-1842 (ENVIRONMENTAL ENGINEER)

Material Spill Information

--	--
CHRIS Code:	OWA
CAS Number:	
UN Number:	
Amount Of Material:	2
Unit Of Material:	CUBIC FEET
Name Of Material:	WASTE OIL
If Reached Water:	YES
Amount In Water:	2
Unit Of Measure Reach Water:	CUBIC FEET
--	--

Site: ***U.S. DEPT OF VETERANS AFFAIR LA***
WILSHIRE LOS ANGELES CA 90049

FINDS/FRS

Registry ID:	110042349045
FIPS Code:	06037
Program Acronyms:	ICIS
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	Yes
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	Department of Veterans Affairs
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060377016013007

Create Date:	24-NOV-2010 08:02:57
Update Date:	03-MAY-2015 10:04:40
Location Description:	
Supplemental Location:	WILSHIRE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.03505
Longitude:	-118.47862
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Interest Types:	ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110042349045

Site: ***HOLLYHILLS DRAIN UNIT 4***
SAN VICENTE LOS ANGELES CA 90048

FINDS/FRS

Registry ID:	110066667280
FIPS Code:	
Program Acronyms:	CA-ENVIROVIEW
HUC Code:	
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	
County Name:	LOS ANGELES
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	
Census Block Code:	
Create Date:	14-OCT-2015 12:35:52
Update Date:	
Location Description:	
Supplemental Location:	SAN VICENTE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	
Longitude:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Reference Point:	
Interest Types:	STATE MASTER
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110066667280

Site: ***1X THE CASDEN COMPANY***
CORNER OF WILSHIRE BLVD.,AND BEVERLY HILLS CA 902110000

HAZNET

SIC Code:		***Mailing City:***	BEVERLY HILLS
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC000120413	***Mailing Zip:***	902110000
Create Date:	10/6/1988	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	ALAN CASDEN
Inact Date:	10/25/2000	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	--
County Name:	Los Angeles	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	--	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	LES HOLDGRAFER
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--
Phone:	2132745553
--	--

Site: ***CEDARS SINAI MED CENTER***
444 SAN VINCENTE BLVD LOS ANGELES CA 90048

HAZNET

SIC Code:	8069	**Mailing City:**	LOS ANGELES
NAICS Code:	62211	**Mailing State:**	CA
EPA ID:	CAL000253882	**Mailing Zip:**	900480000
Create Date:	6/14/2002 3:21:41 PM	**Region Code:**	3
Fac Act Ind:	Yes	**Owner Name:**	CEDARS-SINAI MEDICAL CENTER
Inact Date:		**Owner Addr 1:**	8700 BEVERLY BLVD
File Source:	File Sent By Department	**Owner Addr 2:**	
County Code:	19	**Owner City:**	LOS ANGELES
County Name:	Los Angeles	**Owner State:**	CA
Mail Name:		**Owner Zip:**	900480750
Mailing Addr 1:	8701 W. THIRD ST.TSB-190	**Owner Phone:**	3104234336
Mailing Addr 2:	TSB SUITE - 190	**Owner Fax:**	3104230143

Contact Information

--	--
Contact Name:	GEORGE MARTINEZ
Street Address 1:	8701 W 3RD ST
Street Address 2:	STE 190
City:	LOS ANGELES
State:	CA
Zip:	90048
Phone:	3104234336
--	--
Tanner Information	
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	135
State Waste Code Desc.:	Unspecified aqueous solution
Method Code:	H01
Method Description:	Transfer station
Tons:	0.126
Year:	2005
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	141
State Waste Code Desc.:	Off-specification, aged or surplus inorganics
Method Code:	H01
Method Description:	Transfer station
Tons:	0.02
Year:	2004
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles

TSD EPA ID: CAD088504881
TSD County Code: 30
TSD County: Orange
State Waste Code: 181
State Waste Code Desc.: Other inorganic solid waste
Method Code:
Method Description:
Tons: 0.3
Year: 2006
-- --
Generator EPA ID: CAL000253882
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: T01
Method Description: Treatment, tank
Tons: 0.19
Year: 2004
-- --
Generator EPA ID: CAL000253882
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: R01
Method Description: Recycler
Tons: 0.095
Year: 2004
-- --
Generator EPA ID: CAL000253882
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: H01
Method Description: Transfer station
Tons: 0.114
Year: 2004
-- --
Generator EPA ID: CAL000253882
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H01
Method Description: Transfer station
Tons: 0.132
Year: 2004
-- --
Generator EPA ID: CAL000253882
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD028409019
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 331
State Waste Code Desc.: Off-specification, aged or surplus organics
Method Code: H141

Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.132
Year:	2008
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	512
State Waste Code Desc.:	Other empty containers 30 gallons or more
Method Code:	H141
Method Description:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.015
Year:	2008
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	551
State Waste Code Desc.:	Laboratory waste chemicals
Method Code:	H01
Method Description:	Transfer station
Tons:	0.2
Year:	2004
--	--
Generator EPA ID:	CAL000253882
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD028409019
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	551
State Waste Code Desc.:	Laboratory waste chemicals
Method Code:	H01
Method Description:	Transfer station
Tons:	0.04
Year:	2005
--	--

Site: ***CITY OF L.A., DEPT. OF PUBLIC WORKS***
6TH ST. BRIDGE OVER 110 LOS ANGELES CA 000000000

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC000928376	***Mailing Zip:***	900141913
Create Date:	11/2/1994	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	--
Inact Date:	12/31/1899	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	--
County Name:	Los Angeles	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	650 SO. SPRING ST. #400	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	RILEY MAHAFFEY
Street Address 1:	650 SO. SPRING ST. #400
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900141913

Phone:	2138478949
--	--

Site: ***BRIGHTON HOUSE***
225 TOWER BEVERLY HILLS CA 920110000

HAZNET

SIC Code:		***Mailing City:***	BEVERLY HILLS
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC000935488	***Mailing Zip:***	920110000
Create Date:	8/17/1995	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	--
Inact Date:	10/25/2000	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	--
County Name:	Los Angeles	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	225 TOWER #304	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	MORTON GREENBERG, ASSO. PRES.
Street Address 1:	225 TOWER #304
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	920110000
Phone:	3102780100
--	--

Site: ***PETERK MOY AND ROBERT POSET***
10921 SNA VINCENTE BLVD LOS ANGELES CA 900490042

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAL000111338	***Mailing Zip:***	900490042
Create Date:	5/28/1993	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	PETERK MOY AND ROBERT POSET
Inact Date:	6/30/1997	***Owner Addr 1:***	10921 SAN VINCENTE BLVD
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900490042
Mailing Addr 1:	10921 SAN VINCENTE BLVD	***Owner Phone:***	3108206691
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	UNDELIVERABLE PER VF97 AH
Street Address 1:	10921 SAN VINCENTE BLVD
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	900490042
Phone:	3108206691
--	--

Site: ***1X CAL-VEST REALTY***
NE CORNER OF WILSHIRE LOS ANGELES CA 000000000

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC001074168	***Mailing Zip:***	900040000
Create Date:	5/2/1996	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	E J KIM
Inact Date:	10/25/2000	***Owner Addr 1:***	NE CORNER OF WILSHIRE
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES

County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	--	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	E J KIM
Street Address 1:	NE CORNER OF WILSHIRE
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	--
Phone:	2139622100
--	--

Tanner Information

--	--
Generator EPA ID:	CAC001074168
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	611
State Waste Code Desc.:	Contaminated soil from site clean-up
Method Code:	H01
Method Description:	Transfer station
Tons:	1.25
Year:	1996
--	--

Site: ***LOS ANGELES COUNTY FIRE DEPARTMENT***
864 SAN VINCENTE BLVD WEST HOLLYWOOD CA 900690000

HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC001059672	***Mailing Zip:***	900630000
Create Date:	5/17/1996	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	LOS ANGELES COUNTY
Inact Date:	10/25/2000	***Owner Addr 1:***	864 SAN VINCENTE BLVD
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	WEST HOLLYWOOD
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900690000
Mailing Addr 1:	1320 NORTH EATERN AVE	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	RANDY GOMEZ
Street Address 1:	864 SAN VINCENTE BLVD
Street Address 2:	
City:	WEST HOLLYWOOD
State:	CA
Zip:	900690000
Phone:	2138816121
--	--

Site: ***LACO SHERIFF'S DEPT/WEST HOLLYWOOD***
750 W SAN VINCENTE BLVD WEST HOLLYWOOD CA 900690000

HAZNET

SIC Code:	9221	***Mailing City:***	ALHAMBRA
NAICS Code:	92212	***Mailing State:***	CA
EPA ID:	CAL000018924	***Mailing Zip:***	918038878
Create Date:	11/14/1989	***Region Code:***	3
Fac Act Ind:	Yes	***Owner Name:***	LA COUNTY SHERIFF'S DEPT
Inact Date:		***Owner Addr 1:***	1000 S FREMONT AVE BLDG A9 E
File Source:	File Sent By Department	***Owner Addr 2:***	5TH FLR

County Code:	19	***Owner City:***	ALHAMBRA
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	918030000
Mailing Addr 1:	1000 S FREMONT AVE, BLDG A9 E	***Owner Phone:***	6263003000
Mailing Addr 2:	5TH FLR	***Owner Fax:***	6262992529

Contact Information

--	--
Contact Name:	JOEY MANALAYSAY
Street Address 1:	1000 S. FREMONT AVE., UNIT 47
Street Address 2:	
City:	ALHAMBRA
State:	CA
Zip:	91803
Phone:	6263003000
--	--

Tanner Information

--	--
Generator EPA ID:	CAL000018924
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	134
State Waste Code Desc.:	Aqueous solution with total organic residues less than 10 percent
Method Code:	R01
Method Description:	Recycler
Tons:	0.063
Year:	2001
--	--
Generator EPA ID:	CAL000018924
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	213
State Waste Code Desc.:	Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Method Code:	R01
Method Description:	Recycler
Tons:	0.2293
Year:	2000
--	--
Generator EPA ID:	CAL000018924
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD099452708
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	241
State Waste Code Desc.:	Tank bottom waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.2293
Year:	1995
--	--
Generator EPA ID:	CAL000018924
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	241
State Waste Code Desc.:	Tank bottom waste
Method Code:	R01
Method Description:	Recycler
Tons:	0.0625
Year:	1997
--	--
Generator EPA ID:	CAL000018924

Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 241
State Waste Code Desc.: Tank bottom waste
Method Code: R01
Method Description: Recycler
Tons: 0.5212
Year: 1996
-- --
Generator EPA ID: CAL000018924
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 241
State Waste Code Desc.: Tank bottom waste
Method Code: H039
Method Description: OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons: 0.52125
Year: 2008
-- --
Generator EPA ID: CAL000018924
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD008252405
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 343
State Waste Code Desc.: Unspecified organic liquid mixture
Method Code: R01
Method Description: Recycler
Tons: 0.867
Year: 1996
-- --
Generator EPA ID: CAL000018924
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD008252405
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 352
State Waste Code Desc.: Other organic solids
Method Code:
Method Description:
Tons: 0.1
Year: 1996
-- --
Generator EPA ID: CAL000018924
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD982484933
TSD County Code: 36
TSD County: San Bernardino
State Waste Code: 512
State Waste Code Desc.: Other empty containers 30 gallons or more
Method Code: R01
Method Description: Recycler
Tons: 0.3
Year: 1998
-- --

Site:
6TH STREET N/S 300' W/B ALAMEDA LOS ANGELES CA HIST CHMIRS

OES Control NO: 8904899 ***Incident Date:*** 2/17/1989

Release Factors:	Other	***Date Reported:***	2/17/1989
Release Text:		***Fatalities:***	0
Equipm Involved:	No Equip Involved	***Other Injury:***	0
Action Taken Text:		***Other Decon:***	0
Chemicals:	HYDROCARBON	***Other Fatal:***	0
Case Number:		***Vehicle:***	
HazMat Other:	,	***State:***	
HM Injury:	0	***CA DOT PUC ICC:***	
Decon:	0	***Company Name:***	
Agency Name:	LOS ANGELES CITY FD	***County:***	LOS ANGELES
Action Taken:	63,Establish Safe Area,Evacuation,ID/Analysis of Hazmat,Investigate		
HazMat Pers:	Off-site Fire Services,Other		
More than three involved?:	2		

Site:

CORNER OF WILSHIRE BLVD.,AND BEVERLY HILLS CA 902110000

HIST MANIFEST

Gen EPA ID:	CAC000120413
Create Date:	10/06/1988 0:00
Inact Date:	10/25/2000 0:00:00
Facility Mail Street:	--
Facility Mail City:	BEVERLY HILLS
Facility Mail State:	CA
Facility Mail Zip:	902110000
Contact Phone(s):	2132745553
File Year(s):	1988; 1989
Contact Name(s):	LES HOLDGRAFER

Tanner Information

--	--
Generator EPA ID:	CAC000120413
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	1
Method Description:	
Tons:	0
Year:	1988
--	--
Generator EPA ID:	CAC000120413
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	221
State Waste Code Desc.:	Waste oil and mixed oil
Method Code:	R01
Method Description:	Recycler
Tons:	12.51
Year:	1988
--	--
Generator EPA ID:	CAC000120413
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD980675276
TSD County Code:	15
TSD County:	Kern
State Waste Code:	611
State Waste Code Desc.:	Contaminated soil from site clean-up
Method Code:	D83
Method Description:	Disposal, surface impoundment
Tons:	0.84
Year:	1989

--	--
Generator EPA ID:	CAC000120413
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD980675276
TSD County Code:	15
TSD County:	Kern
State Waste Code:	
State Waste Code Desc.:	
Method Code:	
Method Description:	
Tons:	0
Year:	1989
--	--
Generator EPA ID:	CAC000120413
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAT080013352
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	
State Waste Code Desc.:	
Method Code:	
Method Description:	
Tons:	0
Year:	1988
--	--

Site:
1 SAN VICENTE OLFD LOS ANGELES CA 90036 LA HMS

Site No:	008500
Area:	2F

--- Details ---

Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	I15192
File Name:	CHEVRON USA CO
Status:	File Opened, no permit exists

Site:
6600 SAN VICENTE BLVD LOS ANGELES CA 90048 LA HMS

Site No:	026488
Area:	2F

--- Details ---

Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	036181
File Name:	HOLLYHILLS DRAIN
Status:	File Opened, no permit exists

Site: ***SALT LAKE PROPERTY***
111 S STANLEY AVE LOS ANGELES CA 90036 LA SML

Facility ID:	
Record ID:	SD0000043
Abated Date:	08/09/2004

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 27, 2016

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 27, 2016

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 27, 2016

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Mar 07, 2016

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Mar 07, 2016

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Jun 21, 2016

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Jun 21, 2016

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Jun 21, 2016

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Jun 21, 2016

RCRA Conditionally Exempt Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Jun 21, 2016

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Jun 21, 2016

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 30, 2014

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jul 30, 2014

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 7, 2015

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 14, 2016

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Apr 19, 2016

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Jun 30, 2016

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Apr 28, 2016

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Jul 15, 2016

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Jul 18, 2016

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Aug 24, 2016

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jun 06, 2016

Delisted Leaking Storage Tanks: DLST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

Government Publication Date: Jul 07, 2016

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Jul 18, 2016

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Jul 18, 2016

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Jul 07, 2016

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Jul 18, 2016

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Jul 12, 2016

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Aug 11, 2016

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Jul 18, 2016

GeoTracker Cleanup Sites Data: CLEANUP SITES

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jun 06, 2016

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Jan 31, 2016

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Jan 31, 2016

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

County

Alameda County LOP Sites List: ALAMEDA LOP

A list of Leaking Underground Storage Tanks (LUST) facilities in Alameda County. This list is made available by Alameda County Department of Environmental Health (ACEH). ACEH implements a Local Oversight Program (LOP) under contract with the State Water Resources Control Board to provide regulatory oversight of the investigation and cleanup of soil and groundwater contamination from leaking petroleum USTs.
Government Publication Date: Jun 22, 2016

Alameda County UST List: ALAMEDA UST
A list of all registered Underground Storage Tanks (USTs) in the County of Alameda. The list is made available by Alameda County Department of Environmental Health.
Government Publication Date: Jun 23, 2016

Amador County CUPA List: AMADOR CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Amador County. This list is made available by Amador County Environmental Health Department which is the CUPA for Amador County and administers a consolidated hazardous materials program.
Government Publication Date: Jun 06, 2016

Butte County CUPA List: BUTTE CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Butte County. This list is made available by Butte County Public Health Department, Environmental Health Division which was certified by the California Environmental Protection Agency as the CUPA for Butte County.
Government Publication Date: Jul 01, 2016

Calaveras County CUPA Facilities List: CALAVERAS CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Calaveras. This list is made available by Calaveras County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Jun 21, 2016

Calaveras County Landfills List: CALAVERAS LF
A list of landfills in Calaveras County. This list is made available by Calaveras County Environmental Health Department which has been designated as the CUPA for the County.
Government Publication Date: Jun 21, 2016

Calaveras County UST Remediation Sites: CALAVERAS LUST
A list of Leaking Underground Storage Tank (LUST) facilities in Calaveras County. This list is made available by Calaveras County Environmental Health Department. Local Implementing Agency (LIA) provides oversight of site remediation with soil contamination while CalEPA - California Regional Water Quality Control Board - Central Valley Region oversees remediation of sites with groundwater contamination.
Government Publication Date: Jun 20, 2016

Colusa County CUPA List: COLUSA CUPA
A list of facilities associated with Business Plan and Hazardous Generator programs in the County of Colusa. This list is made available by Colusa County Environmental Health which was certified by the California Environmental Protection Agency as Certified Unified Program Agency for Colusa County.
Government Publication Date: Jan 26, 2016

Contra Costa County CUPA List: CONTRACO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Contra Costa. This list is made available by Contra Costa County which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Jul 21, 2016

Del Norte County CUPA Facility List: DELNORTE CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Del Norte County. This list is made available by Del Norte County Environmental Health Division which is the designated CUPA for the county.
Government Publication Date: Jul 21, 2016

El Dorado County CUPA Facility List: ELDORADO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in El Dorado County. This list is made available by El Dorado County Department of Environmental Management - Hazardous Waste Division which is approved by CalEPA as CUPA for El Dorado County.
Government Publication Date: May 24, 2016

Fresno County CUPA/Solid Waste Programs Resource List: FRESNO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Fresno County. This list is made available by Fresno County Department of Environmental Health Division which is approved by Cal-EPA as CUPA for the County.

Government Publication Date: Jul 13, 2016

Humboldt County CUPA Facility List: HUMBOLDT CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Humboldt County. This list is made available by Humboldt County Division of Environmental Health which is approved by the State Secretary for Environmental Protection as CUPA for the County.

Government Publication Date: May 11, 2016

Imperial County CUPA Facility List: IMPERIAL CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Imperial County. This list is made available by the California Department of Toxic Substances Control (DTSC) which is appointed as CUPA for Imperial County.

Government Publication Date: Apr 28, 2016

Inyo County CUPA Facility List: INYO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Inyo. This list is made available by the Inyo County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Jul 11, 2016

Kern County CUPA List: KERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Kern. This list is made available by Kern County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA for Kern County.

Government Publication Date: May 20, 2016

Kern County UST List: KERN UST

A list of all registered and inactive Underground Storage Tanks in the County of Kern. The list is made available by Kern County Environmental Health Division.

Government Publication Date: May 17, 2016

Kings County CUPA Facility List: KINGS CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Kings County. This list is made available by Kings County Department of Public Health which is appointed as CUPA for the county.

Government Publication Date: Jul 25, 2016

Lake County CUPA Facility List: LAKE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Lake County. This list is made available by Lake County Division of Environmental Health which is CUPA for the entire county.

Government Publication Date: Aug 15, 2016

Los Angeles County - El Segundo City Underground Storage Tanks List: ELSEGUNDO UST

A list of all registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County. The list is made available by El Segundo City Fire Department.

Government Publication Date: Mar 11, 2016

Los Angeles County - Torrance City Underground Storage Tanks: TORRANCE UST

A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.

Government Publication Date: Jun 23, 2016

Los Angeles County HMS List: LA HMS

This list contains sites that have or had permits for Industrial Waste, Underground Storage Tanks, or Storm water in the County of Los Angeles. This list is made available by the County of Los Angeles Department of Public Works.

Government Publication Date: May 17, 2016

Los Angeles County Long Beach UST List: LA LONGB UST

A list of all registered active Underground Storage Tanks in the City of Long Beach of Los Angeles County. The list is made available by Long Beach Certified Unified Program Agency.
Government Publication Date: Jan 6, 2016

Los Angeles County Solid Waste Sites: LA SWF
List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.
Government Publication Date: Jul 07, 2016

Madera County CUPA Facility List: MADERA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Madera County. This list is made available by Madera County Environmental Health Department which is CUPA for the entire county.
Government Publication Date: Jun 16, 2016

Marin County CUPA List: MARIN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Marin. This list is made available by Marin County which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Jul 28, 2016

Merced County CUPA Facilities List: MERCED CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Merced. This list is made available by Merced County which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Jul 16, 2016

Mono County CUPA Facility List: MONO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Mono County. This list is made available by Mono County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Jun 22, 2016

Monterey County CUPA Facility List: MONTEREY CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Monterey County. This list is made available by Monterey County Hazardous Materials Management Services which is designated as the CUPA in Monterey County.
Government Publication Date: Aug 05, 2016

Napa County UST List: NAPA UST
A list of all registered active Underground Storage Tanks (USTs) in the County of Napa. This list is made available by Napa County Environmental Health Division.
Government Publication Date: Mar 09, 2016

Nevada County CUPA Facility List: NEVADA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Nevada County. This list is made available by Nevada County Department of Environmental Health which is the CUPA for all cities and unincorporated areas within Nevada County.
Government Publication Date: Jul 25, 2016

Orange County Aboveground Petroleum Storage Tank Listing: ORANGE AST
A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.
Government Publication Date: Jul 01, 2016

Orange County Underground Storage Tanks Listing: ORANGE UST
A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.
Government Publication Date: Jul 01, 2016

Placer County CUPA Facilities List: PLACER CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Placer County. This list is made available by Placer County Environmental Health which is designated CUPA for all areas of the county except for the City of Roseville.

Government Publication Date: Jul 28, 2016

Riverside County Local Oversight Program List: RIVERSIDE LOP

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

Government Publication Date: May 18, 2016

Riverside County Underground Storage Tanks List: RIVERSIDE UST

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

Government Publication Date: May 18, 2016

Sacramento County Master Hazardous Materials Facility List: SACRAMENTO HAZ

A list of Hazardous Materials Facilities in Sacramento County. This list is made available by Sacramento County Environmental Management Department which has been designated as the Certified Unified Program Agency (CUPA) for the County.

Government Publication Date: May 02, 2016

Sacramento Toxic Site Cleanup List: SACRAMENTO TOX

Sacramento County Environmental Management Department (EMD)'s Toxic Site Cleanup List includes sites where unauthorized releases of potentially hazardous materials have occurred. The EMD's Site Assessment & Mitigation Program, also referred to as Toxic Site Cleanup Program, provides mandated regulatory oversight of the assessment and remediation of properties on which there has been a release of hazardous materials to soil and/or groundwater.

Government Publication Date: Aug 22, 2016

San Bernardino County CUPA List: SANBERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.

Government Publication Date: Jul 25, 2016

San Diego County Hazardous Materials Management Division Database: SANDIEGO HAZ

A list of facilities with Unified Program Facility Permit in San Diego County. This list has been made available by County of San Diego Environmental Health.

Government Publication Date: Jun 19, 2016

San Diego County Site Assessment and Mitigation Investigation Sites: SANDIEGO SAM

List of sites which have undergone a Site Assessment and Mitigation investigation. This list is made available by the County of San Diego Department of Environmental Health.

Government Publication Date: Jul 18, 2016

San Diego County Solid Waste Facility List: SANDIEGO SWF

A list of open and closed Solid Waste Facilities in the County of San Diego. The list is made available by San Diego County Department of Environmental Health.

Government Publication Date: Aug 12, 2016

San Francisco County Aboveground Storage Tanks List: SANFRAN AST

A list of Aboveground Storage Tanks (ASTs) facilities inspected by San Francisco Department of Public Health's (SFDPH) Hazardous Materials and Waste Program. Aboveground storage containers or tanks include oil-filled equipment (such as hydraulic systems/reservoirs and heat transfer systems) which have a petroleum storage capacity of 55 gallons or greater.

Government Publication Date: Jun 27, 2016

San Francisco County CUPA Facilities List: SANFRAN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Francisco County. This list is made available by San Francisco County Hazardous Materials and Waste Program which is the CUPA for all areas of the County.

Government Publication Date: Jun 27, 2016

San Francisco County LOP Sites: SANFRAN LOP

A list of Underground Storage Tank (UST) release sites in the County of San Francisco. This list is made available by San Francisco County Department of Public Health Environmental Health Protection Branch.

Government Publication Date: May 25, 2016

San Francisco County UST List: SANFRAN UST

A list of all registered Underground Storage Tanks (USTs) in the County of San Francisco. This ist is made available by San Francisco County Environmental Health Division. The Hazardous Materials and Waste Program provides regulatory oversight for the construction, operation, repair and removal of USTs in San Francisco.

Government Publication Date: Jun 27, 2016

San Joaquin County Aboveground Tank List: SANJOAQUIN AST

A list of Aboveground Storage Tanks (ASTs) inspected by San Joaquin County Environmental Health Department (SJCEHD) under Aboveground Petroleum Storage Act (APSA).

Government Publication Date: Jul 22, 2016

San Joaquin County UST List: SANJOAQUIN UST

A list of all registered Underground Storage Tanks in the County of San Joaquin. The list is made available by San Joaquin County Environmental Health Division.

Government Publication Date: Jul 22, 2016

San Joaquin Hazardous Waste Facilities: SANJOAQUIN HW

A list of Hazardous Waste Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Jul 22, 2016

San Mateo County CUPA Facilities List: SANMATEO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Mateo County. This list is made available by San Mateo County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: May 2, 2016

San Mateo County LOP List: SANMATEO LOP

A list of Leaking Underground Storage Tank (LUST) facilities in San Mateo County. This list is made available by San Mateo County Environmental Health Services Division.

Government Publication Date: May 10, 2016

Santa Clara County CUPA Facilities List: SANTACLARA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.

Government Publication Date: Jun 01, 2016

Santa Clara Local Oversight Program Listing: SANTACLARA LO

A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.

Government Publication Date: Jul 07, 2016

Santa Cruz County CUPA Facility List: SANTACRUZ CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Cruz County. This list is made available by Santa Cruz County Environmental Health Services (EHS) Division which has been designated as the CUPA for the County.

Government Publication Date: Jul 20, 2016

San Luis Obispo County CUPA Facilities List: SANLUISOB CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Luis Obispo County. This list is made available by County of San Luis Obispo Environmental Health Services Division which has been designated as the CUPA for the County.

Government Publication Date: Aug 01, 2016

Shasta County CUPA Facility List: SHASTA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Shasta County. This list is made available by Shasta County Environmental Health Division which has been designated as the CUPA for Shasta County by CalEPA.

Government Publication Date: May 19, 2016

Solano County CUPA List: SOLANO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Solano. This list is made available by Solano County Environmental Health Division which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Aug 04, 2016

Solano County Local Oversight Program List: SOLANO LOP

A list of Leaking Underground Storage Tank (LUST) facilities in the Solano County. This list is made available by the Solano County Environmental Health Services. Since April 1993, the State Water Resources Control Board has contracted with the County of Solano to provide regulatory oversight for the cleanup of LUSTs under Local Oversight Program (LOP) contract.

Government Publication Date: Aug 04, 2016

Solano County Underground Storage Tanks List: SOLANO UST

A list of all registered Underground Storage Tanks (USTs) in the County of Solano. The list is made available by Solano County Environmental Health Services Division. There are an estimated 190 facilities throughout the county that are subject to the regulatory requirements of the UST program.

Government Publication Date: Aug 04, 2016

Sonoma County CUPA Facilities List: SONOMA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sonoma County. This list is made available by Sonoma County Hazardous Materials (HazMat) Division which has been designated as the CUPA for the County.

Government Publication Date: Jul 08, 2016

Sonoma County LOP Site List: SONOMA LOP

A list of Leaking Underground Storage Tank (LUST) facilities in Sonoma County. This list is made available by Sonoma County Department of Health Services. Sonoma County Local Oversight Program (LOP) oversees the investigation and cleanup of fuel releases from underground storage tanks in all areas of the County with the exception of the Cities of Santa Rosa and Healdsburg.

Government Publication Date: Jul 01, 2016

Sonoma County Petaluma City CUPA Facilities: SONOMA PETAL

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Petaluma City, as well as Closed files including pre-CUPA sites. This list is made available by Petaluma Fire Prevention Bureau which is the CUPA for Petaluma City in Sonoma County.

Government Publication Date: Jul 26, 2016

Sutter County CUPA List: SUTTER CUPA

A list of facilities associated with Aboveground Petroleum Storage Tank (APSA) regulation, Hazardous Materials Business Plan (HMBP) Program and Underground Storage Tank (UST) regulation of Certified Unified Program Agency (CUPA) programs in Sutter County. This list is made available by Sutter County Enviornmental Health Division which has been designated as the CUPA for the County.

Government Publication Date: Jul 15, 2016

Tuolumne County CUPA Facility List: TUOLUMNE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Tuolumne County. This list is made available by Tuolumne County Environmental Health which is the CUPA for all areas of the County.

Government Publication Date: May 2, 2016

Ventura County CUPA Facilities List: VENTURA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Ventura County. This list is made available by Ventura County Environmental health Division.

Government Publication Date: Jul 28, 2016

Ventura County City of Oxnard CUPA Facility List: OXNARD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Oxnard City. This list is made available by Oxnard City Fire Department which is the CUPA for Oxnard City in Ventura County.

Government Publication Date: May 04, 2016

Ventura County Inactive Underground Storage Tanks Sites: VENTURA INUST

A list of inactive Underground Storage Tank (UST) sites in Ventura County. This list is made available by Ventura County Environmental Health Division.

Government Publication Date: Jul 21, 2016

Ventura County Leaking Underground Fuel Tanks - Historic: VENTURA HLUFT

A historical list of cleanup oversight of the Leaking Underground Fuel Tank (LUFT) program provided by Ventura County Environmental Health Division. All new and existing underground fuel storage tank releases are now referred to the Los Angeles Regional Water Quality Control Board.

Government Publication Date: May 31, 2008

Yolo County UST List: YOLO UST

A list of registered Underground Storage Tank (UST) sites in Yolo County. This list is made available by Yolo County Environmental Health Department which regulates the construction, operation, repair and removal of USTs throughout Yolo County.

Government Publication Date: Jul 25, 2016

Yuba County CUPA Facilities List: YUBA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Yuba County. This list is made available by Yuba County Environmental Health Division which is the CUPA for all areas of the County.

Government Publication Date: Aug 03, 2016

City of Bakersfield CUPA List: BKRSFIELD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Bakersfield. This list is made available by the City of Bakersfield Fire Department.

Government Publication Date: Jul 29, 2016

Gilroy City CUPA Facilities List: SANTACLARA GIL

The Gilroy City Fire Marshal's office maintains a list of CUPA Facilities located in Gilroy City.

Government Publication Date: Apr 26, 2016

Alpine County CUPA List: ALPINE CUPA

The Alpine County Health Department has been certified by Cal / EPA to implement the Unified program and maintains a list of Certified Unified Program Agency (CUPA) facilities.

Government Publication Date: Feb 24, 2015

Glenn County CUPA List: GLENN CUPA

The Glenn County Air Pollution Control District is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances.

Government Publication Date: Aug 02, 2016

Lassen County CUPA List: LASSEN CUPA

The Environmental Health Program of Lassen County tracks Certified Unified Program Agencies (CUPA) facilities.

Government Publication Date: Jul 28, 2016

Mariposa County CUPA List: MARIPOSA CUPA

Mariposa County Health Department, Environmental Health Services, is certified by Cal-EPA as the Certified Unified Program Agency (CUPA) that administers specific hazardous materials/hazardous waste programs.

Government Publication Date: Jun 23, 2016

Mendocino County CUPA Facilities List: MENDOCINO CUPA

A list of Certified Unified Program Agency (CUPA) facilities in Mendocino County. This list is made available by the Mendocino County Environmental Health Division.

Government Publication Date: Jul 19, 2016

Plumas County CUPA List: PLUMAS CUPA

In Plumas County, the Environmental Health Department is the designated Certified Unified Program Agency (CUPA) that consolidates and coordinates administrative activities such as permits, inspections, and enforcement. CUPA Programs include Hazardous Materials Business Plan (HMBP), Underground Storage Tanks (USTs), Above Ground Storage Tanks (AGTs), Hazardous Waste Generators (HWG) and CAL-ARP.
Government Publication Date: Apr 14, 2016

Siskiyou County CUPA List: SISKIYOU CUPA
The Hazardous Materials Management Group of Siskiyou County's Environmental Health Division Certified Unified Program Agency (CUPA) regulates underground tanks, hazardous materials (including but not limited to: hazardous substances, hazardous waste, and any material which a handler or the CUPA has reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Government Publication Date: May 18, 2016

Stanislaus County CUPA List: STANISLAUS CUPA
The Environmental Resources Department of Stanislaus County maintains a list of Certified Unified Program Agency (CUPA) facilities.
Government Publication Date: Aug 03, 2016

Tehama County CUPA List: TEHAMA CUPA
The Environmental Health Department of Tehama County keeps a list of all Certified Unified Program Agency (CUPA) facilities within the county.
Government Publication Date: Aug 03, 2016

Trinity County CUPA List: TRINITY CUPA
On January 1, 2005, the Department of Toxic Substances Control (DTSC) was authorized by the California Environmental Protection Agency (Cal/EPA) as the Trinity County Certified Unified Program Agency (CUPA). This CUPA list was made available by the DTSC.
Government Publication Date: Jul 08, 2016

Tulare County CUPA List: TULARE CUPA
The Certified Unified Program Agency (CUPA) unifies and consolidates under one roof the various requirements for businesses handling hazardous materials, generating or treating hazardous wastes, or operating aboveground or underground storage tanks. CUPA thereby enhances consistency, reduces duplication, and simplifies compliance for the regulated public. The Tulare County Environmental Health Division was certified as a CUPA in December, 1996.
Government Publication Date: Jul 07, 2016

Los Angeles County - Santa Monica City Underground Storage Tank List: SANTA MONICA UST
A list of registered active Underground Storage Tanks (USTs) in the City of Santa Monica made available by Santa Monica Fire Prevention Division.
Government Publication Date: Jul 22, 2016

Los Angeles County - Santa Monica City Hazardous Waste Facilities: HWFS
A list of Hazardous Waste Facilities in Los Angeles County, City of Santa Monica. This list is made available by Santa Monica Fire Prevention Division.
Government Publication Date: Aug 01, 2016

Los Angeles County - Santa Monica City Aboveground Storage Tank List: ASTS
A list of all registered Aboveground Storage Tanks (ASTs) in the City of Santa Monica of Los Angeles County. The list is made available by Santa Monica Fire Department.
Government Publication Date: Aug 01, 2016

Los Angeles County - Santa Monica City Hazardous Materials Facilities: HWMS
A list of Hazardous Materials Facilities in the City of Santa Monica, Los Angeles county. This list is made available by Santa Monica Fire Prevention Division which has been designated as the CUPA for the City.
Government Publication Date: Aug 01, 2016

Los Angeles County - Santa Monica City CUPA Facilities List: SANTA MONICA CUPA
The Santa Monica Fire Department's office maintains a list of CUPA Facilities located in Santa Monica city.
Government Publication Date: Aug 01, 2016

Los Angeles County - Burbank City CUPA List: BURBANK CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Burbank. This list is made available by the City of Burbank Fire Department.
Government Publication Date: Aug 09, 2016

San Leandro City CUPA Facilities List: SAN LEANDRO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Leandro City, Alameda County. This list is made available by San Leandro City Environmental Services Section.
Government Publication Date: Aug 17, 2016

Santa Barbara County Site Mitigation Unit (SMU) Master Site List: SANTA BARB SMU
The Site Mitigation Unit Program (SMU) oversees the assessment and mitigation of hazardous substances releases that occur (which are not related with the Leaking Underground Fuel Tank Program). The SMU Master Site List is maintained by the Santa Barbara County Public Health Department Environmental Health Services Division.
Government Publication Date: Aug 04, 2016

Napa County LOP Site List: NAPA LOP
A list of Local Oversight Program (LOP) sites (leaking underground storage tanks) in Napa County. This list is maintained by the Napa County Environmental Health Division
Government Publication Date: Jul 21, 2016

City of Berkeley CUPA Facilities: BERKELEY CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs at the City of Berkeley in Alameda County. This list is maintained by the Toxics Management Division at the City of Berkeley.
Government Publication Date: Jul 21, 2016

City of San Jose Hazardous Material Facilities: SAN JOSE HM
A list of facilities with hazardous materials, including underground and aboveground tanks. This list is maintained by the City of San Jose Fire Department.
Government Publication Date: Jul 25, 2016

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS
The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.
Government Publication Date: Mar 9, 2016

Toxics Release Inventory (TRI) Program: TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Dec 31, 2014

Hazardous Materials Information Reporting System: HMIRS
US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.
Government Publication Date: May 10, 2016

National Clandestine Drug Labs: NCDL
The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: May 17, 2016

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified ongressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2014

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. It is comprised of states with established drycleaner remediation programs. Coalition members are states with mandated programs and funding for drycleaner site remediation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: May 09, 2016

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: May 24, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 20, 2016

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Dec 31, 2013

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC.

Government Publication Date: Jul 13, 2016

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Feb 19, 2016

State

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Jul 15, 2016

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Dec 31, 2015

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Jul 19, 2016

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jun 03, 2016

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 2,2015

Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels: SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

Government Publication Date: Sep 20, 2006

List of Hazardous Waste Facilities Subject to Corrective Action: DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Government Publication Date: Jul 18, 2016

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

Drycleaner Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: May 20, 2016

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County Site Mitigation List: LA SML

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jun 23, 2015

Riverside County Disclosure Facility List: RIVERSIDE HZH

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: May 18, 2016

Riverside County Hazardous Waste Generator Sites List: RIVERSIDE HWG

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: May 18, 2016

San Joaquin County Hazardous Materials Facilities List: SANJOAQUIN HM

A list of Hazardous Materials Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Jul 22, 2016

Ventura County Hazardous Material Release (Prop 65) Sites: VENTURA HAZR

A historic list of hazardous material releases from the Hazardous Material Release Report collected by the Environmental Health Division of Ventura County. As per the department this report contains records from 1987 to 2014.

Government Publication Date: 1987 - 2014

Ventura County Inactive Hazardous Waste Sites: HW INACTIVE

A list of Inactive Hazardous Waste Sites in Ventura County collected by Ventura County's Environmental Health Division.

Government Publication Date: Jun 28, 2016

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Aug 15, 2016

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX I:

KEY PERSONNEL RESUMES

Brian "Jake" Jakubiak

SENIOR ENVIRONMENTAL CONSULTANT

Education

-Bachelor Degree, Geography and Environmental Science, Towson University, 1997
-Graduate course work in Environmental Science, Johns Hopkins University 2000-2002

Project Experience

Retail Shopping Center; **Baltimore**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 20-acre retail center, which historic occupants included a dry cleaner and two gasoline service stations. A Phase II ESA was subsequently performed, which included the collection and analysis of soil, sub-slab soil-gas, and groundwater from the site. The results of the laboratory analysis did not identify contaminants at concentrations requiring further action. Based on the results of the Phase II ESA, the Client was able to obtain financing and move forward with the redevelopment of the site.

Former Landfill; **North Miami**, **FL** – Mr. Jakubiak performed a Phase I ESA of an approximate 140-acre former landfill property currently undergoing redevelopment with residential and commercial land uses. The Phase I ESA included reviewing prior environmental reports that had been performed over the past 25 years; recent remediation activities; and regulatory correspondence detailing the current regulatory status and remaining remedial activities required to obtain closure of the landfill. Based on the review of these documents and interviews with local and state regulatory representative, no further evaluation was recommended.

Assisted Living Facility (ALF); **Warminister**, **PA** – Mr. Jakubiak performed a Phase I ESA of an approximate 100-acre ASF constructed on a former military base. Based on the review of prior reports, no further action was recommended.

INDUSTRY TENURE

Environmental: 1998
EMG: 2011

RELATED EXPERIENCE

- UST Removal Oversight
- Phase II ESA sampling & reporting
- Radon Sampling
- Asbestos Sampling
- Stormwater Pollution Prevention Plans (SWP3)
- National Environmental Protection Act (NEPA) compliance

INDUSTRY EXPERIENCE

- Gas Station Portfolios
- Industrial Park Portfolios
- Retirement Community Portfolios
- Retail Center Portfolios
- Self Storage Portfolios
- Telecommunication Portfolios
- Residential development

ACTIVE LICENSES/REGISTRATIONS

- OSHA 40-Hour HAZWOPER
- EPA AHERA Asbestos Inspector

SPECIAL SKILLS TRAINING

- AAI/ASTM E1527-13 Environmental Professional

REGIONAL LOCATION

Des Moines, IA

Project Experience Cont.

Industrial Facility; **Owings Mills**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 50-acre industrial facility that had operated at the site since the 1960s. RECs identified included the use of solvents in a large-scale printing operation; USTs that had been abandoned in-place; the presence of oil-water separators; and documented on-site petroleum releases. A Phase II ESA was performed to further evaluate the areas of concern (AOCs). Based on the results of the Phase II ESA, the Seller was required to remediate several areas of impacted soil and remove the abandoned USTs prior to the Buyer acquiring the site.

Manufacturing Facility; **Ellicott City**, **MD** – Following the identification of suspect piping to the boiler room, Mr. Jakubiak provided oversight of a Phase II ESA, which initially included a geophysical survey in the area of the suspect piping. Two significant anomalies were identified and were subsequently verified to be 10,000-gallon fuel oil USTs. Mr. Jakubiak provided removal oversight of the USTs and confirmatory sampling activities. A significant release was identified and was reported to the State. Mr. Jakubiak managed the soil excavation and groundwater monitoring well installation. Mr. Jakubiak performed groundwater remediation, monitoring, and reporting activities and assisted in obtaining case closure of this leaking underground storage tank site.

Residential Subdivision; **Perry Hall**, **MD** – Following the identification of former waste collection and greenhouse facilities on the site, Mr. Jakubiak provided oversight of a Phase II ESA in areas formerly containing USTs, disturbed surface areas suspected of containing fill material, truck maintenance areas, and greenhouses. Based on the findings of the Phase II ESA, the site was entered into the State Voluntary Cleanup Program and Mr. Jakubiak delineated petroleum impacted soils and areas containing buried refuse and oversaw the excavation of these materials. Following removal activities, confirmatory sampling was performed and the site was granted case closure and allowed to be redeveloped for residential use.

Kim Belka

PROJECT MANAGER

Education

M.S., Public Administration, University of Nebraska, 1989
B.A., Geology/Environmental Studies, Wright State University, 1984

Project Experience

Hotel Portfolio, Nationwide – Member of the EMG team that performed Property Condition Assessments on a 485 property hotel chain. Properties were located nationwide. All work was completed in a six- week time frame.

iStar Financial Inc./Aviza, Scotts Valley, California – Ms. Belka served as the Project Manager on the Phase I survey of this industrial property listed as a Superfund Site. Ms. Belka's expertise and field experience lead to the designation of several areas of concern, including past soil and groundwater contamination, and ongoing groundwater remediation. The client found Ms. Belka's observations critical to their final business decision.

Lehman Brothers/Exchange Building, Seattle, Washington – Ms. Belka served as the Project Manager on the Phase I survey of this twenty-two story office building constructed in 1929. This investigation identified an on-site abandoned underground storage tanks, associated with former on-site heating oil use. This area of concern was identified and a subsurface investigation was subsequently recommended.

GMS Realty, LLC /Country Village, Alta Loma, California – Ms. Belka served as the Project Manager on the Phase I survey of this multi-tenant shopping center. This investigation identified an on-site dry cleaning facility which had occupied the site for approximately twenty years. This area of concern was identified and a subsurface investigation was subsequently recommended.

Red Mountain Retail Group /Former Big K-Mart, Buena Park, California – Ms. Belka served as the Project Manager on the Phase I survey of this unoccupied retail center. This

INDUSTRY TENURE

A/E: 2006
Environmental: 1990
EMG: September 2000
Commercial Real Estate Due Diligence: 1990

RELATED EXPERIENCE

- National Hotel Chain Portfolios 1990
- Multifamily Housing Portfolios 1990

INDUSTRY EXPERIENCE

- Office 1990
- Industrial 1990
- Hospitality 1990
- Retail 1990
- Residential 1990
- Assisted Living 1990
- Educational Facilities 1990
- Government Facilities 1990

ACTIVE LICENSES/REGISTRATIONS

- Registered Environmental Assessor, CA, # 05563
- Certified EPA Asbestos Building Inspector 2012
- Lead Related Construction and Assessment

SPECIAL SKILLS & TRAINING

- Hazardous Waste Practitioner Certificate, University of California, Riverside, 1993

REGIONAL LOCATION

Los Angeles, CA

investigation identified the removal of a former underground storage tank and subsequent site remediation activities, and former auto repair operations at two locations on the site where hydraulic lifts and a wastewater clarifier had been removed. A subsurface investigation was subsequently recommended.

Apartments, North Hollywood, CA – As Project Manager Ms. Belka conducted a site assessment of a fifteen unit multi-family apartment facility. This site investigation included the collection of numerous suspect asbestos-containing materials and lead-based paint sampling since the facility would be undergoing extensive renovation activities.

Apartments, Del Mar, CA – As Project Manager, Ms. Belka was responsible for the site assessment for an 86-unit multi-family apartment facility. Her responsibilities during this assessment included the collection of suspect asbestos-containing materials, testing for lead-based paint, and testing for radon

Agricultural Products Company, Hanford, CA – As Project Manager Ms. Belka was responsible for the site assessment for a 10-acre fertilizer manufacturing facility. This facility included numerous aboveground tanks, a water well, and a septic system. This facility was identified on the ERNS list for historic spills at the site. Records reviewed at the County Environmental Health Department gave clearance for the site.

Business Park, Simi Valley, CA – As Project Manager Ms. Belka was responsible for the site assessment for an eight building business park facility. This facility had over 100 tenants and a number of hazardous waste generators.

Office/Retail Building, Seattle, WA – As Project Manager Ms. Belka conducted both Phase I and Property Condition assessments for this site. The building was constructed in 1907 and appeared to have water intrusion issues which resulted in an additional engineering investigation of the site.

Office/Lab Buildings, Sunnyvale, CA – As Project Manager Ms. Belka conducted both Phase I and Property Condition assessment for several sites. The Phase I assessments revealed prior underground storage tanks at the sites and former tenants which generated hazardous wastes.

Assisted Living Facilities, Great Falls, MT – As Project Manager Ms. Belka conducted both Phase I and Property Condition assessments for two assisted living facilities. One of the facilities was originally constructed in the early 1900s and required major renovations.

Various Residential Housing Projects, Mexico – As Project Manager Ms. Belka conducted Phase I assessments

for various low income multi-family housing projects throughout Mexico.

Medical Offices/Assisted Living Facility, Corona, CA – As Project Manager Ms. Belka conducted a Property Condition assessment for this site. Areas of mold were identified which resulted in further assessment of the facility.

Apartments, Venice, CA - As Project Manager Ms. Belka conducted a site assessment of a fifteen multi-family apartment buildings located throughout Venice. This site investigation included the collection of numerous suspect asbestos-containing materials.

Agricultural Property, Colusa, CA - As Project Manager Ms. Belka was responsible for the site assessment for an approximately 2000-acre agricultural property which included farmland, maintenance areas, trailer parks, and storage areas. Numerous aboveground tanks, potentially hazardous debris piles, and spill areas were identified. Recommendations were provided for additional investigations and testing.

Retail Shopping Center, Visalia, CA - As Project Manager Ms. Belka conducted a site assessment of a retail shopping center which consisted of seven buildings and 34 tenants. A historic dry cleaner was identified on the site and the site was listed on numerous regulatory agency databases. The assessment concluded that remediation had been adequately conducted at the former dry cleaner and the case was closed.

E-2 Big 5 Sporting Goods Phase I Environmental Site Assessment

ENVIRONMENTAL ASSESSMENT

Prepared for:

Stockdale Capital Partners
10850 Wilshire Boulevard, Suite 1050
Los Angeles, California 90024
Sean Blitz



PHASE I ENVIRONMENTAL SITE ASSESSMENT
OF
656 South San Vicente Boulevard
Los Angeles, California 90048

PREPARED BY:

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Senior Environmental Consultant
800.733.0660. x6543
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EMG PROJECT NUMBER:

120167.16R000-001.135

DATE OF REPORT:

July 8, 2016

ON SITE DATE:

July 6, 2016

PROJECT SUMMARY TABLE

REPORT SECTION	ACCEPTABLE	ROUTINE SOLUTION	PHASE II	REC	ESTIMATED COST
DATA GAPS	Yes				
CURRENT USE OF PROJECT	Yes				
HAZARDOUS MATERIALS	Yes				
STORAGE TANKS	Yes				
WASTE GENERATION	Yes				
SURFACE AREAS	Yes				
ADJACENT PROPERTY USE	Yes				
HISTORICAL REVIEW	Yes				
PROJECT REGULATORY DATABASE REVIEW	Yes				
OFF-SITE REGULATORY DATABASE REVIEW	Yes				
VAPOR MIGRATION	Yes				
ASBESTOS	No (1)	Yes	No	No	$495
RADON GAS	Yes				
LEAD-BASED PAINT	Yes				
LEAD IN DRINKING WATER	Yes				
MOISTURE CONDITIONS	No (2)	Yes	No	No	Refer to EMG's PCA

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. The Project Summary Table should not be used as a stand alone document. REC - Recognized Environmental Condition, as defined by ASTM E1527-13.

Footnotes:

1. Based on the date of construction, there is a potential that asbestos containing materials (ACM) exist at the Project. The non-friable and friable suspect ACM was observed in generally good condition with the exception of limited area of floor tile. Based on the scope of work, these materials were not sampled.

   These materials can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the materials in accordance with current regulatory standards.

2. A moisture condition was observed at stairway ceiling. The area affected by the moisture was approximately ten square feet in size.

   Refer to the EMG Property Condition Assessment (PCA) report (EMG Project Number 120167.16R000-001.042) for further discussion.

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1.0 EXECUTIVE SUMMARY

EMG performed a Phase I Environmental Site Assessment of the property summarized below on July 6, 2016.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice conforming with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Any exceptions to, or deletions from, this practice are described in Section 2 of this report. The assessment was completed for the following property:

PROJECT DESCRIPTION	
Project Name:	656 South San Vicente Boulevard (the "Project")
Project Address:	656 South San Vicente Boulevard, Los Angeles, Los Angeles County, California 90048
Additional Current/Historical Addresses:	656 - 684 South San Vicente Boulevard and 671 South Sweetzer Avenue The Project currently uses a mailing address of 6601 Wilshire Boulevard
Assessor Parcel Number(s):	5510-022-058 and -059
Site Visit Date:	July 6, 2016
Property Type:	Retail
Land Area (acres):	0.45
Number of Units:	One unit
Number of Buildings:	One
Year Constructed:	1976
Basement:	No
Domestic Sewage:	Public utility - Los Angeles Department of Water and Power
Gross Building Area (SF):	10,420 square feet
Net Rentable Area (SF):	10,420 sqaure feet



Southeast elevation



Northeast elevation



Northwest elevation



Southwest elevation

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	July 6, 2016
EMG Project Manager:	Talmage Jordan
Weather Conditions:	Partly cloudy
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	No access limitations were encountered. However, due to the client's preferences, no photographs were taken of merchandise.

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No
Emergency Generator or Diesel Fire Pump:	No
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No
Vehicle Repair:	No

CHRONOLOGICAL HISTORY OF PROJECT			
YEARS	PROJECT USE	TENANTS	ENVIRONMENTAL CONCERN
Prior to 1894	No historical data available.	Not applicable	No
1894 - 1926	Undeveloped land		No
1926	Office	Not reasonably ascertainable	No
From at least 1938 until 1976	Meatpacking plant and retail store	Majestic Meatpacking/Foods, furniture stores, and Big-5 Sporting Goods	No
1976 - Current	Retail	Big-5 Sporting Goods	No

1.1 FINDINGS AND OPINIONS

This assessment has revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), significant data gaps, or significant business environmental risks in connection with the Project, except as discussed below.

ASBESTOS

Business Environmental Risk: Suspect ACM identified

Based on the date of construction, there is a potential that asbestos containing materials (ACM) exist at the Project. The non-friable and friable suspect ACM was observed in generally good condition with the exception of limited area of floor tile. Based on the scope of work, these materials were not sampled.

These materials can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the materials in accordance with current regulatory standards.

MOISTURE CONDITIONS

Business Environmental Risk: Moisture condition identified

A moisture condition was observed at stairway ceiling. The area affected by the moisture was approximately ten square feet in size.

Refer to the EMG Property Condition Assessment (PCA) report (EMG Project Number 120167.16R000-001.042) for further discussion.

1.2 RECOMMENDATIONS

EMG recommends the following:

RECOMMENDATION	ESTIMATED COST
The development and implementation of an Asbestos O&M Program. Costs indicated are for O&M Program Document development only. Comprehensive survey costs, if required, will be identified as a result of O&M Program implementation.	$495

1.3 CERTIFICATION

EMG certifies that EMG has no undisclosed interest in the subject property, that EMG's relationship with the Client is at arms-length, and that EMG's employment and compensation are not contingent upon the findings or recommendations provided in the Report.

If you have any questions regarding this report, please contact Brian "Jake" Jakubiak at (800) 733-0660 x6543 or bjakubiak@emgcorp.com.

Surveyed By: Talmage Jordan, Project Manager

Written By: Talmage Jordan, Project Manager

Reviewed By:



Brian "Jake" Jakubiak, Senior Environmental Consultant

Environmental Professional:



Brian "Jake" Jakubiak, Senior Environmental Consultant

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Project. I have developed and performed the all appropriate inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.

1.4 RELIANCE

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and EMG.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of EMG. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to EMG.

2.0 SCOPE OF WORK

2.1 PURPOSE

The purpose of this report is to provide the Client the results of a commercially prudent and reasonable inquiry designed to identify recognized environmental conditions at the Project taking into account reasonably ascertainable information. In accordance with ASTM E1527-13, the level of environmental assessment was guided by several factors, including the type of property and the risk tolerance of the user.

The user informed EMG that the purpose of the assessment is for an acquisition.

2.2 SCOPE OF WORK

The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-13.

This assessment is based on the evaluation of the information gathered, laboratory analyses of samples collected (when required), and accessibility at the time of the assessment.

The Scope of Work included an evaluation of:

- Interviews with individuals knowledgeable about the Project for the purpose of gathering information regarding the potential for contamination at the Project.
- Available pertinent documents obtained by EMG or provided by the client.
- Reasonably ascertainable federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the Project.
- The Project history in an attempt to identify possible ownership(s) and/or uses, as identified through review of reasonably ascertainable standard historical sources.
- The physical characteristics of the Project, as identified through review of reasonably ascertainable topographic data, wetlands, soils, geology, and groundwater data.
- Current Project conditions (as applicable) as they pertain to the presence or absence of: facility storage tanks, drums, containers (above or below ground), etc., transformers and other electrical equipment which utilize fluid which may potentially contain PCBs, the use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the Project. This evaluation was performed to identify sites that represent a recognized environmental condition. The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The search is designed to meet the requirements of ASTM Standard Practice E 1527-13. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for known or suspected contamination to migrate onto the Project.

2.3 ASTM E1527 NON-SCOPE CONSIDERATIONS

At the Client's request, the assessment included a screening approach for the following Non-ASTM Considerations, which are otherwise beyond the Scope of ASTM E1527-13.

NON-ASTM CONSIDERATIONS	
NON-ASTM CONSIDERATION	SCOPE OF WORK
Asbestos Containing Materials:	The identification of suspect asbestos containing materials in accessible areas. Sampling of suspect materials was not performed.
Radon Gas:	Radon gas propensity, through the review of the USEPA's Map of Radon Zones.
Lead Based Paint:	The identification of lead-based paint for residential and daycare properties constructed prior to 1978.
Lead In Drinking Water:	A screening for lead in water, based on information provided by the municipal water provider.
Moisture Conditions:	The identification of visible moisture conditions and conditions conducive for moisture conditions. In addition, EMG interviewed Project personnel regarding any known or suspected moisture conditions, water intrusion, or mildew like odors.
Wetlands:	Review of readily available wetlands map data available from the US Fish and Wildlife Service. A site specific wetland delineation is beyond the scope of this assessment.
Flood Zone:	Review of readily available flood zone map designations available from regulatory agencies, such as the Federal Emergency Management Agency (FEMA).

3.0 USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfield's Revitalization Act of 2001 (the "Brownfield's Amendments") (if desired), the user must provide certain information (if available) identified in the User Questionnaire to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

Within this Phase I Environmental Site Assessment, EMG's reference to the Client follows the ASTM guide's definition of user, that is, the party that retains EMG for the preparation of a baseline ESA of the Project. A user may include, without limitation, a purchaser, potential tenant, owner, existing or potential mortgagee, lender, or property manager of the Project.

3.1 USER QUESTIONNAIRE

EMG submitted the following User Questionnaire to the user pursuant to the responsibilities described in Section 6 of ASTM Standard E 1527-13. All Appropriate Inquires (40 CFR Part 312) requires that these questions be answered by or on behalf of a party seeking to qualify for limited liability protections to CERCLA liability.

A completed User Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the User Questionnaire does not represent a significant data gap. A copy of the User Questionnaire is included in Appendix D.

3.2 ENVIRONMENTAL LIEN/AUL SEARCH

The presence of an Activity and Use Limitations (AUL) at a property is an indication that there may be residual levels of hazardous substances or petroleum products present above unrestricted land use levels. Although Environmental Liens and AULs are often recorded with the property deed at the local land title office, in some cases they are filed in a separate environmental agency database or in project documentation, such as agency closure letters. ASTM E1527-13 does not require the environmental professional to undertake a review of recorded land title records and judicial records for environmental liens and AULs. Such a review is performed at the discretion of the user, based on their need to meet the requirements of 40 CFR 312.20 and 312.25.

The user did not engage EMG to review title and judicial records for environmental liens or AULs recorded against the Project. Furthermore, these documents were not provided to EMG for review. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the an Environmental AUL/Lien search does not represent a significant data gap.

3.3 PREVIOUS ENVIRONMENTAL ASSESSMENTS

In accordance with ASTM E1527-13, EMG requested that the user provide copies of previous environmental assessments for review. Furthermore, EMG may have obtained prior environmental assessments and regulatory records from local, state, and federal regulatory agencies. The purpose of reviewing prior environmental assessments is to determine if any recognized environmental conditions have previously been identified. Documentation provided to EMG which is unrelated to the identification of recognized environmental conditions may not be reviewed.

EMG was not provided with any previously conducted environmental assessment reports for the Project.

4.0 PHYSICAL SETTING

ASTM E1527-13 requires that the current 7.5-minute USGS Topographic Map (or equivalent) showing the area on which the Project is located be reviewed. Additional physical setting sources, such as soil survey maps, groundwater maps and geologic maps may be obtained and reviewed at the discretion of the environmental professional. The purpose of this review is to evaluate whether hazardous substances or petroleum products are likely to migrate to the Project.

4.1 TOPOGRAPHY

The most recent version of the USGS Topographic Map available is discussed below. Historical USGS Topographic Maps, if available, are discussed in Section 6.

USGS TOPOGRAPHIC MAP REVIEW	
Topographic Map Name:	Hollywood, California
Topographic Map Year:	2015
PROJECT TOPOGRAPHY	
Upper Elevation (feet):	145
Lower Elevation (feet):	140
Surface Slope:	Relatively flat
Slope Direction:	Southwest
GENERAL VICINITY TOPOGRAPHY	
Slope Direction:	Southwest
Nearest Surface Water Feature:	Ballona Creek
Nearest Surface Water Feature Distance:	9,000 feet
Nearest Surface Water Feature Direction:	Southeast

4.2 GEOLOGY

The generalized geology of the Project area was researched using readily available geologic maps.

GENERALIZED GEOLOGY	
Source:	1:2,500,000 scale Geology of the Conterminous United States map published by the USGS and dated 1974
Geologic Description:	Alluvial materials

4.3 HYDROGEOLOGY

Groundwater conditions at the Project are estimated based on reasonably available data such as groundwater maps, previous subsurface investigations conducted at, or in the vicinity of the Project, and local conditions. Shallow groundwater flow is generally expected to follow the ground level slope of surface elevations towards the nearest open body of water. Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

HYDROGEOLOGY	
Source:	Groundwater monitoring information from a nearby site (8567 Wilshire Boulevard, Beverly Hills) obtained from Geotracker
Estimated Depth to Shallow Groundwater:	21 feet below ground surface
Estimated Direction of Groundwater Flow:	Southwest

4.4 SOILS

Review of the Natural Resources Conservation Service (NRCS) Web Soil Survey identified the following soil type(s) at the Project:

SOIL SERIES NAME	DRAINAGE	TEXTURE	DEPTH
Urban land	Not Applicable	Not Applicable	Not Applicable

5.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. In accordance with ASTM E1527-13, EMG attempted to visually observe the periphery of the Project and all structures to the extent not obstructed by obstacles. In addition, EMG attempted to visually observe interior common areas, maintenance and repair areas, and a representative sample of occupant spaces. In general, EMG does not look under floors, above ceilings, behind walls, in confined spaces, in transformer vaults, or in other areas not considered to be safe to access.

SITE RECONNAISSANCE CONDITIONS	
Date Completed:	July 6, 2016
EMG Project Manager:	Talmage Jordan
Weather Conditions:	Partly cloudy
Temperature (F):	70s
Percent of Units Observed:	100%
Access Limitations:	No access limitations were encountered. However, due to the client's preferences, no photographs were taken of merchandise.

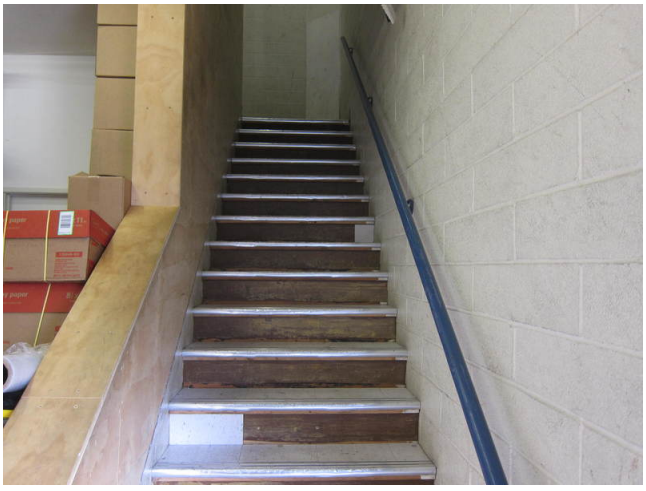
5.1 UNITS OBSERVED

The units observed at the Project are discussed below.

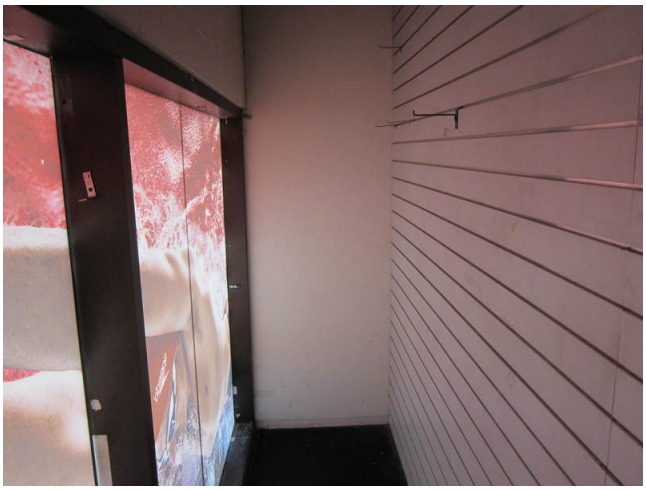
COMMERCIAL UNITS OBSERVED		
UNIT #	TENANT NAME	TENANT OPERATIONS
	Big Five Sporting Goods	Retail sales



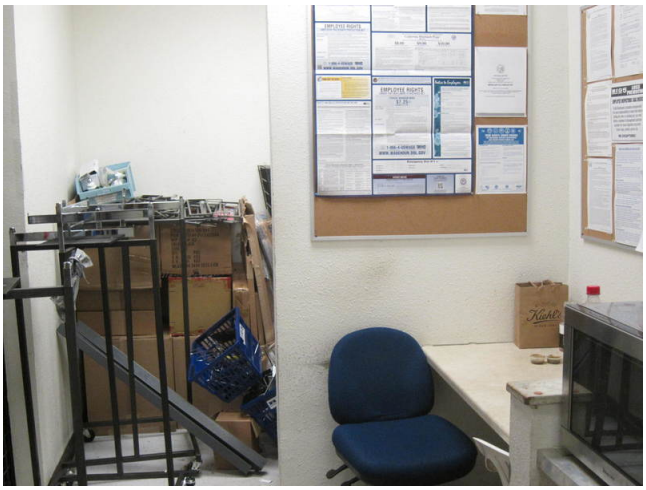
Restroom



Stair case



Storage area



Staff break area

5.2 PROJECT USE

ENVIRONMENTALLY SUSPECT PROJECT USE	
PROJECT USE	CURRENTLY LOCATED AT THE PROJECT
Cellular Communications Equipment:	No
Commercial Printing:	No
Dry Cleaner:	No
Emergency Generator or Diesel Fire Pump:	No
Gasoline Station:	No
Heavy Industrial Use:	No
Landfill:	No
Machine Shop:	No
Military Use:	No
Oil Well:	No
Photograph/X-Ray Developing:	No
Vehicle Repair:	No

5.3 HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS

Accessible interior and exterior areas of the Project were observed for the presence of hazardous materials and petroleum products.

EMG evaluated any observed manways, vent pipes, fill connections, concrete pads, and unknown saw cuts to determine if USTs are present at the Project, or if USTs were historically located at the Project. In addition, the Key Site Manager and other property management personnel were interviewed regarding the presence of USTs at the Project.

EMG observed the Project for the presence of potentially PCB-containing equipment such as electrical transformers and hydraulic lifts. Equipment installed after 1979 is unlikely to contain PCBs.

EMG observed the Project for visual evidence of petroleum and natural gas pipelines, such as pipeline markers.

STORAGE AND USE OF HAZARDOUS MATERIALS AND PETROLEUM PRODUCTS	
FEATURE	IDENTIFIED AT PROJECT
Drums and Small Containers:	Yes. Further discussed below.
Underground Storage Tanks (USTs):	No
Aboveground Storage Tanks (ASTs):	No
Oil Cooled Transformers:	Yes. Further discussed below.
Hydraulic Equipment:	Yes. Further discussed below.
Petroleum or Natural Gas Pipelines:	No

DRUMS AND SMALL CONTAINERS			
MATERIAL	QUANTITY	STORAGE LOCATION	SPILLS OR LEAKS
Janitorial and maintenance supplies	Retail-size containers	Janitor closets and other designated areas	No
Ammunition	Retail-size containers	Firearm retail area	No
Butane/Propane (camping stove fuel sources)	Retail-size containers	Camping retail area	No

Review of the hazardous materials use and storage at the Project did not identify any recognized environmental conditions or environmental concerns with regards to the materials listed in the table above.



Janitorial supplies

OIL COOLED TRANSFORMERS	
Type:	Pole-mounted
Number of Units:	3
Owner:	Utility company
Labeled:	Not labeled
Age:	Unknown

OIL COOLED TRANSFORMERS	
PCB Status:	Potentially contains PCBs
Spills or Leaks Observed:	No
Conclusion:	Based on the information above, the presence of this equipment does not represent a recognized environmental condition.



Pole-mounted transformers

OTHER HYDRAULIC EQUIPMENT	
Type of Equipment:	Handicap access lift
Number of Units:	1
Owner:	Tenant
Age:	Installed after 1979
PCB Status:	Unlikely to be PCB-contaminated based on the apparent age of the equipment.
Spills or Leaks Observed:	No
Conclusion:	Based on the information above, the presence of this equipment does not represent a recognized environmental condition.



Handicap access lift

5.4 WASTE GENERATION, STORAGE, AND DISPOSAL

Visual observation for the generation, treatment, storage, and disposal of wastes was performed. The areas of waste generation and storage were observed for evidence of current and past releases.

Although a waste disposal regulatory compliance audit is beyond the scope of this assessment, general waste disposal procedures were evaluated to determine if any deficiencies exist that are likely to result in a release to the Project.

WASTE GENERATION AND DISPOSAL	
FEATURE	IDENTIFIED AT PROJECT
Waste Generation:	Yes. Further discussed below.
Septic Systems:	No
Sewer Lift Stations:	No
Oil Water Separators or Grease Traps:	No
Unknown Drums or Containers:	No
Waste Disposal Ponds or Lagoons:	No

WASTE GENERATION			
WASTE TYPE	DISPOSAL METHOD	STORAGE LOCATION	SPILLS OR LEAKS
Domestic sewage	Sanitary sewer	Not applicable	No
Municipal trash	Contracted waste hauler	Dumpsters	No

Review of waste storage and disposal information did not identify any recognized environmental conditions or environmental concerns with regards to the wastes listed in the table above.



Dumpsters

5.5 SURFACE AREAS

The interior and exterior surface areas were observed for environmentally significant features such as wells, sumps, staining, and pits.

SURFACE AREAS	
FEATURE	IDENTIFIED AT PROJECT
Floor Drains, Sumps and Pits:	No
Pools of Liquid Waste:	No
Surface Staining:	No
Unusual or Noxious Chemical Odors:	No
Landfilling:	No
Stressed Vegetation:	No
Stormwater Retention/Detention Basins:	No
Domestic Water Wells:	No
Monitoring Wells:	No
Irrigation Wells:	No
Dry Wells:	No

5.6 UTILITIES, HEATING, AND COOLING

UTILITIES	
Domestic Water:	Public utility - Los Angeles Department of Water and Power
Electricity:	Public utility - Los Angeles Department of Water and Power
Natural Gas:	Not applicable
Domestic Sewer:	Public utility - Los Angeles Department of Water and Power

HEATING AND COOLING	
Type of Heating:	Electric units
Type of Cooling:	Electric units



Roof-mounted HVAC equipment

5.7 ADJACENT PROPERTY USE

The adjacent properties were visually observed for evidence of recognized environmental conditions, such as property uses likely to result in a release, and visual evidence of surface migration of releases. The following adjacent properties were identified:

ADJACENT PROPERTY USE	
NORTH	
Address Range:	650 South San Vicente Boulevard and an alley followed by multi-family residential (Los Angeles)
Property Use / Business Name:	School and multi-family residential
EAST	
Address Range:	South Sweetzer Avenue followed by 6535 Wilshire Boulevard (Los Angeles)
Property Use / Business Name:	Professional office
SOUTH	
Address Range:	Wilshire and San Vicente Boulevards followed by 6500 and 8200 Wilshire Boulevard (Los Angeles) and 8300-8328 Wilshire Boulevard (Beverly Hills)
Property Use / Business Name:	Professional offices and a strip mall containing Beverly Wilshire 2 Hour Cleaners (8302 Wilshire Boulevard, Beverly Hills)
WEST	
Address Range:	8383 Wilshire Boulevard (Beverly Hills)
Property Use / Business Name:	Professional office
FINDINGS	

ADJACENT PROPERTY USE	
Environmentally Suspect Uses:	Yes, a Beverly Wilshire 2 Hour Cleaners, a dry cleaner is located at 8302 Wilshire Boulevard (Beverly Hills). The dry cleaner facility is located approximately 315-feet from the Project. No monitoring wells or other visual evidence of a current or past release associated with the dry cleaner were observed. Furthermore, based on discussions with the dry cleaner tenant, the dry cleaner does not appear to use perchloroethylene (PCE) as a dry cleaning solvent.
Visual Evidence of a Release:	No visual evidence of a release, such as staining or monitoring wells, was observed.
Releases Reported:	The adjacent site to the west is identified on the LUST and LA HMS databases, indicating a release occurred at this facility. Refer to Section 7.1.2 for further discussion.
Conclusion:	Based on the information above, no recognized environmental conditions or environmental concerns were identified.



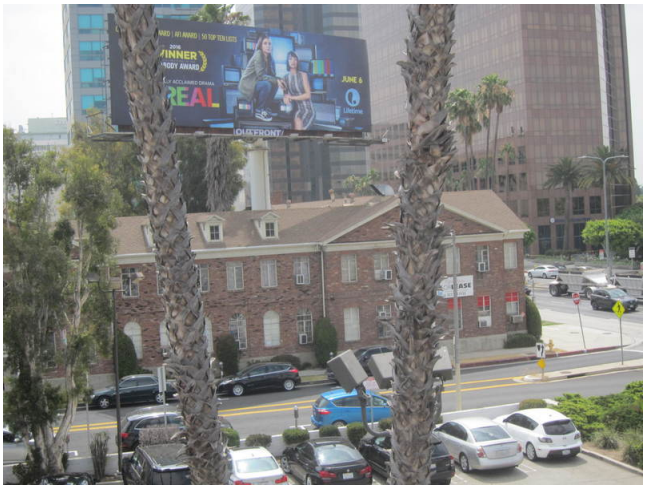
Adjacent property, north - Montessori School



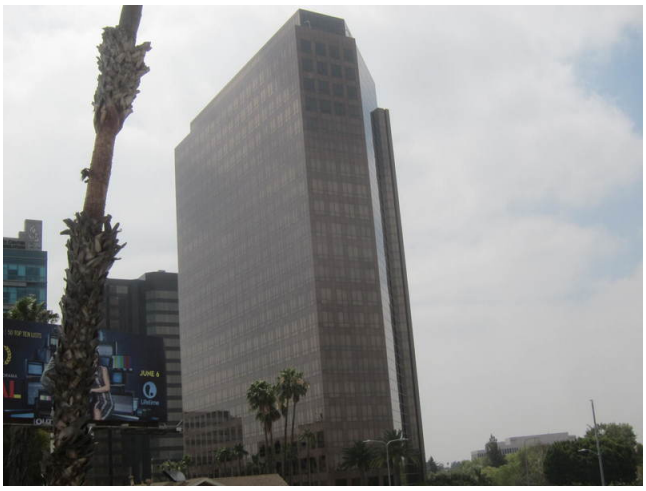
Adjacent property, north - Multi-family residential



Adjacent property, north - Multi-family residential



Adjacent property, east - Office building



Adjacent property, south - Office tower



Adjacent property, south - Office building



Adjacent property, south - Strip mall containing Beverly Wilshire 2 Hour Cleaners



Adjacent property, west - Office tower

5.8 INTERVIEWS

5.8.1 KEY SITE MANAGER

EMG attempted to interview the Key Site Manager as part of this assessment. In addition, a Questionnaire was provided to the Key Site Manager to assist EMG in determining if recognized environmental conditions exist at the Project. A copy of the Key Site Manager Questionnaire is included in Appendix D.

KEY SITE MANAGER INTERVIEWS			
NAME	RELATIONSHIP TO PROPERTY	YEARS WITH PROPERTY	TELEPHONE NUMBER
Tony Lopez	Store Manager	Five	323.651.2909

The Key Site Manager did not identify any recognized environmental conditions or environmental concerns with the current or historical use of the Project.

5.8.2 CURRENT OCCUPANTS

EMG made a reasonable attempt to interview all major occupants and also those other occupants whose operations are likely to indicate a recognized environmental condition.

No occupants of the Project were available or would agree to an interview. The lack of occupant interviews represents a data gap. However, based on the conditions observed in the accessed areas, discussions with the site contact, and review of other available information, the lack of this information does not represent a significant data gap.

5.8.3 CURRENT OWNER

EMG submitted an Owner Questionnaire to the user in an effort to identify the owner of the Project who could be interviewed to provide information regarding proceedings involving the Project.

A completed Owner Questionnaire was not returned to EMG. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Owner Questionnaire does not represent a significant data gap. A copy of the Owner Questionnaire is included in Appendix D.

5.8.4 PAST OWNERS AND OCCUPANTS

No past owners of the Project, who likely would have material information regarding recognized environmental conditions at the Project, were identified.

5.8.5 NEARBY OWNERS AND OCCUPANTS

The Project was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

6.0 HISTORICAL USE INFORMATION

The purpose of the historical review is to determine the previous uses of the Project and surrounding area in order to identify the likelihood of past uses having led to a recognized environmental condition. Historical sources that are both reasonably ascertainable, and likely to be useful are reviewed in an attempt to document the historical use of the Project and surrounding areas dating back to 1940, or the first developed use, whichever is earlier.

Copies of representative historical maps/aerial photographs are included in Appendix C. Other historical documentation, such as City Directory abstracts, copies of building department records, and ownership records are included in Appendix F, when available.

The following standard historical sources were researched:

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
Aerial Photographs:	ERIS	1938, 1948, 1952, 1964, 1972, 1980, 1989, 1994, 2005, 2009, 2010, 2012, and 2014
Fire Insurance (Sanborn) Maps:	ERIS	1926, 1927, 1950, and 1969
USGS Topographic Maps:	USGS	1894, 1896, 1898, 1900, 1902, 1921, 1924, 1926, 1953, 1966, 2012, and 2015
Local Street Directories:	Los Angeles Public Library Online Collections	1956, 1961, 1965, 1969, 1973, and 1987
Building Department Records:	Los Angeles Department of building and Safety	1905 - 2016
Fire Department Records:	Los Angeles Fire Department	Pending response from agency
Zoning/Land Use Records:	Zoning Information and Map Access System	Current
Property Tax Files and Land Title Records:	Los Angeles County Assessor	No listings
Key Site Manager Interview:	Pre-Survey Questionnaire	2011-2016
Oil and Gas Well Maps:	California Department of Conservation Division of Oil, Gas, and Geothermal Resources	Early 20th Century - 2016
Other Historical Sources:	Not applicable	

EMG was not able to obtain standard historical sources that document the Project history in five year intervals. Furthermore, EMG was not able to document the use of the Project back to the first developed use, or back to 1940, whichever is earlier. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of this information does not represent a significant data gap.

6.1 PROJECT HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the Project.

CHRONOLOGICAL HISTORY OF PROJECT			
YEARS	PROJECT USE	TENANTS	ENVIRONMENTAL CONCERN
Prior to 1894	No historical data available.	Not applicable	No
1894 - 1926	Undeveloped land		No
1926	Office	Not reasonably ascertainable	No
From at least 1938 until 1976	Meatpacking plant and retail store	Majestic Meatpacking/Foods, furniture stores, and Big-5 Sporting Goods	No
1976 - Current	Retail	Big-5 Sporting Goods	No

OWNERSHIP HISTORY OF PROJECT		
YEAR PURCHASED	OWNER NAME	ENVIRONMENTAL CONCERN
	Ownership information was not available on the County Assessor's website	No

Review of information on the California Department of Conservation's Division of Oil, Gas, and Geothermal Resources DOGGR website indicates that a historic buried and idle oil well had been located on the northeastern portion of the Project. Information gleaned from DOGGR indicates that the historic well never produced any oil. Furthermore, a review of the other referenced historical sources did not identify evidence of oil production activities on the Project. As such, the identified well does not represent a recognized environmental condition in connection with the Project.

6.2 OFF-SITE HISTORICAL USE

Based on review of the historical resources identified in Section 6.0, the following chronological history was developed for the adjacent properties.

CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES		
YEARS	ADJACENT PROPERTY USE	ENVIRONMENTAL CONCERN
NORTH		
Prior to 1894	No historical data available.	No
1894 - 1921	Undeveloped land	No
1938 - Current	Multi-family residential	No
EAST		
Prior to 1894	No historical data available.	No
1894 - 1926	Undeveloped land	No
1926	South Sweetzer Avenue followed by undeveloped land	No
1938 - 1948	South Sweetzer Avenue followed by a commercial property (possibly a gasoline station)	No
1950	South Sweetzer Avenue followed by undeveloped land	No
1952 - Current	South Sweetzer Avenue followed by an office building	No
SOUTH		
Prior to 1894	No historical data available.	No

CHRONOLOGICAL HISTORY OF ADJACENT PROPERTIES		
YEARS	ADJACENT PROPERTY USE	ENVIRONMENTAL CONCERN
1894 - 1902	Undeveloped land	No
1921 - 1926	Pacific Electric Rail Way	No
From at least 1938 - Current	South San Vicente Boulevard and Wilshire Boulevard followed by undeveloped land and various commercial structures including an automobile dealership, office buildings, and a strip mall containing a dry cleaners	No
WEST		
Prior to 1894	No historical data available.	No
1894 - 1902	Undeveloped land	No
From at least 1938 until at least 1952	South San Vicente Boulevard followed by a storage structure	No
1964	South San Vicente Boulevard followed by a commercial structure	No
From at least 1972 - Current	South San Vicente Boulevard followed by an office tower	No

Refer to Section 7.1.2 for further discussion of the historical adjacent automobile dealership and office building which have documented releases.

7.0 ENVIRONMENTAL RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions. ASTM E1527-13 requires the review of reasonably ascertainable records from standard sources as defined in Section 8.2.1 of ASTM E1527-13. Additional records sources, such as local fire department records, local building department records, and local environmental health department records may be obtained and reviewed at the discretion of the environmental professional.

The availability of record information varies widely, depending on the source. Reasonably ascertainable records are those records that are publicly available, obtainable within reasonable time and cost constraints, and practically reviewable. In addition, the records must be provided by the agency within 20 calendar days of receiving a request, at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

7.1 REGULATORY DATABASE REVIEW

EMG obtained a regulatory database report from a commercial database provider in an effort to determine if the Project is a listed regulatory site and whether there are any mappable regulatory database sites within the search distances specified by ASTM E1527-13. EMG attempted to field-verify the locations of the identified regulatory sites, as well as confirm distances and locations relative to the Project using available mapping software. Therefore, the distances and/or directions noted in this section may not match the Database Report. In addition, EMG reviewed the unmappable sites in the database report, cross-referencing addresses and site names.

In accordance with ASTM E1527-13, regulatory files and/or records associated with standard environmental record sources may be obtained and reviewed when the files and/or records are reasonably ascertainable, the files/records are expected to contain significant information for the purpose of identifying recognized environmental conditions, and an alternative source of the information is not available. Furthermore, review of regulatory files and/or records may be limited by the scope of work. Unless otherwise noted in Section 1.1, further review of regulatory agency files and/or records is not considered to be warranted based on the general nature of the regulatory database listing, the level of detail provided in the regulatory database, the availability of information from alternative sources, and/or the low likelihood that the agency files and/or records will contain information indicating the presence of a recognized environmental condition.

A copy of the full regulatory database report is included in Appendix H.

Regulatory Report Summary

DATABASE	SEARCH RADIUS	TARGET PROPERTY	WITHIN 0.12MI	0.12MI TO 0.25MI	0.25MI TO 0.50MI	0.50MI TO 1.00MI	TOTAL
LUST	0.5	0	2	0	5	-	7
RCRA SQG	0.25	0	2	2	-	-	4
SCH	1.0	0	0	0	0	1	1
CLEANUP SITES	0.5	0	0	0	1	-	1
DRYCLEANERS	0.25	0	2	0	-	-	2
ENVIROSTOR	1.0	0	0	0	0	5	5
HHSS	0.25	0	0	1	-	-	1
LA HMS	0.25	0	4	3	-	-	7
LA SML	0.5	0	0	0	1	-	1

7.1.1 PROJECT REGULATORY DATABASE REVIEW

The search for sites listed on regulatory databases did not identify any listings for the Project.

7.1.2 OFF-SITE REGULATORY DATABASE REVIEW

Regulatory database listings which have a reasonable potential to impact the Project are discussed below. This determination is based on, but not limited to, such factors such as the topographic gradient in relation to the Project, the estimated groundwater flow direction in the vicinity of the Project, the distance between the listed site and the Project, the type of site or materials involved, and/or whether a release to the environment is known or likely to have occurred.

LOU EHLERS CADILLAC	
Facility Address:	5151 Wilshire Boulevard
Databases:	LUST
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	Yes
Release Date:	2008
Contaminant(s) of Concern:	Not reported
Media Impacted:	Not reported
Regulatory Status of Release:	Closed
Regulatory Status Date:	2009
Summary of Other Available Documentation:	EMG searched the California Regional Ground Water Control Board's Geotracker for additional information. No further pertinent information was available on Geotracker. A copy of the NFA letter is provided in Appendix F.
Conclusion:	Based on the current regulatory status and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	Unlikely

WILSHIRE SAN VICENTE PLAZA	
Facility Address:	8383 Wilshire Boulevard
Databases:	LUST, LA HMS
Distance:	Adjacent
Direction:	West
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	Yes
Release Date:	1990
Contaminant(s) of Concern:	1997
Media Impacted:	Groundwater
Regulatory Status of Release:	Closed

Regulatory Status Date:	1997
Summary of Other Available Documentation:	EMG searched the California Regional Ground Water Control Board's Geotracker for additional information. No further pertinent information was available on Geotracker. A copy of the NFA letter was not available on Geotracker.
Conclusion:	Based on the current regulatory status and estimated direction of groundwater flow, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	Unlikely

MULTIPLE RESTAURANTS	
Facility Address:	8300 Wilshire Boulevard
Databases:	LA HMS
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

BEVERLY WILSHIRE DRY CLEANERS	
Facility Address:	8302 Wilshire Boulevard
Databases:	Drycleaners, RCRA SQG
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

OFFICE BUILDING	
Facility Address:	6500 Wilshire Boulevard

Databases:	RCRA SQG
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

JUICE 2 OH	
Facility Address:	8326 Wilshire Boulevard
Databases:	LA HMS
Distance:	Adjacent
Direction:	South
Estimated Groundwater Flow:	Southwest
Relationship to Project:	Away from the Project
Release Reported:	No
Summary of Other Available Documentation:	Not Applicable
Conclusion:	Based on the lack of a reported release, it is unlikely that this facility has impacted the Project. Therefore, this facility does not represent a recognized environmental condition.
Vapor Migration Concern:	No

7.1.3 VAPOR MIGRATION

Indoor air quality concerns are generally excluded from the scope of ASTM E1527-13 and this assessment. However, the migration of vapors caused by a release of hazardous substances or petroleum products to the environment can represent a recognized environmental condition in certain conditions.

For the purposes of this assessment, the potential for migrating vapors to represent a recognized environmental condition was evaluated using a limited screening method based on technical guidance documents from the US EPA and *ASTM E2600-15 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. In addition, screening tools created by regulatory agencies may be used to evaluate the significance of a release with respect to the vapor migration and/or vapor intrusion potential. EMG's vapor migration screening is not a human health risk assessment and is not intended to comply with regulatory requirements that might exist for the evaluation of vapor migration.

Based on the review of regulatory database records in Section 7.1.1 and 7.1.2, no vapor migration concerns were identified.

7.2 LOCAL AGENCY RECORDS

The following additional environmental records were reviewed to supplement the standard environmental record sources discussed in Sections 7.1.1 and 7.1.2.

Reasonably ascertainable records for the Project may be reviewed for evidence of recognized environmental conditions and other environmental concerns such as underground storage tanks, significant hazardous materials use, the presence of septic systems, and/or the presence of wells.

BUILDING DEPARTMENT	
Name of Agency:	Los Angeles Department of building and Safety
Contact Name/Telephone:	213.473.3231
Review Method:	Review of online records.
Records Date Back To:	1905 - 2016
Summary of Records Reviewed:	General building permits were on file
Environmentally Significant Information:	No environmentally significant information was reviewed

FIRE DEPARTMENT	
Name of Agency:	Los Angeles Fire Department
Contact Name/Telephone:	
Review Method:	A written request for information has been submitted. A response is currently pending. A copy of the request is included in Appendix F.
Records Date Back To:	Pending response from agency
Summary of Records Reviewed	Pending response from agency
Environmentally Significant Information:	Pending response from agency

PLANNING/ZONING DEPARTMENT	
Name of Agency:	Zoning Information and Map Access System
Contact Name/Telephone:	Zimas.lacity.org
Review Method:	Review of online records.
Records Date Back To:	Current
Current Zoning:	C1-1VL-O - General plan
Historical Zoning:	Not listed
Environmentally Significant Information:	Environmentally significant information identified included that the Project is within a Methane Zone. Review of the City of Los Angeles Department of Building and Safety revealed codes in place for methane gas. Methane gas can percolate from subsurface geological formations to the atmosphere, and sometimes can collect within buildings by seeping through foundations. EMG recommends that the Project comply with applicable codes.

8.0 ASTM E1527 NON-SCOPE CONSIDERATIONS

The items discussed in this section are outside the scope of ASTM E1527-13. These are included at the discretion of the user based upon the scope of work.

8.1 ASBESTOS

In accordance with the scope of work, EMG performed a screening to document the presence of known and/or suspect asbestos containing materials (ACM) at the Project. This screening approach is not a comprehensive (i.e., AHERA-Style) asbestos survey, nor is it intended to fulfill the NESHAP requirements for demolition or renovation purposes. All materials listed in Appendix G of the United States Environmental Protection Agency (USEPA) publication Managing Asbestos in Place (the "Green Book") are considered suspect.

Some non-friable building products, such as sheet vinyl floor tile, vinyl floor tile, floor tile mastic, asbestos-cement board, and roofing materials can still be manufactured with asbestos and installed in the United States. However, U.S. manufacturers have largely excluded asbestos fibers from their building products since 1981. In addition to a visual assessment, EMG reviewed provided documentation to determine if asbestos has been previously documented at the Project.

SUSPECT ASBESTOS CONTAINING MATERIALS		
MATERIAL	FRIABLE	CONDITION
Roofing materials	No	Good
Vinyl composition tile	No	Good to poor
Mastic	No	Good
Ceiling tile	Yes	Good
Wallboard/joint compound	Yes	Good

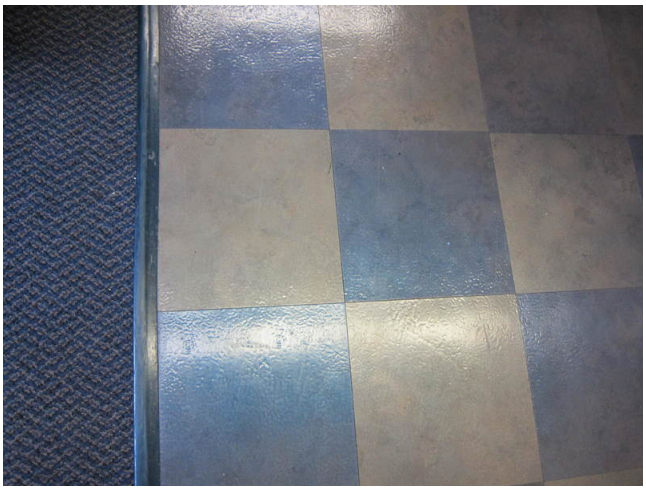
Based on the scope of work, sampling of suspect asbestos containing materials was not performed. Refer to Section 1.1 for further discussion.



Ceiling tiles



Drywall



Vinyl floor tile



Damaged vinyl floor tile

8.2 RADON GAS

Radon originates from the natural (radioactive) breakdown of uranium in soil, rock and water and is the second leading cause of lung cancer in the United States. Radon can move up through the ground and into living spaces through cracks and other holes in the foundation. The USEPA has developed the EPA Map of Radon Zones to assist National, State, and local organizations in implementing radon-resistant building codes. This map assigns each county in the U.S. to one of three zones based on radon potential. The USEPA uses a continuous exposure level of 4.0 pCi/L (picoCuries per liter of air) as an action level at which additional action is recommended.

For the purposes of this assessment, the radon zone and the use of the Project have been used to determine the level of risk associated with radon. However, the USEPA and the Surgeon General recommend testing all homes for radon, regardless of geographic location.

EPA RADON ZONE
Zone 2 (Moderate Potential) - Counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.

Radon sampling was not performed based on the non-residential use of the Project and the Scope of Work.

8.3 LEAD BASED PAINT

All paint applied prior to 1978 is considered suspect. The basis for this determination is taken from the Lead Paint Poisoning Act passed by the Congress of the United States that banned the use of lead paint starting January 1, 1978. This screening approach does not comply with Requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards in Housing. This approach does not constitute a pre-occupancy survey or the basis of attainment of "Lead Free" certification.

Considering the date of construction, there is a potential that the paint at the Project is lead-based. The painted surfaces were observed to be in generally good condition, with no chipping, peeling, or cracking paint observed. Furthermore, the Project is not a residential use and there is no regulatory requirement to sample suspected lead-based painted surfaces at this time. Therefore, no samples were collected. No further action or investigation is recommended regarding lead-based paint.

8.4 LEAD IN DRINKING WATER

Lead is commonly used in household plumbing materials and water service lines. Exposure to lead in drinking water above the USEPA action level can result in adverse health effects in children and adults. Lead is rarely found in source water, but enters tap water through corrosion of plumbing materials. Homes built before 1986 are more likely to have lead pipes, fixtures and solder. The most common

problem is with brass or chrome-plated brass faucets and fixtures which can leach significant amounts of lead into the water. The USEPA action level for lead-in-drinking water is 15 parts per billion (ppb).

According to information from the local water utility, the water supplied to the Project is within federal, state, and local drinking water quality standards. No further action or investigation is recommended regarding lead in drinking water at the Project.

8.5 MOISTURE CONDITIONS

EMG performed a limited visual and olfactory assessment for evidence of moisture conditions in readily accessible interior areas of the Project. In addition, the Key Site Manager was interviewed regarding the presence of current and historical moisture conditions. This assessment was not designed to discover all areas which may be affected by moisture conditions. Rather, it is intended to provide an indication of significant moisture conditions observed during the site visit. Moisture conditions may be present in areas not observed, such as pipe chases, HVAC systems, and behind enclosed walls and ceilings. De minimis moisture conditions, such as small, isolated, water stains on ceiling tiles, and mildew at bathtubs and sinks are considered to be routine maintenance issues and are not addressed in this Report.

OBSERVED MOISTURE CONDITIONS		
LOCATION	APPROXIMATE SF	OBSERVED CONDITION
Ceiling of stairwell	10	Suspect visible microbial growth was observed on the ceiling of the Projects northeast stairwell.

Refer to Section 1.1 for further discussion of the moisture conditions discussed above.



Evident moisture



Evident moisture

8.6 WETLANDS

For regulatory purposes under the Clean Water Act, the term wetlands means "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas." A wetlands delineation is beyond the scope of this assessment. However, review of National Wetlands Inventory (NWI) data, provided by the United States Fish and Wildlife Service, indicated the following:

WETLANDS REVIEW	
PROJECT	ADJACENT PROPERTIES
Review of the NWI data did not identify any wetlands.	Review of the NWI data did not identify any wetlands.

No wetlands were identified. No further action or investigation is recommended regarding wetlands.

8.7 FLOOD ZONE

FEMA identifies flood hazards, assesses flood risks and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions.Flood hazard mapping is the basis for the National Flood Insurance Program (NFIP) and flood insurance requirements. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs) and risk assessments. FIRMs include statistical information such as data for river flow, storm tides, hydrologic/hydraulic analyses and rainfall and topographic surveys. Review of the FIRM indicated the following:

FLOOD ZONE MAP REVIEW	
MAP DATE	PROJECT FLOOD ZONE
September 26, 2008	The Project is located in Zone X (unshaded), minimal risk areas outside the one percent and 0.2 percent annual chance floodplains. No base flood elevations or base flood depths are shown within these zones.

The flood zone designation is provided for informational purposes only. A determination of the need for flood insurance is beyond the scope of this assessment.

9.0 LIMITATIONS, KEY TERMS, AND REFERENCES

9.1 LIMITATIONS

The opinions EMG expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by any prudent Environmental Professional in the same community under similar circumstances. EMG assumes no responsibility or liability for the accuracy of information contained within this report that has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent EMG's professional judgment based on information obtained during the course of this assignment.

Factual information regarding operations, conditions, and test data provided by the Client or the Client's representative has been assumed to be correct and complete. The conclusions presented within this report are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

EMG's ESA cannot wholly eliminate the uncertainty regarding the presence of recognized environmental conditions and environmental business risk. The report is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Project. The report is limited in budget and scope. The nature of subsurface soil and ground water at the Project cannot be confirmed, given the limited budget and scope of this ESA. The report is not and should not be considered a warranty or guarantee about the presence or absence of environmental contaminants which might affect the Project. It should be understood that EMG's suggested remedy may be determined under time constraints or may be formed without the aid of engineering calculations, testing, exploratory probing, the removal of materials, or design. Furthermore, there may be other alternate or more appropriate schemes or methods to remedy the noted environmental conditions.

9.2 REFERENCES

References are listed below. Additional references may be present within the applicable report sections.

Physical Setting

7 1/2 minute USGS Topographic Quadrangle (included in Appendix C)

1:2,500,000 scale Geology of the Conterminous United States map published by the USGS and dated 1974

Natural Resources Conservation Service (NRCS) Web Soil Survey

Regulatory Records

Database Report, Ecolog ERIS Ltd. (included in Appendix H)

Key Site Manager Interview

Key Site Manager Questionnaire, (included in Appendix D)

Historical References

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
Aerial Photographs:	ERIS	1938, 1948, 1952, 1964, 1972, 1980, 1989, 1994, 2005, 2009, 2010, 2012, and 2014
Fire Insurance (Sanborn) Maps:	ERIS	1926, 1927, 1950, and 1969

STANDARD HISTORICAL SOURCES		
DATA TYPE	SOURCE	YEARS COVERED
USGS Topographic Maps:	USGS	1894, 1896, 1898, 1900, 1902, 1921, 1924, 1926, 1953, 1966, 2012, and 2015
Local Street Directories:	Los Angeles Public Library Online Collections	1956, 1961, 1965, 1969, 1973, and 1987
Building Department Records:	Los Angeles Department of building and Safety	1905 - 2016
Fire Department Records:	Los Angeles Fire Department	Pending response from agency
Zoning/Land Use Records:	Zoning Information and Map Access System	Current
Property Tax Files and Land Title Records:	Los Angeles County Assessor	No listings
Key Site Manager Interview:	Pre-Survey Questionnaire	2011-2016
Oil and Gas Well Maps:	California Department of Conservation Division of Oil, Gas, and Geothermal Resources	Early 20th Century - 2016
Other Historical Sources:	Not applicable	

9.3 KEY TERMS

Business environmental risk - A risk which can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations. For the purposes of this assessment, a significant business environmental risk is both included in the agreed upon scope of work and requires further action at this time.

Controlled recognized environmental condition - A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).

Data gap - The lack of or inability to obtain information required by ASTM E 1527-13 despite good faith efforts is considered a data gap. A data gap is considered significant if it affects the ability of the environmental professional to identify recognized environmental conditions.

De minimis condition - A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

Environmental Professional - A person meeting the education, training, and experience requirements set forth in 40 CFR 312.10(b).

Historical recognized environmental condition - A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g. property use restriction, AULS, institutional controls, or engineering controls), at the time the Phase I ESA is conducted (e.g., if there has been a

change in the regulatory criteria). If the EP considers this past release to be a REC at the time the Phase I ESA is conducted, the condition shall be included in the conclusion section of the report as a REC.

Material threat - A physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

Practically reviewable - Information that is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.

Release - Any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles containing any hazardous substance or pollutant or contaminant), with certain exclusions as defined in 42 U.S.C. 9601 (22).

Reasonably ascertainable - Information that is publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable.

Recognized environmental condition - The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.

Standard environmental record sources - Environmental records contained in various regulatory databases, with search distances defined by ASTM E1527-13, unless otherwise specified by client in the scope of work.

Standard historical sources - Reasonably ascertainable records, including aerial photographs, fire insurance maps, property tax files, recorded land title records, USGS topographic maps, local street directories, building department records, and zoning/land use records.

APPENDIX A:
PHOTOGRAPHS



PHOTO #1	SOUTHEAST ELEVATION



PHOTO #2	NORTHEAST ELEVATION



PHOTO #3	NORTHWEST ELEVATION



PHOTO #4	SOUTHWEST ELEVATION



PHOTO #5	ROOF-MOUNTED HVAC EQUIPMENT



PHOTO #6	ROOF



PHOTO #7	PARKING LOT

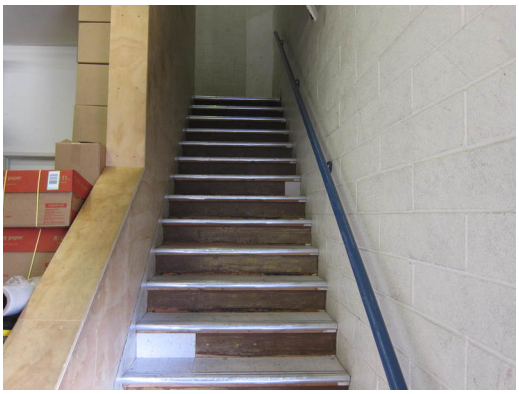


PHOTO #8	STAIR CASE

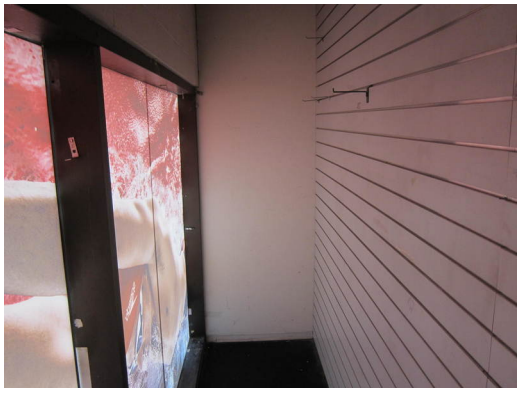


PHOTO #9	STORAGE AREA

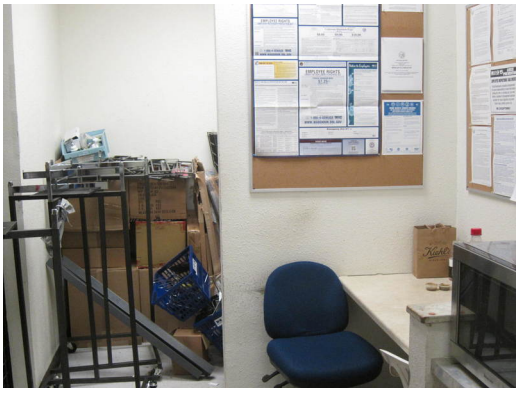


PHOTO #10	STAFF BREAK AREA



PHOTO #11	JANITORIAL SUPPLIES



PHOTO #12	DUMPSTERS



PHOTO #13	CEILING TILES



PHOTO #14	DRYWALL



PHOTO #15	VINYL FLOORING TILE



PHOTO #16	DAMAGED VINYL FLOORING TILE



PHOTO #17	EVIDENT MOISTURE



PHOTO #18	EVIDENT MOISTURE



PHOTO #19	POLE-MOUNTED TRANSFORMERS



PHOTO #20	HANDICAP ACCESS LIFT



PHOTO #21	ADJACENT PROPERTY, NORTH - MONTESSORI SCHOOL



PHOTO #22	ADJACENT PROPERTY, NORTH - MULTI-FAMILY RESIDENTIAL



PHOTO #23	ADJACENT PROPERTY, NORTH - MULTI-FAMILY RESIDENTIAL

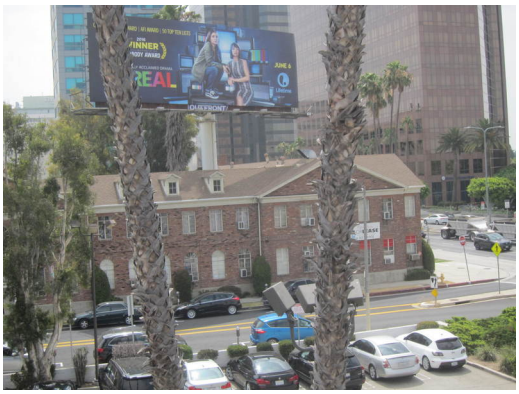


PHOTO #24	ADJACENT PROPERTY, EAST - OFFICE BUILDING

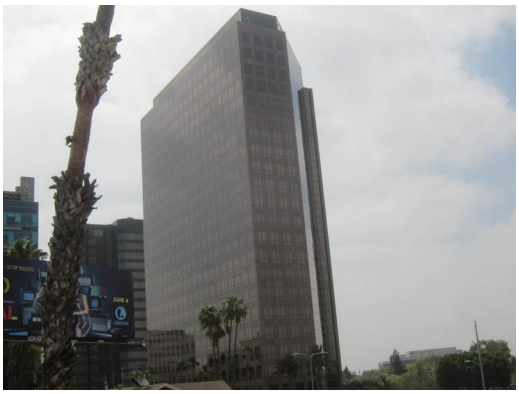


PHOTO #25	*ADJACENT PROPERTY, SOUTH - OFFICE TOWER*

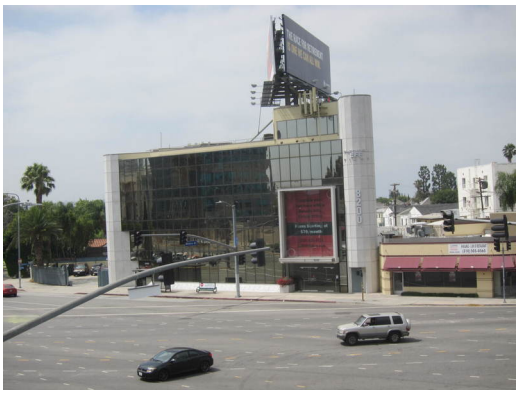


PHOTO #26	*ADJACENT PROPERTY, SOUTH - OFFICE BUILDING*



PHOTO #27	*ADJACENT PROPERTY, SOUTH - STRIP MALL CONTAINING BEVERLY WILSHIRE 2 HOUR CLEANERS*



PHOTO #28	*ADJACENT PROPERTY, WEST - OFFICE TOWER*

APPENDIX B:
FIELD SKETCH

Field Sketch



Key:

D – Dumpster
T – Pole-mounted Transformers
– – Project Boundary

Not drawn to scale. The north arrow indicator is an approximation of 0° North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

APPENDIX C:
MAPS AND AERIAL PHOTOGRAPHS

TOPOGRAPHIC MAP



emg	**Source:** **USGS Topographic Quadrangle: Hollywood, California** **– – Project Boundary**	**Project Number:** **120167.16R000-001.135**
N	**Date: 2015** **The north arrow indicator is an approximation of 0□ North.**	**Project Name:** **656 South San Vicente Boulevard** **On-Site Date:** **July 6, 2016**

WETLANDS MAP

U.S. Fish and Wildlife Service

National Wetlands Inventory

Jul 7, 2016



Wetlands

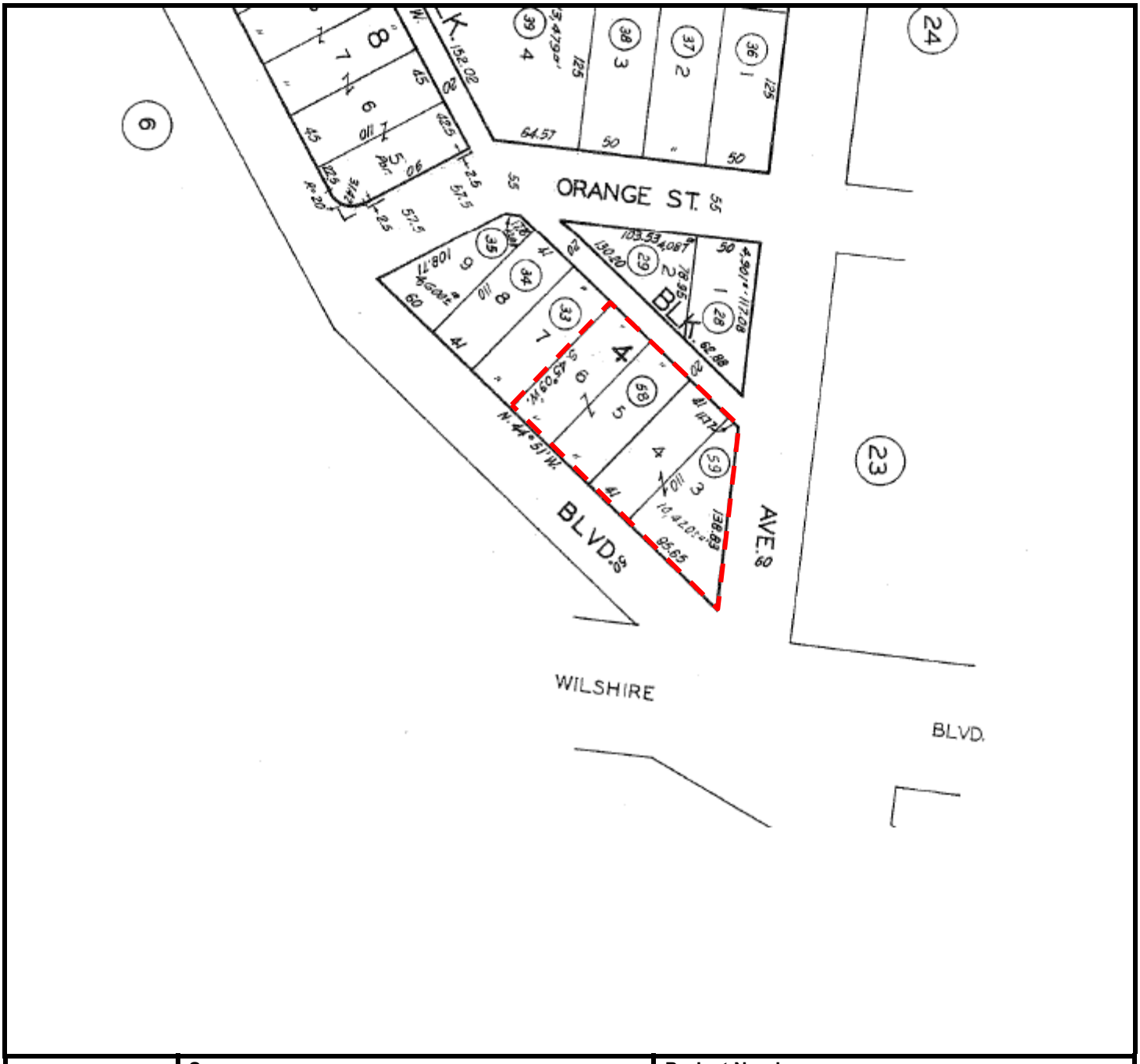
- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

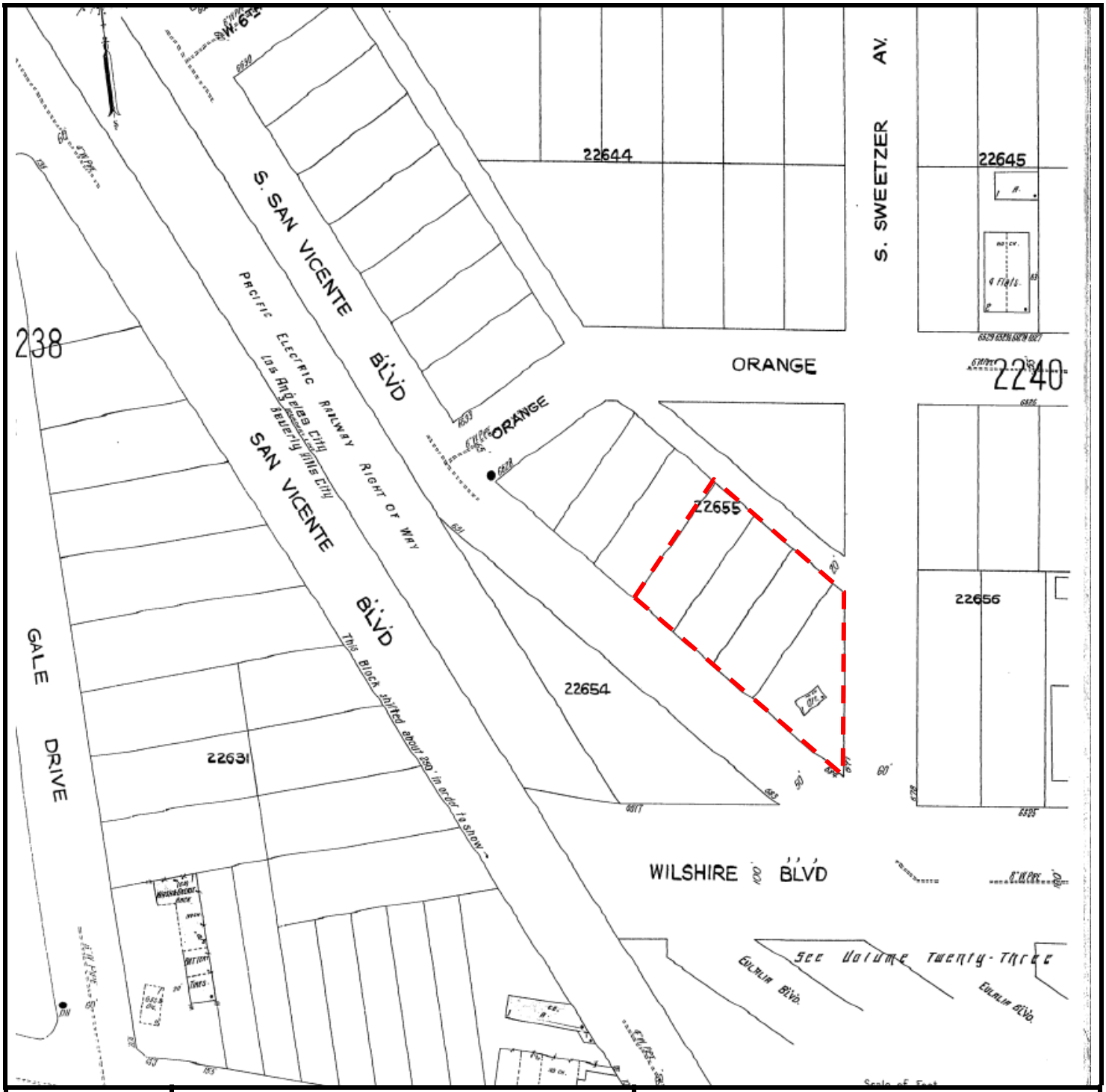
emg	**Source:** U.S. Fish and Wildlife Service Project Boundary Date: 2016	**Project Number:** 120167.16R000-001.135 **Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016
N	The north arrow indicator is an approximation of 0□ North.	

TAX MAP



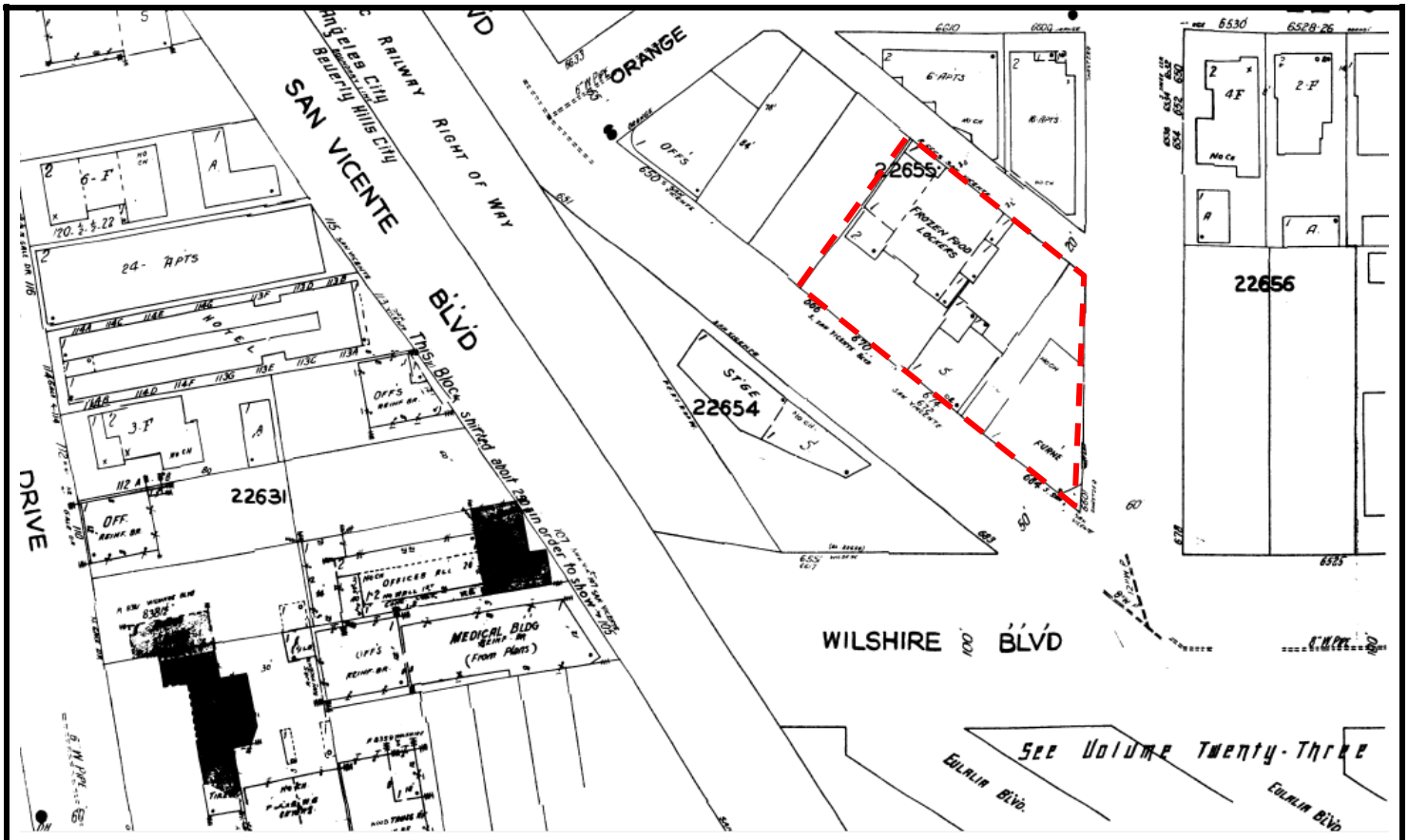
emg	**Source:** Los Angeles County Assessor **Project Boundary**	**Project Number:** 120167.16R000-001.135
N	The north arrow indicator is an approximation of 0□North.	**Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016

SANBORN MAP



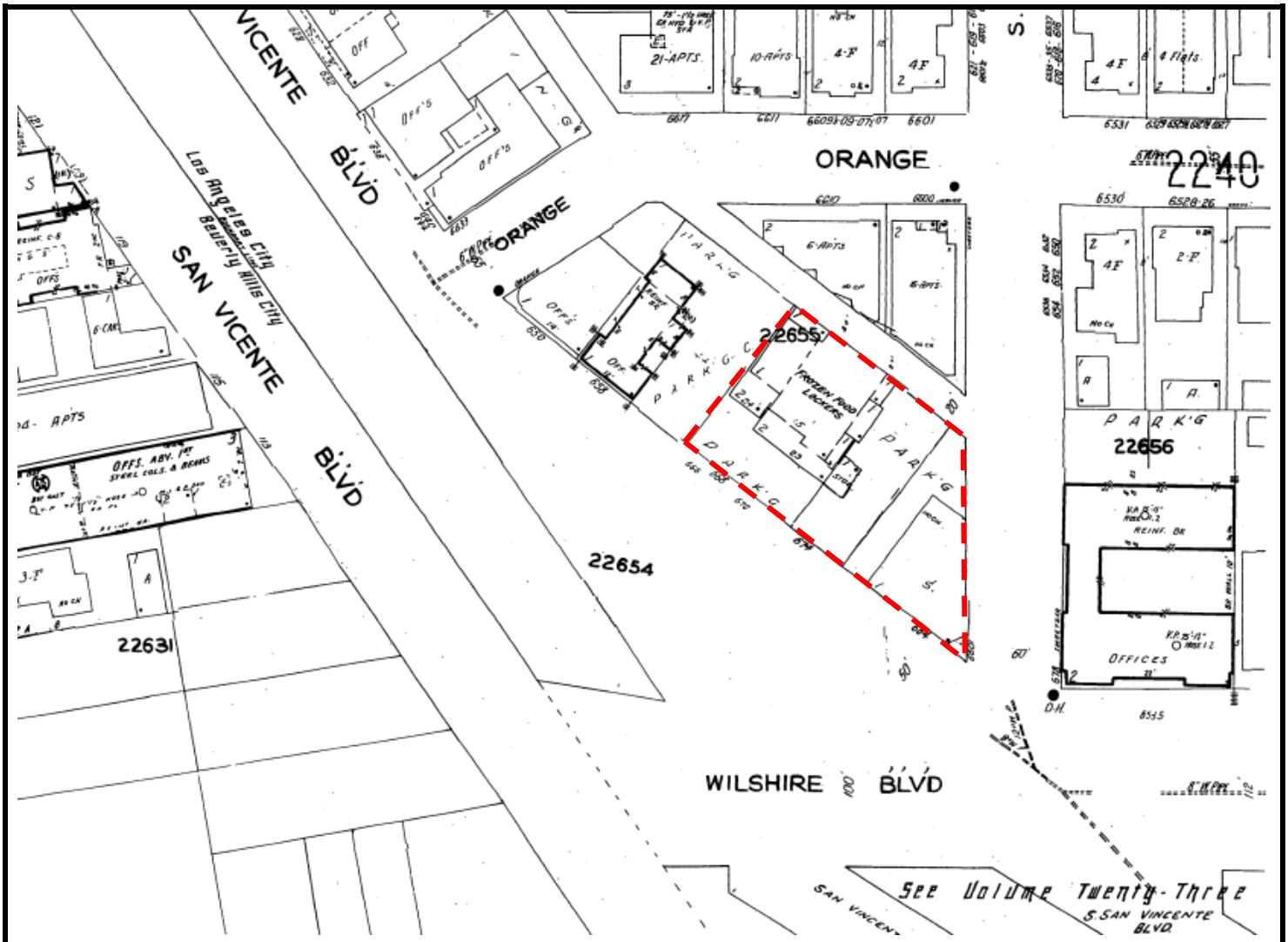
emg	**Source:** Environmental Risk Information Service (ERIS) Project Boundary Date: 1926	**Project Number:** 120167.16R000-001.135
N	The north arrow indicator is an approximation of 0□ North.	**Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016

SANBORN MAP



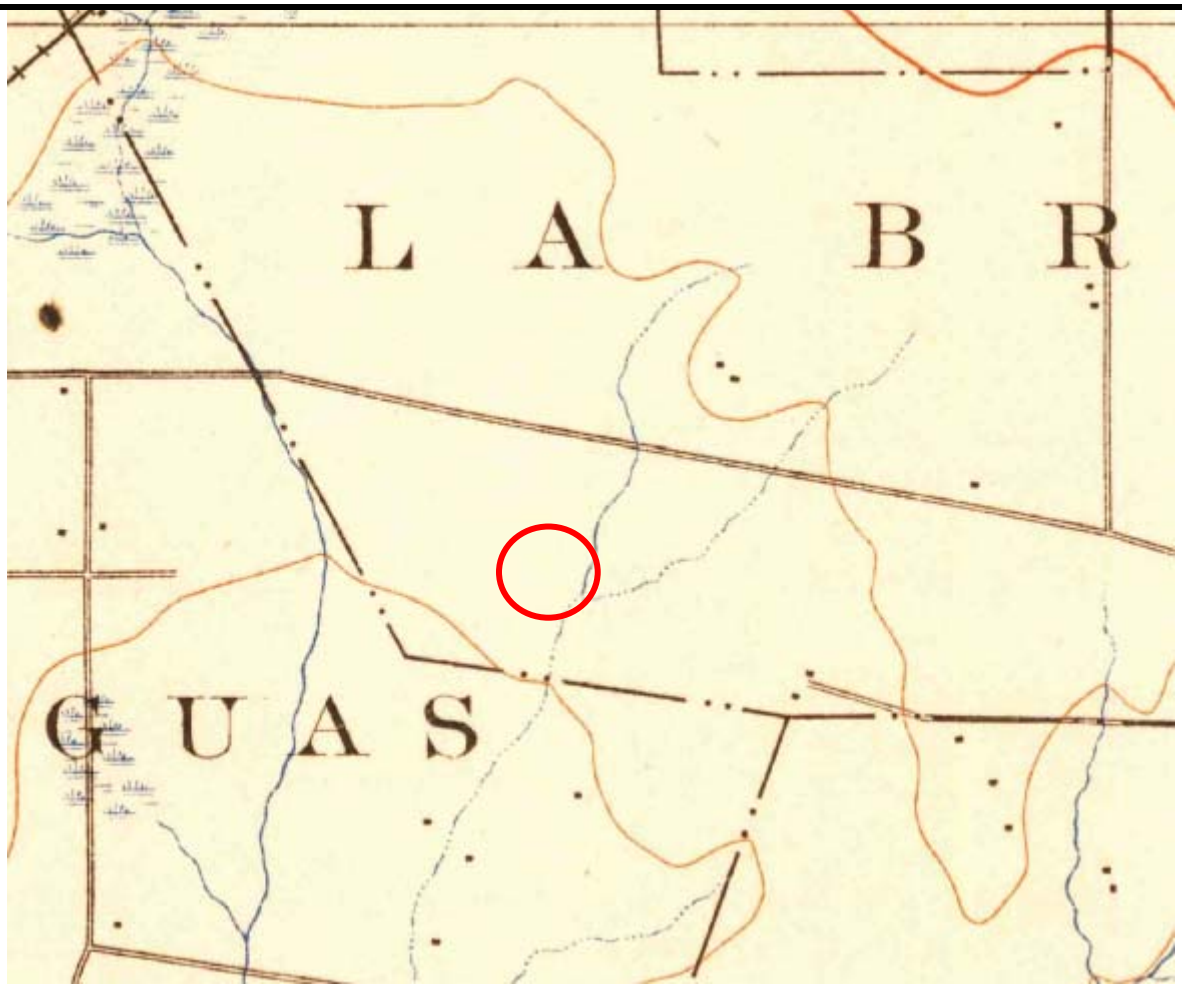
emg	**Source:** ERIS **Project Boundary** **Date: 1950**	**Project Number:** 120167.16R000-001.135
N	**The north arrow indicator is an approximation of 0° North.**	**Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016

SANBORN MAP



emg	**Source:** ERIS **Project Boundary** **Date: 1969**	**Project Number:** 120167.16R000-001.135
N	The north arrow indicator is an approximation of 0° North.	**Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016

HISTORIC TOPOGRAPHIC MAP



Source:

USGS

Project Area

Date: 1902

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

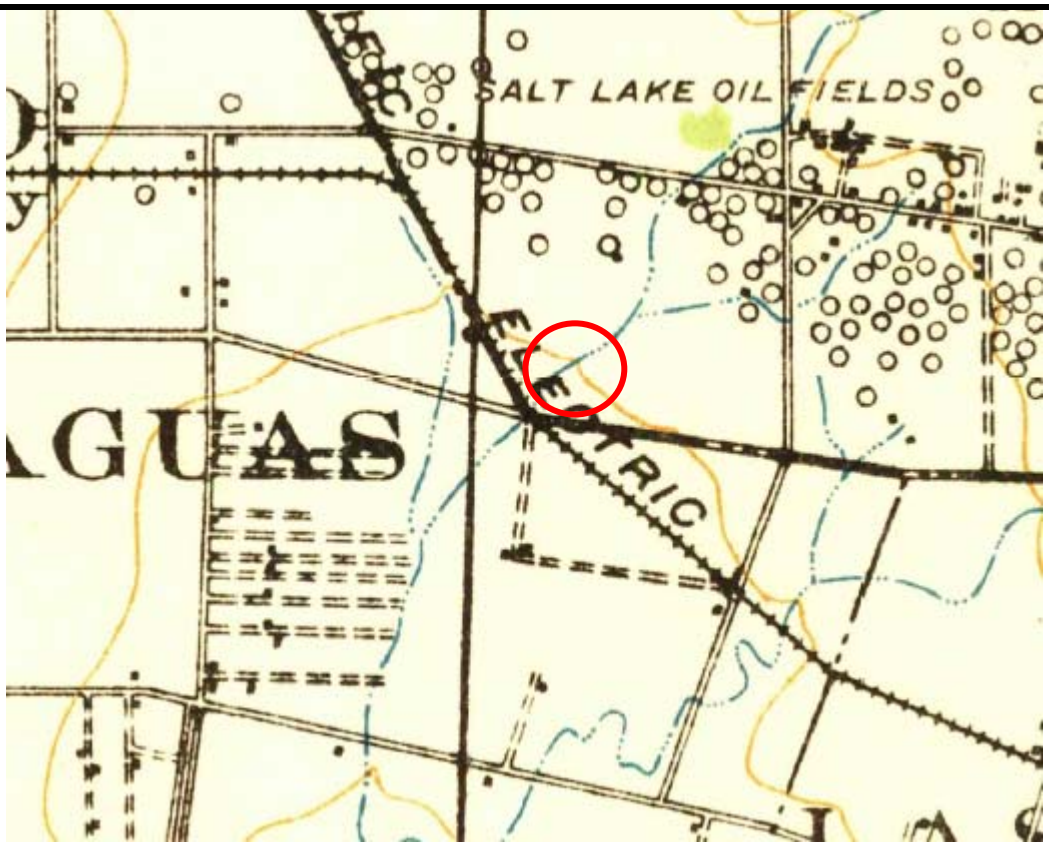
Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

HISTORIC TOPOGRAPHIC MAP



Source:

USGS

Project Area

Date: 1921

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

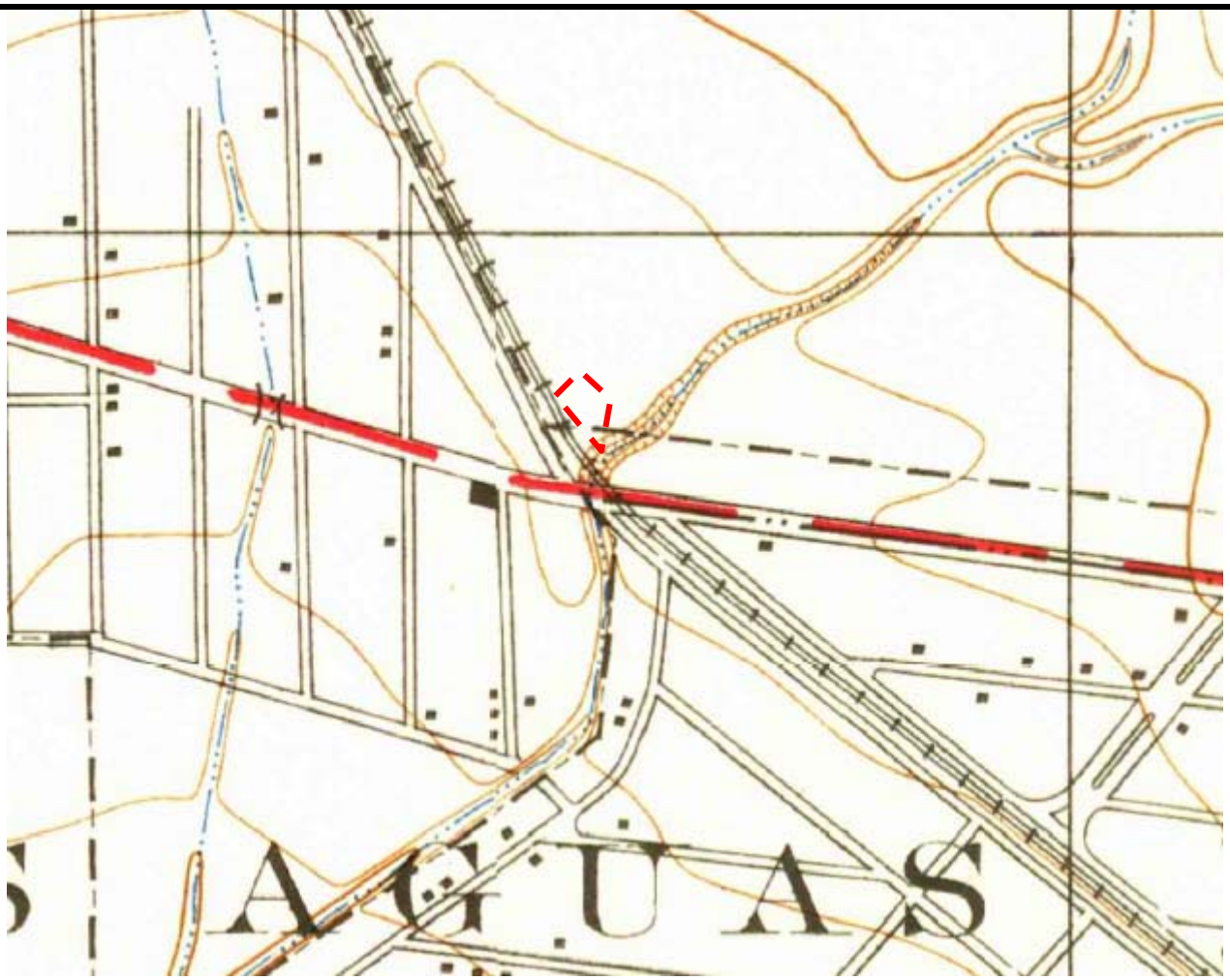
Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

HISTORIC TOPOGRAPHIC MAP



Source:

USGS

Project Boundary

Date: 1926

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

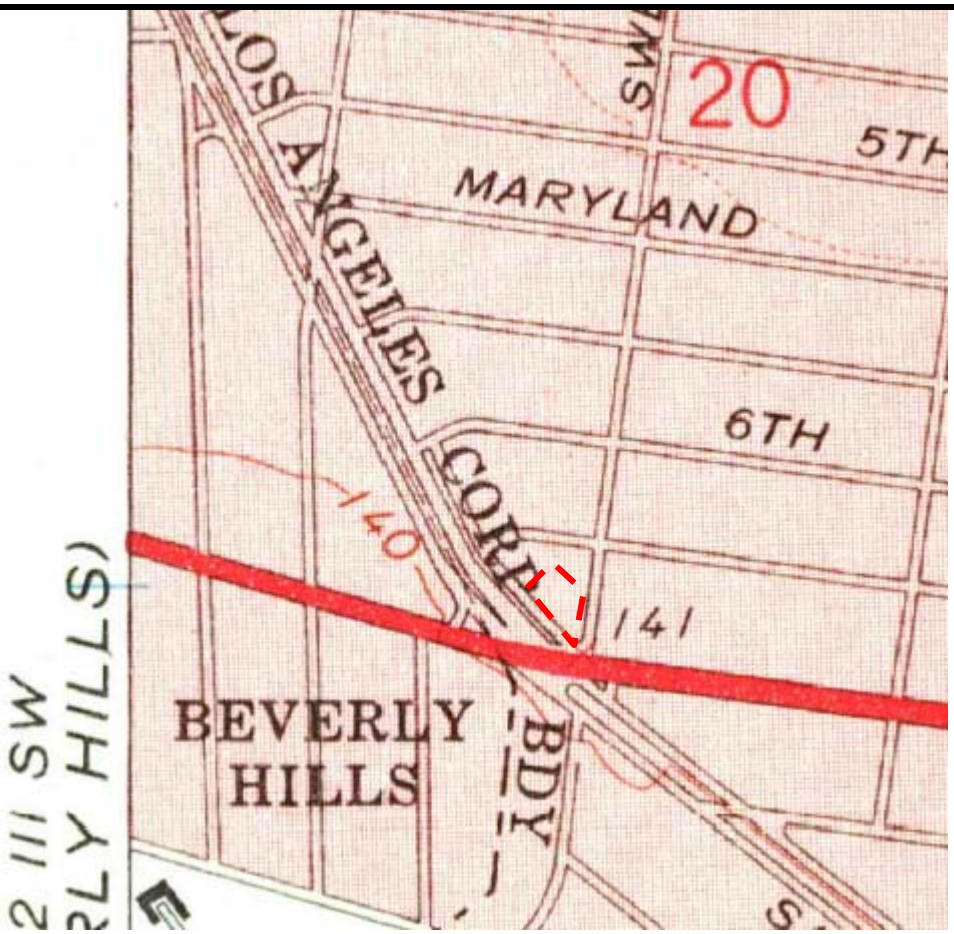
Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

HISTORIC TOPOGRAPHIC MAP



Source:

USGS

Project Boundary

Date: 1966

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1938

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1948

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1952

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1964

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1972

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



Source:

ERIS

Project Boundary

Date: 1980

The north arrow indicator is an approximation of 0□North.

Project Number:

120167.16R000-001.135

Project Name:

656 South San Vicente Boulevard

On-Site Date:

July 6, 2016

AERIAL PHOTOGRAPH



emg	**Source:** ERIS – – Project Boundary Date: 1989	**Project Number:** 120167.16R000-001.135
N	The north arrow indicator is an approximation of 0□North.	**Project Name:** 656 South San Vicente Boulevard **On-Site Date:** July 6, 2016

AERIAL PHOTOGRAPH



	Source: **ERIS** **Project Boundary** **Date: 2014**	**Project Number:** **120167.16R000-001.135**
		Project Name: **656 South San Vicente Boulevard**
	The north arrow indicator is an approximation of 0□North.	**On-Site Date:** **July 6, 2016**

APPENDIX D:
QUESTIONNAIRES

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KEY SITE MANAGER QUESTIONNAIRE

Name of person completing questionnaire: Tony Lopez

Association with property: Store Manager

Length of association with property: Since 2011

Date: 7-5-2016

Phone Number: 323.651.2909

Property Name: 656 San Vicente Blvd.

EMG Project Number: 120167.16R000-002.135

-

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any **yes or unknown responses** should be provided in the "Comments" column.
Note: *U/NR* indicates *"Unknown"* or *"No Response"*.

	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
1A.	Is the Project used for an industrial use?		✓	✓	
1B.	Are any adjoining properties used for an industrial use?		✓		
2A.	To the best of your knowledge, has the Project been used for an industrial use in the past?			✓	
2B.	To the best of your knowledge, has any adjoining properties been used for an industrial use in the past?			✓	
3A.	Is the Project used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	✓		✓	Dry Cleaner in Strip mall
3B.	Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	✓			
4A.	To the best of your knowledge, has the Project been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?			✓	

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	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
4B.	To the best of your knowledge, has any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?		✓		Dry Cleaner
5A.	Are there currently any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		✓		
5B.	To the best of your knowledge, have there been previously any automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the Project?		✓		
6A.	Are there currently any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		✓		
6B.	To the best of your knowledge, have there been previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the Project?		✓		
7A.	Are there currently any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		✓		
7B.	To the best of your knowledge, have there been previously any groundwater monitoring wells or other groundwater wells (i.e., potable drinking water wells) located on the Project?		✓		
8A.	Has fill dirt been brought onto the Project which originated from a contaminated site?			✓	
8B.	Has fill dirt been brought onto the Project which is of an unknown origin?			✓	
9A.	Are there currently any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		✓		
9B.	To the best of your knowledge, have there been previously any pits, ponds or lagoons located on the Project in connection with waste treatment or waste disposal?		✓		
10A.	Is there currently, any stained soil on the Project?		✓		
10B.	To the best of your knowledge, has there been previously any stained soil on the Project?			✓	
11A.	Are there currently any registered or unregistered storage tanks (above or underground) located on the Project?		✓		

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	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
11B.	To the best of your knowledge, have there been previously any registered or unregistered storage tanks (above or underground) located on the Project?			✓	
12A.	Are there currently any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		✓		
12B.	To the best of your knowledge, have there been previously any vent pipes, fill pipes or access ways indicating a fill pipe protruding from the ground on the Project or adjacent to any structure located on the Project?		✓		
13A.	Are there currently any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		✓		
13B.	To the best of your knowledge, have there been previously any flooring, drains, or walls located at the Project that are stained by substances other than water or are emitting foul odors?		✓		
14A.	If the Project is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system?				\\N/A
14B.	If the Project is served by a private well or non-public water system, has the well been designated as contaminated by any government environmental/health agency?				\\N/A
15A.	Have you been informed of the past existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?	✓			Camping Supplies
15B.	Have you been informed of the current existence of hazardous substances or petroleum products with respect to the Project or any facility located on the Project?	✓			" "
16A.	Are there any environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the Project or any facility located on the Project?		✓		
16B.	Have you been informed of the past existence of environmental violations with respect to the Project or any facility located on the Project?		✓		
16C.	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances of petroleum products in, on or from the property?		✓		

emg

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	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
16D.	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?		✓		
16E.	Are you aware of any notices from any governmental entity regarding any possible violation or environmental laws or possible liability relating to hazardous substances or petroleum products?		✓		
17.	Have there been any environmental site assessments of the Project that indicated the presence of hazardous substances or petroleum products on, or contamination of, the Project or recommended further assessment of the Project?		✓		
18.	Does the Project discharge waste water on or adjacent to the project, other than storm water, into a storm water sewer system?		✓		
19.	Does the Project discharge waste water on or adjacent to the project, other than storm water, or into a sanitary system?		✓		
20.	Have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the Project?		✓		
21.	Is there a transformer, capacitor or any hydraulic equipment for which there are any records indicating the presence of PCBs?			✓	Three Pole mounted transformers
22.	Is there now or has there ever been any asbestos-containing materials (ACM), in any application, on the Project?			✓	
23.	Has there ever been any asbestos-containing materials testing conducted on the Project?			✓	
24.	Is there an asbestos Operations and Maintenance (O&M) program in place at the Project?			✓	
25.	Is there now or has there ever been any lead-based paint (LBP) applications on the Project?			✓	
26.	Has there ever been lead-based paint testing conducted on the Project?			✓	
27.	Is there a Lead Paint Operations and Maintenance (O&M) Program in place at the Project?			✓	
28.	Has the water at the Project ever been tested for lead?			✓	
29.	Has Radon testing ever been conducted at the Project?			✓	
30.	Are there any other Operations and Maintenance (O&M) programs in place that we should be made aware of?			✓	

emg

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	QUESTION	RESPONSE			COMMENTS
		Y	N	U/NR	
31.	Is the Project or any portion of the Project located or involved in any environmentally sensitive areas (i.e., wetlands, coastal barrier resource areas, coastal barrier improvement act areas, flood plains, endangered species, etc.)?			✓	
32.	Do you know or suspect that suspect fungal growth was or is present in the building(s) or HVAC system? - If "Yes", proceed to question #33. - If "No", skip question #33 and proceed to question #34.			✓	
33.	Are there reliable procedures that specify the actions (i.e. operations and maintenance) to be taken to prevent and/or respond to suspect fungal growth or suspect fungal growth producing problems?	✓			
34.	Is there a suspect fungal growth Operations and Maintenance (O&M) program in place at the Project?			✓	
35.	Is the HVAC system inspected at least annually?	✓			
36.	Have identified HVAC problems been corrected in a timely manner?	✓			
37.	Is there now, or has there ever been evidence of suspect fungal growth or mildew present at the building(s)? If so, when?	✓			Some Ceiling Water Damage
38.	Is there now, or has there ever been any water damage in the building(s), whether from flooding, plumbing, roof leaks, or other sources? If so, when?	✓			
39.	Has there ever been any sort of Indoor Air Quality (IAQ) or suspect fungal growth testing conducted in the building(s)?			✓	

Summarize historical Project use (when was the Project developed with the current improvements, what modifications have taken place, what was the Project used for prior to it's current use)	

Name (please print): Tony Lopez **Date** (MM/DD/YYYY): 7-5-2016

Signature:

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ASTM E1527-13 USER QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your behalf as contracted in EMG Project #112427.15P. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-13 Scope of Work, we are required to ask the following questions to the User of the report seeking to fulfill the User Requirements of the Standard. Please complete and return this questionnaire to Courtney Bartlett via email at cbartlett@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date: _____

Company name: _____

Property Name/Street Address: _____

Property City/State/Zip: _____

Name of person completing questionnaire: _____ **Phone Number:** _____

Role/Title: _____ **Fax Number:** _____

Length of association with property: _____ **E-mail address:** _____

Please check one: **User:** ☐ **User Representative:** ☐

Signature: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U* indicates *"Unknown", NR* indicates *"No Response"* and *"N/A"* indicates not applicable.

	QUESTION	RESPONSE				COMMENTS
		Y	N	U	NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	☐	☐	☐	☐	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	☐	☐	☐	☐	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	☐	☐	☐	☐	

	QUESTION		RESPONSE				COMMENTS
			Y	N	U	NR	
4	Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?		☐	☐	☐	☐	
5	Are you aware of any Activity and Use Limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?		☐	☐	☐	☐	
6	As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?		☐	☐	☐	☐	
7	Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?		☐	☐	☐	☐	
8	Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user		☐	☐	☐	☐	
	8 (a)	Do you know the past uses of the property?	☐	☐	☐	☐	
	8 (b)	Do you know of specific chemicals that are present or once were present at the property?	☐	☐	☐	☐	
	8 (c)	Do you know of spills or other chemical releases that have taken place at the property?	☐	☐	☐	☐	
	8 (d)	Do you know of any environmental cleanups that have taken place at the property?	☐	☐	☐	☐	
9	As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?		☐	☐	☐	☐	

If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail along with this questionnaire. Mailing address: 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117

Helpful Documents to be forwarded EMG:

☐ Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)

☐ Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)

☐ Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)

☐ Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)

- ☐ Registrations for underground injection systems
- ☐ Material safety data sheets
- ☐ Community right-to-know plan
- ☐ Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
- ☐ Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
- ☐ Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
- ☐ Hazardous waste generator notices or reports
- ☐ Other:

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ASTM E1527-13 OWNER QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT

EMG has been retained to conduct a Phase I Environmental Site Assessment (ESA) on your property as contracted in EMG Project #112427.15P. The Phase I ESA will involve site observations, interviews, and a review of available documentation. To ensure the success of the assessment, and in accordance with the ASTM E1527-13 Scope of Work, we are required to ask the following questions to the Owner or Owner representative. Please complete and return this questionnaire to Courtney Bartlett via email at cbartlett@emgcorp.com or via fax at 410-785-6220 (within two days of receipt).

Date: _____

Company name: _____

Property Name/Street Address: _____

Property City/State/Zip: _____

Name of person completing questionnaire: _____ **Phone Number:** _____

Role/Title: _____ **Fax Number:** _____

Length of association with property: _____ **E-mail address:** _____

Please check one: **Owner:** ☐ **Owner Representative:** ☐

Signature: _____

Directions: Please answer all questions to the best of your knowledge and in good faith. Mark the column corresponding to the appropriate response. Additional details necessary to explain any yes or unknown responses should be provided in the "Comments" column. Note: *U* indicates *"Unknown", NR* indicates *"No Response"* and *"N/A"* indicates not applicable.

	QUESTION	RESPONSE				COMMENTS
		Y	N	U	NR	
1	Are you aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?	☐	☐	☐	☐	
2	Are you aware of any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the property?	☐	☐	☐	☐	
3	Are you aware of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?	☐	☐	☐	☐	

Interviews with Owners and Occupants: Section 10 of the ASTM E1527-13 Standard recommends that in addition to the three specific questions above, the Environmental Professional shall attempt to interview owners, operators, and occupants of the property to obtain information indicating recognized environmental conditions in connection with the property. As such, EMG is providing a Pre-Survey Questionnaire under separate cover to the Key Site Manager or other site representative as designated by either the current owner or the intended User of the assessment data.

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If you have access to any of the following helpful documents, please indicate them below and then send them to EMG via standard mail or e-mail along with this questionnaire. Mailing address: 10461 Mill Run Circle, Suite 1100, Owings Mills, MD 21117

Helpful Documents to be forwarded EMG:

- ☐ Environmental site assessment reports (i.e., Phase I, Phase II, tank testing results, radon, lead paint, or asbestos testing, etc.)
- ☐ Environmental compliance audit reports; risk assessments; and recorded Activity and Use Limitations (AULs)
- ☐ Environmental permits (i.e., solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injection, etc.)
- ☐ Registrations for underground storage tanks (USTs) and aboveground storage tanks (ASTs)
- ☐ Registrations for underground injection systems
- ☐ Material safety data sheets
- ☐ Community right-to-know plan
- ☐ Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans, etc
- ☐ Reports regarding hydrogeological or geotechnical conditions on the property and surrounding area
- ☐ Notices/correspondence from any agency relating to past/current violations of environmental laws, or liens encumbering the property
- ☐ Hazardous waste generator notices or reports
- ☐ Other:

APPENDIX E:
LABORATORY ANALYTICAL RESULTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX F:
SUPPORTING DOCUMENTATION

Property Information

Assessor's ID No:

5510-022-058

Address:

676 S SAN VICENTE BLVD LOS ANGELES CA 90048

Property Type:

Commercial / Industrial

Region / Cluster:

23 / 23622

Tax Rate Area (TRA):

00067

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:

04/18/2013

Land:

$735,091

Improvements:

$752,149

Personal Property:

$0

Fixtures:

$0

Homeowners' Exemption:

$0

Real Estate Exemption:

$0

Personal Property Exemption:

$0

Fixture Exemptions:

$0

- 2015 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TR=7555 LOTS 5 AND 6 BLK 4

Building Description

Building Improvement 1

Square Footage:

8,225

Year Build / Effective Year Built:

1977 / 1977

Bedrooms / Bathrooms

0 / 0

Units

1

Property Information

Assessor's ID No:

5510-022-059

Address:

Address Not Available

Property Type:

Commercial / Industrial

Region / Cluster:

23 / 23622

Tax Rate Area (TRA):

00067

- View Assessor Map
- View Index map

Recent Sales Information

Latest Sale Date:

Indicated Sale Price:

Search for Recent Sales

2015 Roll Values

Recording Date:

05/18/2007

Land:

$332,138

Improvements:

$14,428

Personal Property:

$0

Fixtures:

$0

Homeowners' Exemption:

$0

Real Estate Exemption:

$0

Personal Property Exemption:

$0

Fixture Exemptions:

$0

- 2015 Annual taxes
- Property tax payment FAQs
- Estimate supplemental taxes

Property Boundary Description

TR=7555 LOTS 3 AND 4 BLK 4

Building Description

Building Improvement 1

Square Footage:

10,420

Year Build / Effective Year Built:

/

Bedrooms / Bathrooms

0 / 0

Units

0

Department of Conservation

Well Information

API #
03715159
Lease
[Blank]
Well #
108
County
Los Angeles [037]
District
1
Operator
Chevron U.S.A. Inc. [C5640]
Field
Salt Lake, South [642]
Area
Any Area [00]
Section
20
Township
01S
Range
14W
Base Meridian
SB
Well Status
Buried-Idle
Pool WellTypes
OG
SPUD Date
GIS Source
hud
Datum
83
Latitude
34.064699
Longitude
-118.37141
Map

Click to get Sum by

County: **Los Angeles [037]** or Field: **Salt Lake, South [642]** or Operator: **Chevron U.S.A. Inc. [C5640]**

Get sum by Field-Operator-Lease: **[Blank]**

Well Records

Show 10 entries

File Name	Type	Size	Modified on
No results found			

‹ Previous Next ›

Production Data

Show 25 entries

« First ‹ Previous Next › Last »

Showing 0 to 0 of 0 entries

Date	Oil(bbl)	Water(bbl)	Gas(Mcf)	Days Producing	Gravity	Csg	Tbg	BTU	MO	Disp	PWT Status	Well Type	Statu
No results found													

Date	Oil(bbl)	Water(bbl)	Gas(Mcf)	Days Producing	Gravity	Csg	Tbg	BTU	MO	Disp	PWT Status	Well Type	Statu

« First ‹ Previous Next › Last »

Injection Data

Show 25 entries

« First ‹ Previous Next › Last »

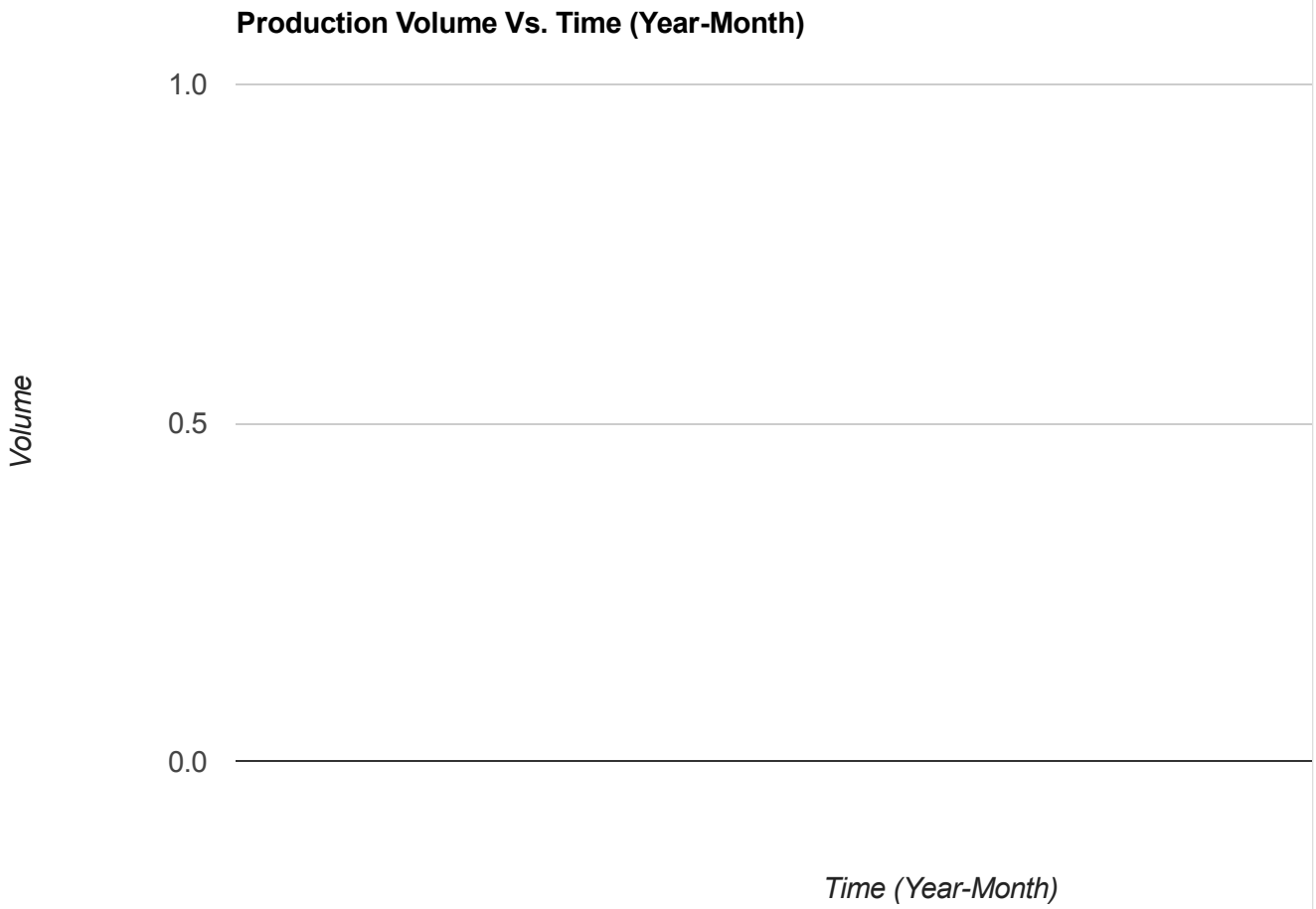
Showing 0 to 0 of 0 entries

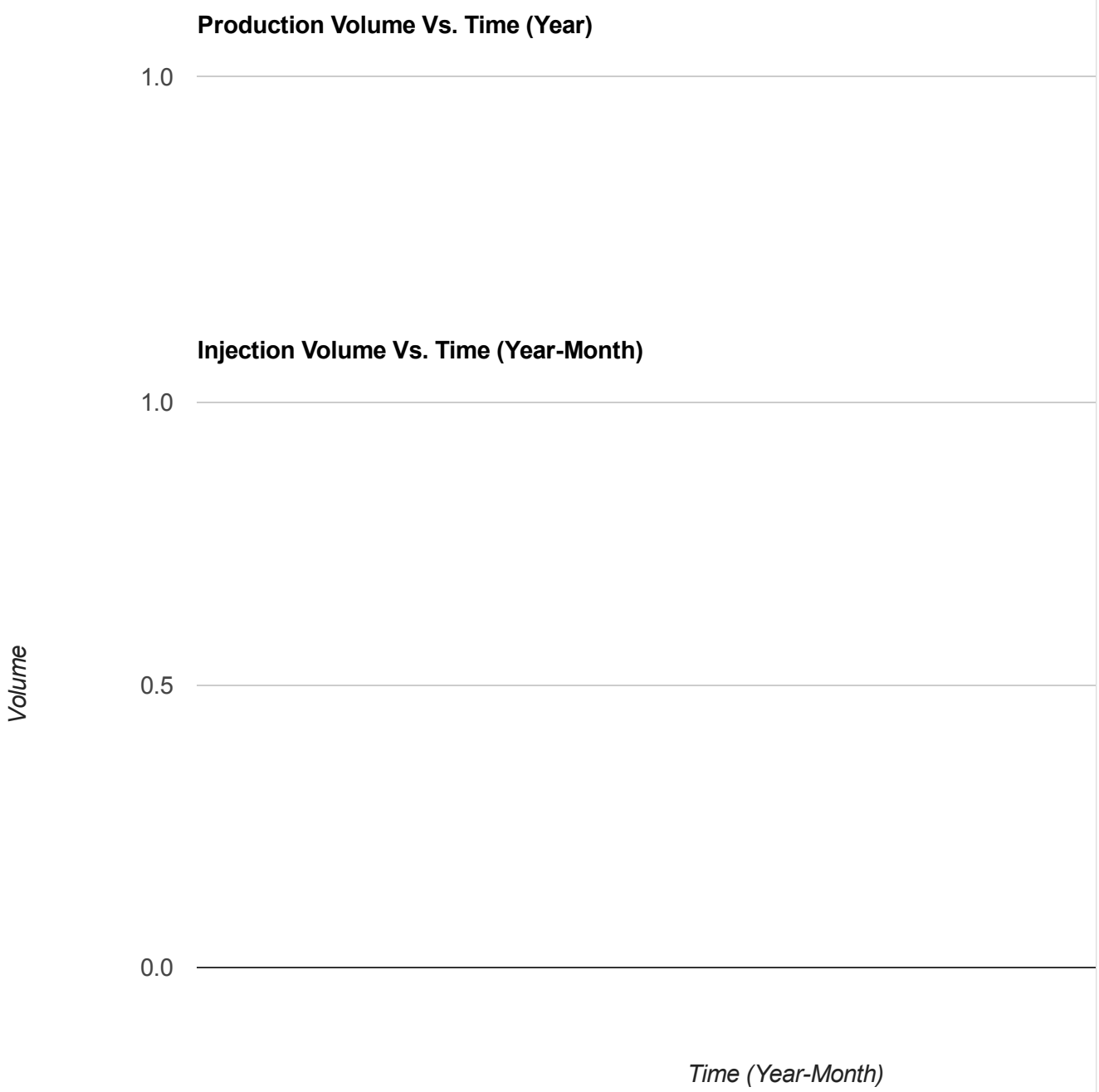
Date	Water/Steam(bbl)	Gas/Air(Mcf)	Days Injecting	Pressure	Water Source	Water Kind	PWT Status	Well Type	Status	Pool Code
No results found										

Date	Water/Steam(bbl)	Gas/Air(Mcf)	Days Injecting	Pressure	Water Source	Water Kind	PWT Status	Well Type	Status	Pool Code

« First ‹ Previous Next › Last »

Production Charts




Production Volume Vs. Time (Year)
1.0
Injection Volume Vs. Time (Year-Month)
1.0
Volume
0.5
0.0
Time (Year-Month)

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BOARD OF FIRE COMMISSIONERS

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CALIFORNIA

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FIRE DEPARTMENT

DOUGLAS L. BARRY
FIRE CHIEF

200 NORTH MAIN STREET
LOS ANGELES, CA 90012

(213) 978-3800
FAX: (213) 978-3815

http://www.lafd.org

May 29, 2009

Mr. Robert Sanders
Sonic Development, LLC
6415 Idlewild Road, Suite 205
Charlotte, NC 28212

Facility ID#: 25761
RE: Permit#: 25973

Lou Ehlers Cadillac
5151 West Wilshire Boulevard
Los Angeles, California

Dear Mr. Sanders:

The Fire Department has reviewed "Remedial Action Closure Report, Request for Closure Letter" dated March 26, 2009, submitted by Methane Specialists.

This letter confirms the completion of a site investigation and corrective action for the underground storage tank(s) formerly located at the above site address. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries are greatly appreciated. The Fire Department has determined that no further action is required at this site.

Based on information in the above-referenced file, and provided that the information provided to this agency was accurate and representative of site conditions, this Agency finds that the site investigation and corrective action carried out at your site under permit number 25973 is in compliance with the requirements of Subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and that no further action related to the petroleum release(s) at the site is required. This notice is issued pursuant to Subdivision (g) of Section 25296.10 of the Health and Safety Code.

Please note that this correspondence does not exempt you of any liability under the California Health and Safety Code or Water Code for past, present or future operations at this site. Additionally, you maintain responsibility to correct additional or previously unidentified conditions at the site, which cause, or may thereafter cause, pollution or nuisance, or otherwise pose a threat to water quality or public health.

If you require additional information regarding this matter, please contact Inspector Killian of the Underground Storage Tanks – Plan Check Unit, at (213) 272-8584.

Very truly yours,

DOUGLAS L. BARRY
Fire Chief

Matthew L. Gatewood, Captain II
Commander, Environmental Unit

MLG: PK: kmr: 5151 West Wilshire Boulevard#25973nfasa

cc: Michael Tiffany, Methane Specialists

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Bldg. Form 2

PLAN #609

BUILDING DIVISION

2 DEPARTMENT OF BUILDING AND SAFETY

Application for the Erection of Frame Buildings

CLASS "D"

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st Floor

CITY CLERK PLEASE VERIFY

TAKE TO FIRST FLOOR 242 SO. BROADWAY

ENGINEER PLEASE VERIFY

Lot No. 4 Block 4 (Description of Property) 7555

District No. 54 M. B. Page 11-13 F. B. Page 11 4

No. 6774 San Vicente Blvd. Street (Location of Job)

Dredged & Filled Los Angeles Calif.

O. K. City Clerk

O. K. City Engineer

(USE INK OR INDELIBLE PENCIL)

1. Purpose of Building Restaurant & Residence No. of Rooms 3 No. of Families 1
2. Owner's name Robert A. Klein & Co. Phone Ore 1241
3. Owner's address 6601 Wilshire Blvd.
4. Architect's name E. S. Somers Phone
5. Contractor's name Robert A. Klein & Co. Phone OR 1241
6. Contractor's address same.
7. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Cesspools, Elevators, Painting, Finishing, all Labor, etc.) $ 2000 00
8. Is there any existing building or permit for a building on lot? No How used? Office Bldg.
9. Size of proposed building 44' x 41' Height to highest point 16' feet
10. Number of Stories in height 1 Character of ground Decomp. Granite
11. Material of foundation Concrete Size of footings 16 Size of wall 8 Depth below ground 6
12. Material of chimneys [redacted] Number of inlets to flues [redacted] Interior size of flues [redacted] x [redacted]
13. Material of exterior walls Stucco on frame
14. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6 Girders 4 x 6
EXTERIOR studs 2 x 4 INTERIOR BEARING studs 2 x 4 Interior Non-Bearing studs 2 x 4 Ceiling joists 2 x 6 Roof rafters 4 x 4 FIRST FLOOR JOISTS 2 x 6 and Slab
Second floor joists x Specify material of roof Tile & Composition
15. Will all provisions of State Housing Act be Complied with? Yes

What Zone is Property In? C

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

3/20/28

ROBERT A. KLEIN & CO.

(Sign Here) Robert A. Klein

(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O. K.	Stamp here when permit is issued.
8937	Plan Examiner	3/27/28 Clerk	ISSUED MAR 27 1928 BUREAU OF BUILDING

PLANS

(5)

over

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.
CONSTRUCTION	O. K.
ZONING	O. K.
SET-BACK LINE	O. K.
ORD. 33761 (N. S.)	O. K.
FIRE DISTRICT	O. K.

REMARKS

The building referred to in this application will be more than 100 feet from [illegible]

Owner or Authorized Agent

Lathing and Plastering Ordinance will be complied with

Owner or Authorized Agent

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot .....
.....	.....
Tract	Tract .....

Present location of building: 674 San Vincente Blvd (House Number and Street)

New location of building: do (House Number and Street)

Between what cross streets: Wilshire Blvd & Orange St.

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building ..... (Store, Residence, Apartment House, Hotel, or any other purpose) Families — Rooms —
2. Use of building AFTER alteration or moving ..... do ..... Families — Rooms —
3. Owner (Print Name) ANITA TOOT Phone WH 8393
4. Owner's Address 674 San Vincente Blvd
5. Certificated Architect None State License No. — Phone —
6. Licensed Engineer PAUL BATEMAN State License No. 4787 Phone MO 3018
7. Contractor TSU-AO NEON CO State License No. 27369 Phone PL A307
8. Contractor's Address 2907 S. MAIN ST.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 260 00
10. State how many buildings NOW on lot and give use of each, 1 - Store. (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 45 x 60 Number of stories high 1 Height to highest point 22'
12. Class of building D Material of existing walls Wood Exterior framework Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

steel roof Sign

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.	FOR DEPARTMENT USE ONLY		Fee 2 —
13621	Plans and Specifications checked: Approved	Zone C3 / Fire District No. 1C	Stamp here when Permit is issued
	Corrections verified: Approved	Bldg. Line 10 Ft. / Street Widening 30 Ft.	JUN 3 1936
PLANS 5/30/36 Rec'd	Plans, Specifications and Applications checked and approved: Approved / For Plans See / Filed with	Application checked and approved: Approved 6/3/36 Clerk / SPRINKLER Required Valuation Including / Specified Fee—No.	Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here.....
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application.....	Fire District.....	Bldg. Line.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

.....Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

Bldg. Form 3

USE INK OR INDELIBLE PENCIL

3

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the granting of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot	Lot
Tract	Tract

Present location of building: 674 San Vincente (House Number and Street)

New location of building: Same (House Number and Street)

Between what cross streets: 1st + Wilshire & Same

Approved by City Engineer

Deputy

1. Purpose of PRESENT building: Store (Store, Residence, Apartment House, Hotel, or any other purpose) Families: Rooms:
2. Use of building AFTER alteration or moving: Same Families: Rooms:
3. Owner (Print Name): BRUNO PINKERT Phone:
4. Owner's Address: 1935 West View
5. Certificated Architect: None State License No. Phone
6. Licensed Engineer: None State License No Phone
7. Contractor: George A Grant State License No 46510 Phone RO 5504
8. Contractor's Address: 2421 W. 22 St.
9. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 200.00
10. State how many buildings NOW on lot and give use of each: 1 Store (Furniture) (Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building 40 x 40 Number of stories high: 1 Height to highest point: 15'
12. Class of building: D Material of existing walls: Stucco Exterior framework: Wood (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Raise store room floor to level of main store. Close in front for display window.

New floor 8' x 18'

DOUBLE FEES

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY

PERMIT NO.	Plans and Specifications checked	Zone	Fire District No.	Fee
38617		C3	No	Stamp here when Permit is Issued
	Corrections verified	Bldg. Line 10 Ft.	Street Widening Ft.	SEP 20 1940
PLANS Rec'd	Plans, Specifications and Application rechecked and approved	Application checked and approved 9-25-40 Clerk		
	For Plans See — Filed with	SPRINKLER Required Valuation Included — Specified Yes—No		Inspector

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition None ....Size of Lot.....x.....Number of Stories when complete.....

Material of Foundation.....Width of Footing.....Depth of footing below ground.....

Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....

Size of Exterior Studs.....x.....Size of Interior Bearing Studs .....x.....

Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.

Sign Here Geo. H. Grant
(Owner or Authorized Agent)

By.....

FOR DEPARTMENT USE ONLY

Application ... 40	Fire District	Bldg. Line	Termite Inspection .....
Construction	Zoning	Street Widening	Forced Draft Vertil .....

(1) REINFORCED CONCRETE

Barrels of Cement.....

Tons of Reinforcing Steel.....

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

..... Street

Sign Here.....
(Owner or Authorized Agent)

(3) No required windows will be obstructed.

Sign Here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here.....
(Owner or Authorized Agent)

REMARKS: .....

All wood and lumber below the first floor boards will be PRESSURE treated as required by Sec. 91.121 of the Los Angeles Municipal Code AND WILL BE KEPT MORE THAN 6 INCHES ABOVE THE GROUND EXCEPT WHEN PIER AND POST ARE TREATED WITH CREOSOTE.

Geo. H. Grant
Owner or Authorized Agent.

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APPLICATION TO ERECT A NEW BUILDING AND FOR A CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Lot No. Part 4 Block 4

Tract 755

Location of Building 524 674 S. San Vicente (Number and Street)
Between what cross streets ORANGE ST. & WILSHIRE [redacted]

Approved by City Engineer _____ Deputy

USE INK OR INDELIBLE PENCIL

1. Purpose of building Store Room + Flat Families _____ Rooms _____ (Store, Dwelling, Apartment House, Hotel, or other purpose)
2. Owner JAMES R PIERSON (Print Name) Phone WA 1137
3. Owner's address 670 So. San Vicente Blvd.
4. Certificated Architect _____ State License No. _____ Phone _____
5. Licensed Engineer _____ State License No. _____ Phone _____
6. Contractor _____ State License No. _____ Phone _____
7. Contractor's address _____
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment, fixtures or fixtures.) $ 500.00 T.H.C.
9. State how many buildings NOW on lot and give use of each. 2 Stores (Store, Dwelling, Apartment House, Hotel, or other purpose)
10. Size of new building 16 x 20 No. Stories 1 Height to highest point 12'-0" Size lot _____ x _____
11. Material Exterior Walls Stucco Type of Roofing Comp.
12. For Accessory Buildings and similar structures (a) Footing: Width 12" Depth in Ground 18" Width of Wall 8"
(b) Size of Studs 2 x 4 Material of Floor Concrete
(c) Size of Floor Joists 4 x _____ Size of Rafters 2 x 4

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here James R Pierson (Owner or Authorized Agent)

Plans, Specifications and other data must be filed.

By _____

FOR DEPARTMENT USE ONLY

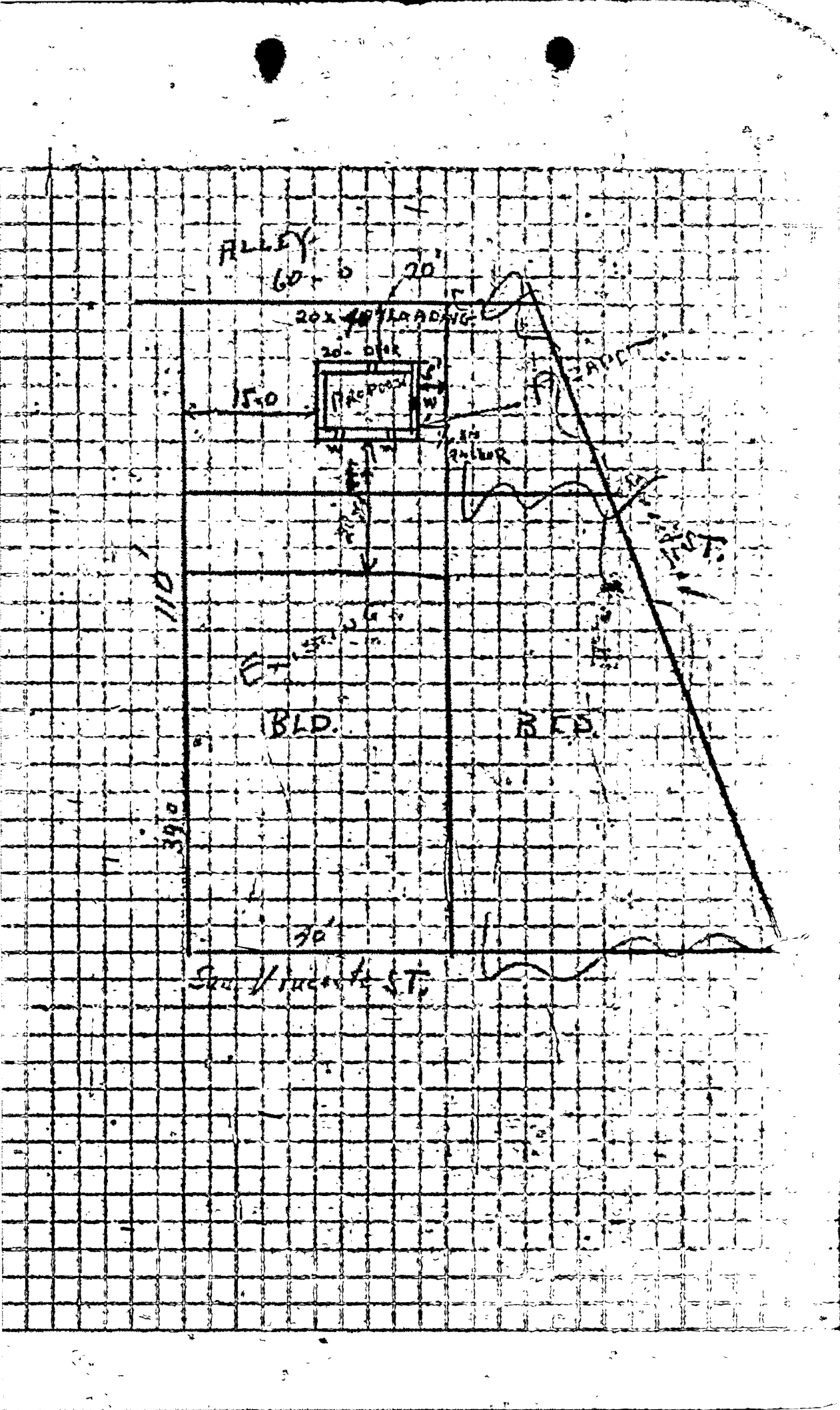
PLAN CHECKING
Date 7-15-47
Receipt No. 7359
Valuation $ 500.00
Fee Paid $ 5.00

REINFORCED CONCRETE
Min. Cement _____
Tons of Reinforcing Steel _____

FEES
Bldg. Fee 5.00
Cert. of Occupancy _____
Total 5.00

TYPE	GROUP	Maximum No. Occupants	Inside Lot / Corner	Regulations / Conditional Use	Lot Size	30 Ft. front alley / Ft. side alley	Block
V	6-1				41X110	X	5

PERMIT No.	Plans and Specifications checked	Zone	Fire District No.	District Map No.
16176	Mahoney	C-2	2	545
PLAN No.	Conveyance Verified $ Mahoney	Bldg. Line Ft.	Street Widening Ft.	
	Plans, Specifications and Application reviewed and approved. W Belcher	Application checked and approved Jul 14 1947		Stamp here when Permit is issued Jul 15 1947
	For Plans Fee _____ Paid with _____	Conditions Imposed	SPRINKLER Sprinkler—Required _____ Valuation Included _____	Inspector Estevan


ALLEY
60'-0
20'
20' x 40' LOADING
20'-0"
15'-0
MAC POST
RAIL
INST.
110'
BLD.
RES.
39'-0
30'

5

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

DIST. MAP: 5456	1. LEGAL LOT: 4	BLK.: 4	TRACT: 7555
ZONE: C-2 rear (R-4)	2. BLDG. ADDRESS: 674 So. San Vicente Blvd.		APPROVED: IB
FIRE DIST.: II 50	3. BETWEEN CROSS STS.: Orange St. AND Sweetzer Ave.		
INSIDE: x / KEY	4. PRESENT USE OF BLDG.: Storage shed	NEW USE OF BLDG.: Demolish	
COR. LOT / REV. COR.	5. OWNER: Bruno Pinkert Ph. WE 48974		
LOT SIZE: 41' x 110'	6. OWNER'S ADDRESS: 1935 W. View St. L. A. 16		
REAR ALLEY: 20 / SIDE ALLEY: x	7. CERT. ARCH.	STATE LICENSE NUMBER	
BLDG. LINE	8. LIC. ENG.	STATE LICENSE NUMBER	
AFFIDAVITS	9. CONTRACTOR: Owner	STATE LICENSE NUMBER	
BLDG. AREA	10. SIZE OF EX. BLDG.: 10 x 10 ' STORIES 1 HEIGHT 6'		
SPRINKLERS REQ'D. / SPECIFIED	11. MATERIAL EXT. WALLS: ☒ WOOD ☐ METAL ☐ CONC. BLOCK ☐ STUCCO ☐ BRICK ☐ CONCRETE. Rfg. Asbesto	ROOF CONST: ☒ WOOD ☐ STEEL ☐ CONC. ☐ OTHER	

3 674 So. San Vicente Blvd.

VALIDATION LA38078

TYPE	GROUP	MAX. OCC.			
V	G-1	—	MAR-28-56	41924	B — 1 CS 1.50

DIST. OFFICE: L. A.

C. OF O. ISSUED

P. C. None B.P. — $1.50

DWELL. UNITS	12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG. $ 51.00	VALUATION APPROVED: None
PARKING SPACES	13. SIZE OF ADDITION x STORIES HEIGHT	APPLICATION CHECKED: Nosse
GUEST ROOMS	14. NEW WORK: Demolish MATERIAL EXT. WALLS MATERIAL ROOF	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED
CONT. INSP.	Bruno H Pinkert SIGNED	PLANS APPROVED
~~easement~~ c.e.100-64	This form when properly validated is a permit to do the work described.	APPLICATION APPROVED: None

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

orm B-3—75M Sets—11-54

Address of Building 674 So. San Vincente Blvd.

CITY OF LOS ANGELES

Certificate of Occupancy

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certififfies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies;

Issued 6-7-62 Permit No. and Year LA 923 - 61

18' x 24' parking lot. For use of land only. (3 required parking spaces for 668-670 So. San Vincente Blvd.)

Owner M. Gaskin

Owner's Address 670 So. San Vincente Blvd.
Los Angeles, Calif.

Form B-9505b—2M Sets—8-61 (C-10) J. C. MONNING, Superintendent of Building—By K. W. HULL mvb

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APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1a

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 4	BLK. 4	TRACT 7555	ADDRESS APPROVED
2. JOB ADDRESS	674 So. San Vicente Blvd. ACQUIRED 3 P.M. 668-670 SAN VICENTE BLVD			DIST. MAP 5456
3. BETWEEN CROSS STREETS	Sweetzer AND Orange St.			ZONE C2-4
4. PURPOSE OF BUILDING	Parking Area			FIRE DIST. II
5. OWNER'S NAME	M. Gaskin	PHONE		INSIDE KEY
6. OWNER'S ADDRESS	668-670 So. San Vicente	P. O. BOX	ZONE	COR. LOT REV. COR.
7. CERT. ARCH.		STATE LICENSE NO.	PHONE	LOT SIZE 41x110
8. LIC. ENGR.		STATE LICENSE NO.	PHONE	
9. CONTRACTOR		STATE LICENSE NO.	PHONE	REAR ALLEY 20
10. CONTRACTOR'S ADDRESS		P. O. BOX	ZONE	SIDE ALLEY -- BLDG. LINE --

SEWER (Available) (Not Available)

11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA

1 674 So. San Vicente Blvd.

DISTRICT OFFICE L.A.

12. MATERIAL ☐ WOOD ☐ METAL ☐ CONC. BLOCK — EXT. WALLS: ☐ STUCCO ☐ BRICK ☐ CONCRETE — ROOF CONST. ☐ WOOD ☐ STEEL ☐ ROOFING ☐ CONC. ☐ OTHER

SPRINKLES REQ'D SPECIFIED

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $

VALUATION APPROVED

AFFIDAVITS

CRITICAL SOIL

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

APPLICATION CHECKED Louella

PLANS CHECKED

DWELL. UNITS

CORRECTIONS VERIFIED

SPACES PARKING

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

PLANS APPROVED

GUEST ROOMS

Signed M. GASKIN PER R. Bredendal

APPLICATION APPROVED Louella

FILE WITH

This Form When Properly Validated is a Permit to Do the Work Described.

INSPECTOR Nelson

CONT. INSP.

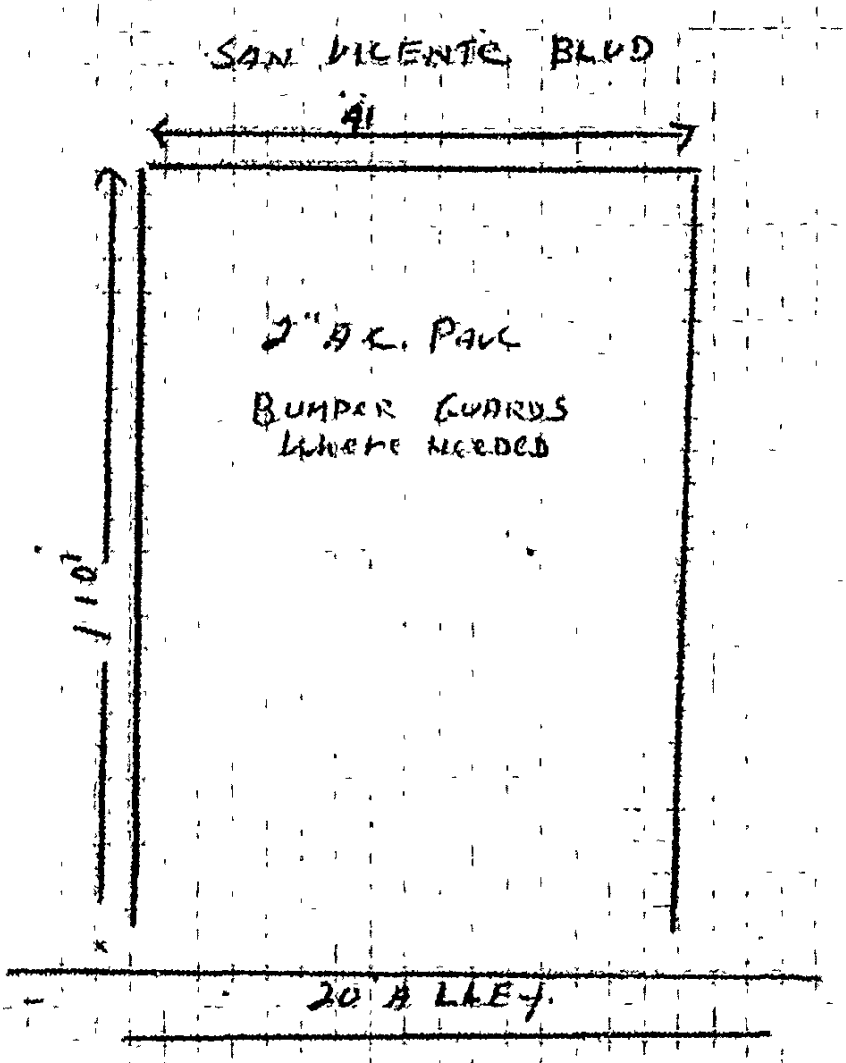
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O $2.00

CASHIER'S USE ONLY

LA 923 NOV--7-61 75959 C — 1 CB 2.00

P.C. No. ..... GRADING ..... CRIT. SOIL ..... CONS. .....

ON LOT PLAN SHOWING BUILDING ON LOT AND OUTLINE OF EACH STY



3

APPLICATION TO ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

DC-1

CITY OF LOS ANGELES — DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only 2. Plot Plan Required on Back of Original.

CENSUS TRACT

1. LEGAL DESCR. — LOT: 4 — BLK.: 4 — TRACT: 7555 — DIST. MAP: 5456
2. PRESENT USE OF BUILDING: ( ) 16 store — NEW USE OF BUILDING: ( ) demolish — ZONE: C-2-4-0
3. JOB ADDRESS: 674 S. San Vicente — FIRE DIST.: 1
4. BETWEEN CROSS STREETS: Orange AND Wilshire — INSIDE / KEY — COR. LOT / REV. COR.
5. OWNER'S NAME: United Merchandising — PHONE — LOT SIZE
6. OWNER'S ADDRESS: 8461 Warner Dr. — P.O. BOX — ZIP — 41X110
7. ARCHITECT OR DESIGNER — STATE LICENSE NO. — PHONE — REAR ALLEY 20 — SIDE ALLEY /
8. ENGINEER — STATE LICENSE NO. — PHONE — BLDG. LINE
9. CONTRACTOR: Cleveland Wrecking Co. — STATE LICENSE NO. C21 21064 — PHONE 269 0633 — AFFIDAVITS
10. SIZE OF EXISTING BLDG.: 40 x 40 — STORIES: 1 — HEIGHT: 10 — NO. OF EXISTING BUILDINGS ON LOT AND USE: 1
11. MATERIAL OF CONSTRUCTION — EXT. WALLS: stucco — ROOF: roof — FLOOR: wood — Pkg 2426

3

12. JOB ADDRESS: 674 S. San Vicente — DISTRICT OFFICE: LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. $ 800 — GRADING /
14. NEW WORK: (Describe) demolish SC 20051 — CRIT. SOIL /

HIGHWAY DED.: yes

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT	FLOOD
				yes

TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.
V	G-1		Opodaca	yes

BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED BY
				Bussard

DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PARKING	PROVIDED	PLANS APPROVED	FILE WITH

P.C. No.	CONT. INSP.	APPLICATION APPROVED	INSPECTOR
		Opodaca	

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
			500	//			pm

CASHIER'S USE ONLY

MAR-20-67 123125 •42674 Z — 1 CS 5.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed ..... (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	EHackett	3/20/67
	SEWERS AVAILABLE / NOT AVAILABLE	per Lang WLA Engr. Xwarts	
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #	Marquardt	3/20/67
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

Address of Building 676 San Vicente Blvd.

(P1)

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law—for following occupancies:

Issued	Permit No. and Year
7/22/77	LA 21342/76

2 story, type V, 82' x 100' retail store. G-1 occupancy. 23 parking spaces required, 24 spaces provided.

Owner Mr. & Mrs. Meyer Gaskin

Owner's Address 670 So. San Vicente Blvd.
Los Angeles, Calif. 90048

C. MAYS:jh

Form B-95b

181666628630666BY45

ARCHITECT'S OR ENGINEER'S CERTIFICATE OF COMPLIANCE

CITY OF LOS ANGELES DEPT. OF BLDG. & SAFETY (P2)

Address of Building 676 San Vicente

Date

Permit No. 21342 Year 76

TO THE SUPERINTENDENT OF BUILDING:

I hereby certify:

I am responsible for the structural design of this building;

The Registered Deputy Building Inspector required as a condition of the use of higher stresses was responsible to me and I have reviewed and approved his reports.

To the best of my knowledge, the structure or portion thereof utilizing higher stresses was constructed in conformity with the approved design.

WITEMBERG, HYOSAKA & WILHELM
Structural Engineers
8222 MELROSE AVE. #215 653-3354
LOS ANGELES, CALIF. 90046 653-1161

ARCHITECT OR ENGINEER

B&S B-18 (Rev 5-71)

676 S San Vicente Blvd

Permit #:
Plan Check #:
Event Code:

12042 - 90000 - 17534

Printed: 09/25/12 08:15 AM

Plumbing
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING PLAN CHECK AND INSPECTION

Issued On: 09/25/2012
Last Status: Issued
Status Date: 09/25/2012

1. PROPERTY OWNER

GASKIN FAMILY TRUST AND	26691 PLAZA STE 222	MISSION VIEJO CA 92691

2. APPLICANT INFORMATION (Relationship: Not Applicant)

ROBERT DAVIS	15202 MAIDSTONE AVENUE	NORWALK, CA 90650	(562) 929-0927

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME

ADDRESS		CLASS	LICENSE #	PHONE #
(C) DAVIS MECHANICAL	15202 NORWALK, CA 90650	C36	900348	(562) 929-0927

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)929-5549.

6. DESCRIPTION OF WORK

Update permit information to match city requirements/per correction notice

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 5

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature:_____ Date:_____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845).** Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 24217534**

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION

Inspection Fee Period

Permit Fee: **140.40**

INSPECTION TOTAL Plumbing	140.40
Permit Total	140.40
Permit Fee Subtotal Plumbing	107.00
Permit One Stop Surcharge	2.60
Permit Sys. Development Surcharge	7.80
Permit Issuing Fee	23.00

Payment Date: 09/25/12
Receipt No: ON3023
Amount: $140.40

676 S San Vicente Blvd
12042 - 90000 - 17534

11. FEE ITEM INFORMATION

INSTALL ORIGINAL FIXTURES

Original Other Sinks/Lavatories	(2)	46.00	Original Toilets	(2)	46.00

WATER HEATERS AND GAS SYSTEMS

Thermo Expansion Tank	(1)	15.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C36** License No.: **900348** Contractor: **DAVIS MECHANICAL**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **319-0000490**

(**X**) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ROBERT DAVIS** Sign: **Internet e-Permit System Declaration** Date: **09/25/2012** [X] Contractor [ ] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at **www.ladbs.org/LADBSWeb/customer-survey.jsf**. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 09/25/12
Receipt No: ON3023
Amount: $140.40
Method: Credit Card

PERMIT #: 12042 - 90000 - 17534
ADDRESS: 676 S San Vicente Blvd
OWNER: GASKIN FAMILY TRUST AND
26691 PLAZA STE 222
MISSION VIEJO CA 92691

Plumbing
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: Update permit information to match city requirements/per correction notice

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required ☐ YES ☐ NO

B- 8 Card re v. 042011 RO

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
* Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

674 - 676 S San Vicente Blvd

Permit #: **12016 - 10000 - 12678**
Plan Check #: B12LA07278 Printed: 09/05/12 11:45 AM
Event Code:

Bldg-Alter/Repair
Commercial
Regular Plan Check
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 09/05/2012

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	4	6		M B 80-51/53 (SHTS 1-3)	135B173 766	5510 - 022 - 058
TR 7555	4	5		M B 80-51/53 (SHTS 1-3)	135B173 771	5510 - 022 - 058
TR 7555	4	4		M B 80-51/53 (SHTS 1-3)	135B173 778	5510 - 022 - 059
TR 7555	4	3		M B 80-51/53 (SHTS 1-3)	135B173 783	5510 - 022 - 059

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 5
Certified Neighborhood Council - Mid City West
Community Plan Area - Wilshire
Census Tract - 2148.00
District Map - 135B173
Energy Zone - 9
Fire District - 1 (w/in 100' of St.)
Earthquake-Induced Liquefaction Area - Yes
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 2.4
Thomas Brothers Map Grid - 633-A2

ZONE(S): C1-1VL-O

4. DOCUMENTS

ZI - ZI-1195
ZI - ZI-2410 Metro Westside Subway Ex
ORD - ORD-158443
ORD - ORD-158886
ORD - ORD-165331-SA2260
CPC - CPC-1986-823-GPC
AFF - AFF-41608

5. CHECKLIST ITEMS

Std. Work Descr - Interior Non-struct. Remo
Std. Work Descr - Seismic Gas Shut Off Valve

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
Gaskin Family Trust And — 26691 Plaza STE 222 — MISSION VIEJO CA 92691

Tenant:

Applicant: (Relationship: Architect)
J. M. Kivotos - — 431 N. Brand Blvd. # 301 — GLENDALE, CA 91203 — (818) 243-0764

7. EXISTING USE / **PROPOSED USE**
(16) Retail

8. DESCRIPTION OF WORK
PROPOSED NEW HANDICAPPED LIFT, REPLACE RESTROOM & CHANGE H/C DRESSING ROOM. NO CHANGE IN PARKING LAYOUT. 12-168185

9. # Bldgs on Site & Use: RETAIL

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Ara Sargsyan
DAS PC By: Shine Lin
OK for Cashier: Felix Figueroa
Coord. OK:
Signature: [signature] Date: 9/5/2012

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 21612678**

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $25,000 PC Valuation:

FINAL TOTAL Bldg-Alter/Repair	502.88	CA Bldg Std Commission Surchar	1.00
Permit Fee Subtotal Bldg-Alter/Re	360.00	Permit Issuing Fee	0.00
Handicapped Access			
Plan Check Subtotal Bldg-Alter/R	30.37		
Off-hour Plan Check	15.19		
Plan Maintenance	10.00		
Fire Hydrant Refuse-To-Pay			
E.Q. Instrumentation	5.25		
O.S. Surcharge	8.42		
Sys. Surcharge	25.25		
Planning Surcharge	24.93		
Planning Surcharge Misc Fee	10.00		
Planning Gen Plan Maint Surcharg	12.47		

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

* P 1 2 0 1 6 1 0 0 0 0 1 2 6 7 8 F N *

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value") **12016 - 10000 - 12678**

14. APPLICATION COMMENTS:
** Approved Seismic Gas Shut-Off Valve may be required. **

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(A) Kivotos, Juan M	1323 N Niagara Street,	Burbank, CA 91505		C26491	
(C) Wilson Norm & Sons Inc	3400 Spring Street,	Long Beach, CA 90806	B	435700	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within60 days of receiving a request for final inspection(HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter9 (commencing with Section7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect The following applies to B contractors only. I understand the limitations of Section7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades

License Class: B License No.: 435700 Contractor: WILSON NORM & SONS INC

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations

( ) I have and will maintain a certificate of consent to self insure for workerscompensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued My workers' compensation insurance carrier and policy number are

Carrier: Wausau Underwriters Ins. Co. Policy Number: WCJZ91446690042

( ) I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to become subject to the workerscompensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section3700 of the Labor Code, I shall forthwith comply with those provisions

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVI FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to theAQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form atwww.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at(800) 524-5323 or the State of California at(800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance ofthe work for which this permit is issued(Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application**INCLUDING THE ABOVE DECLARATIONS** and state that the above information**INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building constructin, and hereby authorize representatives of this city to enter upon the abovementioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or athorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed I further affirm under penalty of perjury that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my propertybut in the event such work does destroy or unreasonably interfere with such easement a substitute easement(s) satisfactory to the holder(s) of the easement will be provided(Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractors Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration/ Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

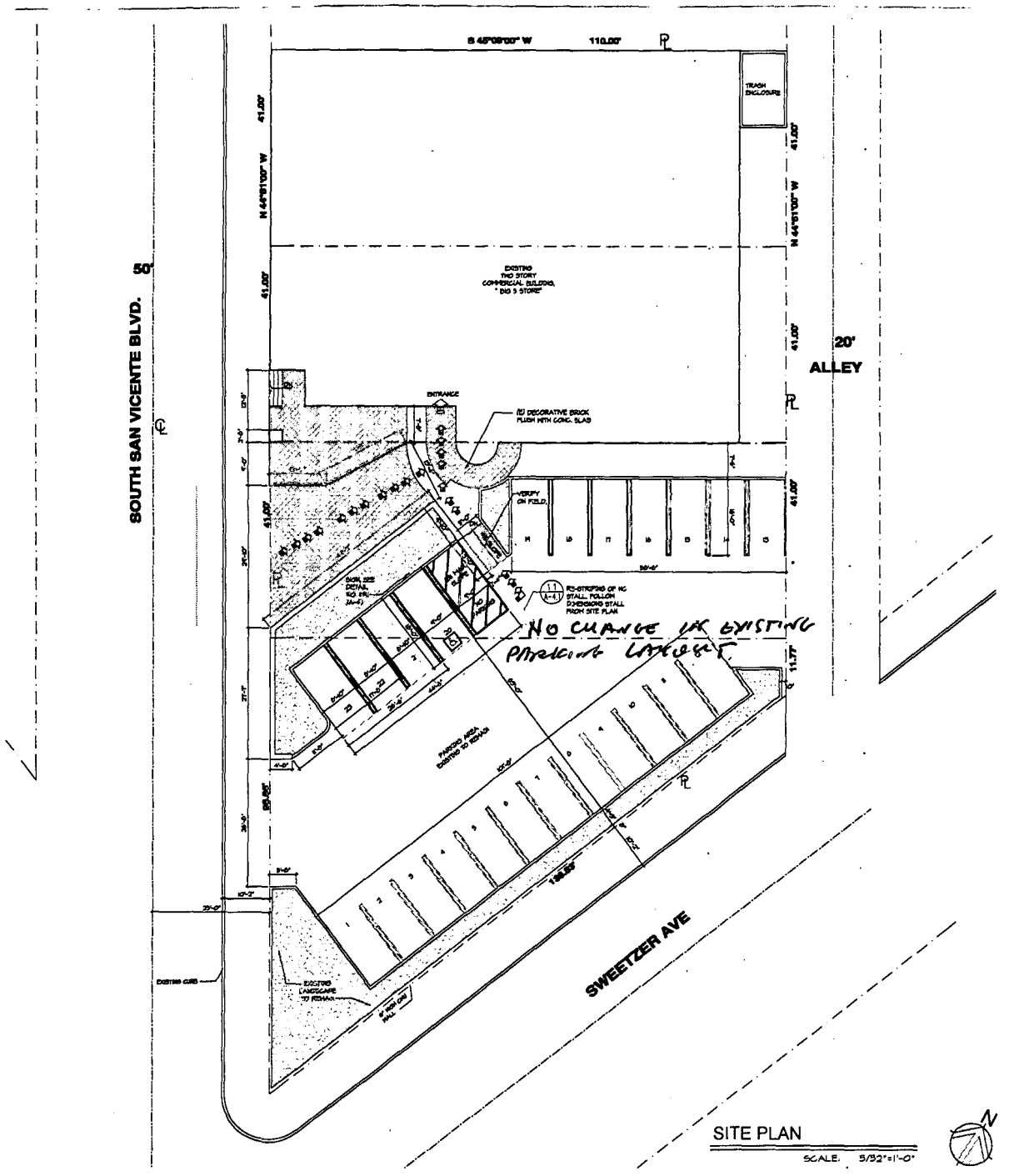
(2) This permit is being obtained with the consent of the legal owner of the property

Print Name: Rick Ellison Sign: _____ Date: 9/5/12 ☒ Contractor ☐ Authorized Agent

674 - 676 S San Vicente Blvd Permit Application # : **12016 - 10000 - 12678**

Bldg-Alter/Repair Commercial Plan Check	City of Los Angeles - Department of Building and Safety **PLOT PLAN ATTACHMENT**	Plan Check #: B12LA07278FO Initiating Office: METRO Printed on: 07/06/12 14:05:42

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



676 S San Vicente Blvd

Permit #:
Plan Check #:
Event Code:

12042 - 90000 - 16931

Printed: 09/14/12 01:43 PM

Plumbing **GREEN - MANDATORY**
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR PLUMBING
PLAN CHECK AND INSPECTION

Issued On: 09/14/2012
Last Status: Issued
Status Date: 09/14/2012

1. PROPERTY OWNER

GASKIN FAMILY TRUST AND | 26691 PLAZA STE 222 | MISSION VIEJO CA 92691

2. APPLICANT INFORMATION (Relationship: Not Applicant)

ROBERT DAVIS | 15202 MAIDSTONE AVENUE | NORWALK, CA 90650 | (562) 929-0927

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) DAVIS MECHANICAL	15202	NORWALK, CA 90650	C36	900348	(562) 929-0927

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (562)929-5549.

6. DESCRIPTION OF WORK

upgrade restrooms to meet ADA requirements

7. CHECKLIST ITEMS:

8. COUNCIL DISTRICT: 5

9. APPLICATION PROCESSING INFORMATION

Plan Check By:

OK for Cashier:

Signature:_____ Date:_____

For inspection requests, call toll-free **(888) LA4BUILD (524-2845).** Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org.** To speak to a Call Center agent, call **311** or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only **W/O #: 24216931**

676 S San Vicente Blvd
12042 - 90000 - 16931

NOTICE:
The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION **Inspection Fee Period**

Permit Fee: **138.89**

INSPECTION TOTAL Plumbing	138.89
Permit Total	138.89
Permit Fee Subtotal Plumbing	105.60
Permit One Stop Surcharge	2.57
Permit Sys. Development Surcharge	7.72
Permit Issuing Fee	23.00
Green Building	

Payment Date: 09/14/12
Receipt No: ON2170
Amount: $138.89

11. FEE ITEM INFORMATION

REPLACE OR REMOVE FIXTURES

Replace Other Sinks/Lavatories	(2)	20.00	Replace Toilets	(2)	20.00

WATER HEATERS AND GAS SYSTEMS

Water Heater and Vent	(2)	56.00

PERMIT EXPIRATION/REFUNDS : This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inpection within 60 days of receiving a request for final inspection (HS 17951).

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C36** License No.: **900348** Contractor: **DAVIS MECHANICAL**

13. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **319-0000490**

(__) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead www.aqmd.gov (909) 396-2336 and the notification form at per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead

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Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not auhorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

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(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: **ROBERT DAVIS** Sign: **Internet e-Permit System Declaration** Date: **09/14/2012** [X] Contractor [ ] Authorized Agent

EXPRESS PERMIT INSPECTION RECORD

CITY LA DBS
DEPARTMENT OF BUILDING AND SAFETY

Your feedback is important. Please visit our website to complete a Customer Survey at **www.ladbs.org/LADBSWeb/customer-survey.jsf**. If you would like to provide additional feedback, need clarification, or have any questions regarding plan check or inspection matters, please call our Customer Hotline at (213) 482-0056.

For use by cashier only

Payment Date: 09/14/12
Receipt No: ON2170
Amount: $138.89
Method: Credit Card

PERMIT #: 12042 - 90000 - 16931
ADDRESS: 676 S San Vicente Blvd
OWNER: GASKIN FAMILY TRUST AND
26691 PLAZA STE 222
MISSION VIEJO CA 92691

Plumbing
Commercial
Express Permit
No Plan Check

JOB DESCRIPTION: upgrade restrooms to meet ADA requirements

INSPECTION RECORDS AND PLANS MUST BE AVAILABLE DURING INSPECTION

GRADING INSPECTIONS		
TYPE	DATE	INSPECTOR
Initial Grading		
Toe or Bottom		
Soils Report Approved		
DO NOT PLACE FILL UNTIL ABOVE IS SIGNED		
Backfill		
Fill		
Excavation		
Drainage Devices		
Rough Grading		
Approved Compaction Report		
FOOTING INSPECTIONS		
Footing Excavation		
Forms		
Reinforcing Steel		
OK to Place Concrete		
GROUNDWORK INSPECTIONS		
Electrical		
Plumbing		
Plumbing Methane		
Gas Piping		
Heating & Refrigeration		
Fire Sprinklers		
Disabled Access		
Methane		
OK to Place Floor		
DO NOT PLACE FLOOR UNTIL ABOVE IS SIGNED		
ROUGH INSPECTIONS		
Green Code		
Electrical		
Plumbing		
Fire Sprinkler		
Heating & Refrigeration		
Roof Sheathing		
Disabled Access		
Framing		
Insulation		
Suspended Ceiling		
OK to Cover		

DO NOT COVER UNTIL PREVIOUS IS SIGNED		
TYPE	DATE	INSPECTOR
Exterior Lathing		
Interior Lathing		
Drywall		
DO NOT COVER UNTIL ABOVE IS SIGNED		
WORK OUTSIDE OF THE BUILDING		
Electrical Underground		
Gas		
Heating & Refrigeration		
Sewer		
Disabled Access		
POOL INSPECTIONS		
Excavation		
Reinforcing Steel		
Bonding		
Piping		
Pre-Gunite		
Deck		
Enclosure/Fence		
Pool/Spa Cover		
DO NOT FILL POOL UNTIL ABOVE IS SIGNED		
FINAL INSPECTIONS		
Grading		
Electrical		
Plumbing		
Gas Test		
Gas		
Heating & Refrigeration		
Pressure Vessels		
Elevator		
Fire Sprinkler		
Disabled Access		
Green Building		
LAFD (Title 19 only)		
LAFD Fire Life Safety		
Pool Final		
AQMD Sign-off Provided		
Public Works		
Building		
PROJECT FINAL		

FOR INSPECTION REQUESTS, PLEASE CALL
3-1-1 OR OUTSIDE CITY OF LOS ANGELES
888-LA4-BUILD (888)524-2845 or www.ladbs.org

Certificate of Occupancy Required ☐ YES ☐ NO

B- 8 Card re v. 042011 RO

SUPPLEMENTAL NOTES:

IMPORTANT NOTICE

* **Prior to the start of any construction work adjacent to any public way, pedestrian protection shall be provided (Sec. 91.3303 L.A.M.C.).**
* Inspection(s) may be requested anytime via the internet or touch tone phone. To request an inspection via the internet, go to www.ladbs.org and click on "Request an Inspection" under Online Services. To request an inspection via touch tone phone, call toll free (888) LA4BUILD (888-524-2845) and select option 1 for Automated Request System. To request an inspection via the Customer Call Center, call 3-1-1 within the City of Los Angeles or (213) 473-3231 outside the City of Los Angeles between 7:00 a.m. and 10:00 p.m. When requesting an inspection, the following are required: (1)The job address, (2)Type of inspection, (3)Use of building, (4)Permit number, (5)Phone number of a contact person should the department need to reach someone.
* Inspection requests received before 4:00 p.m. Monday through Friday (excluding holidays) will normally be made the next business day. Requests received after 4:00 p.m. will be made following the next business day. The Automated Inspection Call Back System (AICBS) will attempt to telephone the contact phone number to confirm the Inspection.
* Permit fees provide for a limited number of inspections. A reinspection fee may be assessed when the work for which an inspection was requested is not complete, when the inspection record or plans are not available, or when there is failure to provide site access to department staff.
* No person shall perform any construction or repair work between the hours of 9:00 p.m.(6:00 p.m. grading) and 7:00 a.m. the following day which results in loud noises to the disturbance of persons occupying sleeping quarters in any dwelling , hotel, motel, apartment, or other place of residence (Sec. 41.40 L.A. M.C.).
* No person, other than an individual homeowner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind upon any building or structure located on land developed with residential buildings or perform work within 500 feet of land so occupied, before 8:00 a.m. or after 6:00 p.m. on any Saturday or at any time on Sunday (Sec. 41.40 L.A.M.C.).
* Dust control measures to prevent dust from being blown or deposited over or upon any private property in any residential area must be implemented during any excavation or earth-moving phase of construction, sand blasting , or demolition.
* A separate permit from the State of California Division of Industrial Safety is required prior to starting certain work involving substantial risk to workers such as: construction or demolition exceeding 3 stories or 36 feet in height, or excavations or trenches over 5 feet in depth involving entry by workers.
* Building permits are valid for two years or expire on the 180th day from the date of issuance if the work permitted has not commenced. The department reserves the right to expire any permit where work has been suspended for a period of 180 days or more.
* Inspection services will not be provided when there is an unleashed dog on the premises.

BUILDING AND SAFETY PERMIT AND PLAN CHECK OFFICE LOCATIONS

Downtown Los Angeles
201 N. Figueroa St., 4th Fl.
Los Angeles, CA 90012

Van Nuys
6262 Van Nuys Blvd., 2nd Fl.
Van Nuys, CA 91401

West Los Angeles
1828 Sawtelle Blvd., 2nd Fl.
Los Angeles, CA 90025

San Pedro
638 S. Beacon St., 2nd Fl.
San Pedro, CA 90731

South Los Angeles
8475 S. Vermont Ave., 2nd Fl.
Los Angeles, CA 90044

676 S San Vicente Blvd

Permit #: **14048 - 10000 - 00041**
Plan Check #: B14LA00183 Printed: 01/10/14 03:48 PM
Event Code:

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Issued on: 01/10/2014
Last Status: Issued
Status Date: 01/10/2014

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7555	4	4		M B 80-51/53 (SHTS 1-3)	135B173 778	5510 - 022 - 059

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Council District - 5
Certified Neighborhood Council - Mid City West
Census Tract - 2148.00
District Map - 135B173
Energy Zone - 9
Fire District - 1 (w/in 100' of St.)
Earthquake-Induced Liquefaction Area - Yes
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 2.4
Thomas Brothers Map Grid - 633-A2

ZONES(S): C1-1VL-O

4. DOCUMENTS

ZI - ZI-1117 MTA Project
ZI - ZI-1195
ZI - ZI-2410 Metro Westside Subway Extensic
ORD - ORD-133522
ORD - ORD-158443
ORD - ORD-158886
ORD - ORD-165331-SA2260
CPC - CPC-19232
CPC - CPC-1986-823-GPC
AFF - AFF-41608

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
GASKIN FAMILY TRUST AND
26691 PLAZA STE 222, MISSION VIEJO CA 92691 --
Tenant:

Applicant: (Relationship: Agent for Contractor)
SCOTT ANGOTTI -
12226 COAST DRIVE, WHITTIER, CA 90601 -- (714) 788-8022

For Cashier's Use Only **W/O #: 44800041**

7. EXISTING USE

PROPOSED USE
(19) Wall Sign

8. DESCRIPTION OF WORK

INSTALLATION OF (2) NEW "BIG 5 SPORTING GOODS" ILLUMINATED WALL SIGNS TO REPLACE 2 EXISTING WALL SIGNS.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Manuel Garcia
DAS PC By:
OK for Cashier: Joshua Diaz
Coord. OK:
Signature:
Date: 01/10/2014

11. PROJECT VALUATION Final Fee Period

Permit Valuation: $18,000
PC Valuation:
Sewer Cap ID:
Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan

For inspection requests, call toll-free **(888) LA4BUILD (524-2845)**. Outside LA County, call (213) 482-0000 or request inspections via **www.ladbs.org**. To speak to a Call Center agent, call **311**. Outside LA County, call (213) 473-3231.

* P 1 4 0 4 8 1 0 0 0 0 0 0 0 4 1 F N *

LA 0012 101028520 1/10/2014 3:47:58 PM

BUILDING PERMIT COMM	$630.00
BUILDING PLAN CHECK	$0.00
EI COMMERCIAL	$3.78
ONE STOP SURCH	$14.44
SYSTEMS DEVT FEE	$43.31
CITY PLANNING SURCH	$39.42
MISCELLANEOUS	$10.00
PLANNING GEN PLAN MAINT SURCH	$32.85
CA BLDG STD COMMISSION SURCHARGE	$1.00
BUILDING PLAN CHECK	$27.00
ELECTRICAL PERMIT-COMM	$49.00
BUILDING PERMIT COMM	$12.00
Sub Total:	$862.80

Permit #: 140481000000041
Building Card #: 2014LA26697
Receipt #: 0101245775

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

14048 - 10000 - 00041

(P) # 371285: # of Faces: +1 Faces / 1 Faces
(P) # 371424: # of Faces: +1 Faces / 1 Faces
(P) # 371424: Height from Grade: +15.75 Feet / 15.75 Feet
(P) # 371285: Height from Grade: +13.75 Feet / 13.75 Feet
(P) # 371285: Illuminated Sign
(P) # 371424: Illuminated Sign
(P) # 371285: Sign Area: +90 Sqft / 90 Sqft
(P) # 371424: Sign Area: +90 Sqft / 90 Sqft
(P) # 371424: Sign Length: +30 Feet / 30 Feet
(P) # 371285: Sign Length: +30 Feet / 30 Feet
(P) # 371424: Sign Width: +3 Feet / 3 Feet
(P) # 371285: Sign Width: +3 Feet / 3 Feet
(P) # 371424: Street Frontage: 138 Feet
(P) # 371285: Street Frontage: 218 Feet

14. APPLICATION COMMENTS:
[1] BOTH SIGNS HAVE THE SAME STRUCTURAL INVENTORY.

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) LOREN ELECTRIC SIGN CO	12226 COAST DRIVE,	WHITTIER, CA 90601	C45	455415	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: C45 License No.: 455415 Contractor: LOREN ELECTRIC SIGN CO

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(X) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: STATE COMP. INS. FUND Policy Number: 9050835

( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and

(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: SCOTT ANGOTTI Sign: _____ Date: 01/10/2014 ☐ Contractor ☒ Authorized Agent

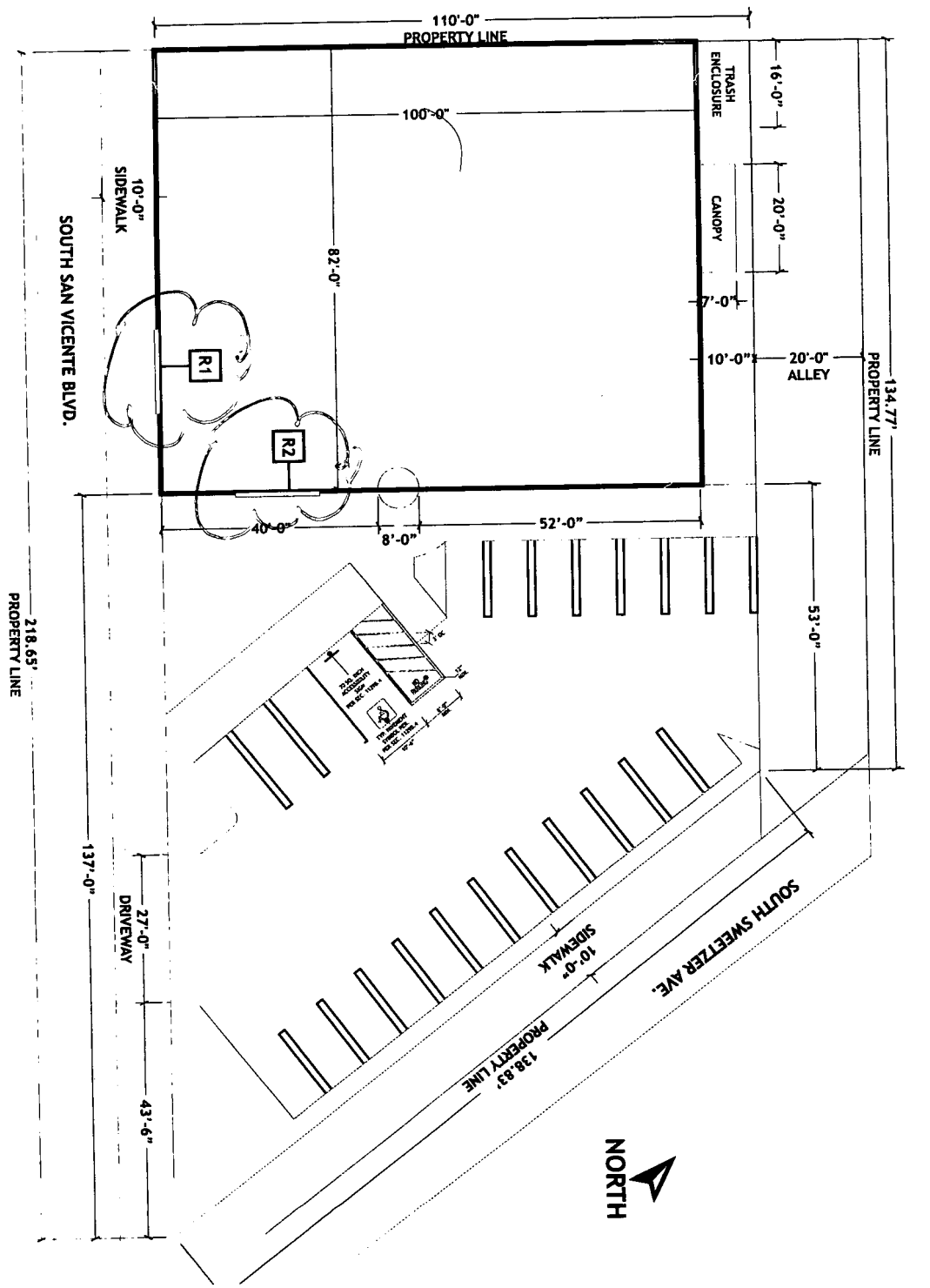
Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B14LA00183
Initiating Office: METRO
Printed on: 01/08/14 11:33:04

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



City of Los Angeles
Department of City Planning

7/7/2016
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
676 S SAN VICENTE BLVD
674 S SAN VICENTE BLVD

ZIP CODES
90048

RECENT ACTIVITY
None

CASE NUMBERS
CPC-30517
CPC-1986-823-GPC
CPC-19232
ORD-183497
ORD-165331-SA2260
ORD-158886
ORD-158443
ORD-133522
ND-82-286-HD
AFF-41608

Address/Legal Information	
PIN Number	135B173 778
Lot/Parcel Area (Calculated)	4,510.0 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A2
Assessor Parcel No. (APN)	5510022059
Tract	TR 7555
Map Reference	M B 80-51/53 (SHTS 1-3)
Block	4
Lot	4
Arb (Lot Cut Reference)	None
Map Sheet	135B173
Jurisdictional Information	
Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2148.00
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	C1-1VL-O
Zoning Information (ZI)	ZI-2410 Metro Westside Subway Extension Project
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-2443 Neighborhood Conservation ICO - Lower Council Dist. 5
	ZI-1195
General Plan Land Use	Limited Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	
Rent Stabilization Ordinance (RSO)	
CRA - Community Redevelopment Agency	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	
500 Ft Park Zone	
Assessor Information	
Assessor Parcel No. (APN)	5510022059
APN Area (Co. Public Works)*	0.239 (ac)
Use Code	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.	$337,203
Assessed Improvement Val.	$14,648
Last Owner Change	05/18/07
Last Sale Amount	$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	None
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	10,420.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.43102384
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Liquefaction	Yes
Preliminary Fault Rupture Study Area	
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	722
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-1986-823-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT
Case Number:	ND-82-286-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-30517

CPC-19232

ORD-183497

ORD-165331-SA2260

ORD-158886

ORD-158443

ORD-133522

AFF-41608

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APPENDIX G:

PREVIOUS ENVIRONMENTAL ASSESSMENTS

NO DOCUMENTS ASSOCIATED WITH THIS APPENDIX

APPENDIX H:
REGULATORY DATABASE REPORT

ENVIRONMENTAL RISK INFORMATION SERVICE

DATABASE REPORT

Project Property:	*656 South San Vicente Boulevard* *656 South San Vicente Boulevard* *Los Angeles CA 90048*
Project No:	*120167.16R-001.135*
Report Type:	*Database Report*
Order No:	*20160628003*
Requested by:	*EMG, Inc*
Date Completed:	*June 29, 2016*

Ecolog ERIS Ltd.
Environmental Risk Information Service Ltd. (ERIS)
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

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Executive Summary

Property Information:

Project Property:	*656 South San Vicente Boulevard* *656 South San Vicente Boulevard Los Angeles CA 90048*
Project No:	*120167.16R-001.135*

Coordinates:

Latitude:	*34.064639*
Longitude:	*-118.371646*
UTM Northing:	*3,770,171.86*
UTM Easting:	*373,422.94*
UTM Zone:	*UTM Zone 11S*

Elevation: *144 FT*

Order Information:

Order No:	*20160628003*
Date Requested:	*June 28, 2016*
Requested by:	*EMG, Inc*
Report Type:	*Database Report*

Ancillary Products:

Aerial Photographs	*Historical Aerials*
Fire Insurance Maps	*US Fire Insurance Maps*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	2	2	-	-	4
RCRA CESQG	Y	.25	0	0	0	-	-	0
RCRA NON GEN	Y	.25	0	0	0	-	-	0
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
MLTS	Y	PO	0	-	-	-	-	0
State								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	0	5	5
SWF/LF	Y	.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	0	0
LDS	Y	.5	0	0	0	0	-	0
LUST	Y	.5	0	2	0	5	-	7

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
DLST	Y	.5	0	0	0	0	-	0
UST	Y	.25	0	0	0	-	-	0
AST	Y	.25	0	0	0	-	-	0
DELISTED TNK	Y	.25	0	0	0	-	-	0
UST CLOSURE	Y	.25	0	0	0	-	-	0
HHSS	Y	.25	0	0	1	-	-	1
LUR	Y	.5	0	0	0	0	-	0
HLUR	Y	.5	0	0	0	0	-	0
DEED	Y	.5	0	0	0	0	-	0
VCP	Y	.5	0	0	0	0	-	0
CLEANUP SITES	Y	.5	0	0	0	1	-	1
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County								
ALAMEDA LOP	Y	.5	0	0	0	0	-	0
ALAMEDA UST	Y	.25	0	0	0	-	-	0
AMADOR CUPA	Y	.25	0	0	0	-	-	0
BUTTE CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS CUPA	Y	.25	0	0	0	-	-	0
CALAVERAS LF	Y	.5	0	0	0	0	-	0
CALAVERAS LUST	Y	.5	0	0	0	0	-	0
COLUSA CUPA	Y	.25	0	0	0	-	-	0
CONTRACO CUPA	Y	.25	0	0	0	-	-	0
DELNORTE CUPA	Y	.25	0	0	0	-	-	0
ELDORADO CUPA	Y	.25	0	0	0	-	-	0
FRESNO CUPA	Y	.25	0	0	0	-	-	0
HUMBOLDT CUPA	Y	.25	0	0	0	-	-	0
IMPERIAL CUPA	Y	.25	0	0	0	-	-	0
INYO CUPA	Y	.25	0	0	0	-	-	0
KERN CUPA	Y	.25	0	0	0	-	-	0
KERN UST	Y	.25	0	0	0	-	-	0
KINGS CUPA	Y	.25	0	0	0	-	-	0
LAKE CUPA	Y	.25	0	0	0	-	-	0
ELSEGUNDO UST	Y	.25	0	0	0	-	-	0
TORRANCE UST	Y	.25	0	0	0	-	-	0
LA HMS	Y	.25	0	4	3	-	-	7
LA LONGB UST	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LA SWF	Y	.5	0	0	0	0	-	0
MADERA CUPA	Y	.25	0	0	0	-	-	0
MARIN CUPA	Y	.25	0	0	0	-	-	0
MERCED CUPA	Y	.25	0	0	0	-	-	0
MONO CUPA	Y	.25	0	0	0	-	-	0
MONTEREY CUPA	Y	.25	0	0	0	-	-	0
NAPA UST	Y	.25	0	0	0	-	-	0
NEVADA CUPA	Y	.25	0	0	0	-	-	0
ORANGE AST	Y	.25	0	0	0	-	-	0
ORANGE UST	Y	.25	0	0	0	-	-	0
PLACER CUPA	Y	.25	0	0	0	-	-	0
RIVERSIDE LOP	Y	.5	0	0	0	0	-	0
RIVERSIDE UST	Y	.25	0	0	0	-	-	0
SACRAMENTO HAZ	Y	.5	0	0	0	0	-	0
SACRAMENTO TOX	Y	.5	0	0	0	0	-	0
SANBERN CUPA	Y	.25	0	0	0	-	-	0
SANDIEGO HAZ	Y	.25	0	0	0	-	-	0
SANDIEGO SAM	Y	.5	0	0	0	0	-	0
SANDIEGO SWF	Y	.5	0	0	0	0	-	0
SANFRAN AST	Y	.25	0	0	0	-	-	0
SANFRAN CUPA	Y	.25	0	0	0	-	-	0
SANFRAN LOP	Y	.5	0	0	0	0	-	0
SANFRAN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN AST	Y	.25	0	0	0	-	-	0
SANJOAQUIN UST	Y	.25	0	0	0	-	-	0
SANJOAQUIN HW	Y	.5	0	0	0	0	-	0
SANMATEO CUPA	Y	.25	0	0	0	-	-	0
SANMATEO LOP	Y	.5	0	0	0	0	-	0
SANTACLARA CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA LO	Y	.5	0	0	0	0	-	0
SANTACRUZ CUPA	Y	.25	0	0	0	-	-	0
SHASTA CUPA	Y	.25	0	0	0	-	-	0
SANLUISOB CUPA	Y	.25	0	0	0	-	-	0
SOLANO CUPA	Y	.25	0	0	0	-	-	0
SOLANO LOP	Y	.5	0	0	0	0	-	0
SOLANO UST	Y	.25	0	0	0	-	-	0
SONOMA CUPA	Y	.25	0	0	0	-	-	0
SONOMA LOP	Y	.5	0	0	0	0	-	0
SONOMA PETAL	Y	.25	0	0	0	-	-	0
SUTTER CUPA	Y	.25	0	0	0	-	-	0
TUOLUMNE CUPA	Y	.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
VENTURA CUPA	Y	.25	0	0	0	-	-	0
OXNARD CUPA	Y	.25	0	0	0	-	-	0
VENTURA INUST	Y	.25	0	0	0	-	-	0
VENTURA HLUFT	Y	.5	0	0	0	0	-	0
YOLO UST	Y	.25	0	0	0	-	-	0
YUBA CUPA	Y	.25	0	0	0	-	-	0
BKRSFIELD CUPA	Y	.25	0	0	0	-	-	0
SANTACLARA GIL	Y	.25	0	0	0	-	-	0
ALPINE CUPA	Y	.25	0	0	0	-	-	0
GLENN CUPA	Y	.25	0	0	0	-	-	0
LASSEN CUPA	Y	.25	0	0	0	-	-	0
MARIPOSA CUPA	Y	.25	0	0	0	-	-	0
PLUMAS CUPA	Y	.25	0	0	0	-	-	0
SISKIYOU CUPA	Y	.25	0	0	0	-	-	0
STANISLAUS CUPA	Y	.25	0	0	0	-	-	0
TRINITY CUPA	Y	.25	0	0	0	-	-	0
TULARE CUPA	Y	.25	0	0	0	-	-	0

Additional Environmental Records

Federal

FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0

State

DRYCLEANERS	Y	.25	0	2	0	-	-	2
INSP COMP ENF	Y	1	0	0	0	0	0	0
CDL	Y	.125	0	0	-	-	-	0
SCH	Y	1	0	0	0	0	1	1
CHMIRS	Y	PO	0	-	-	-	-	0
SWAT	Y	.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
HAZNET	Y	PO	0	-	-	-	-	0
CDO/CAO	Y	.5	0	0	0	0	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HIST MANIFEST	Y	PO	0	-	-	-	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County								
LA SML	Y	.5	0	0	0	1	-	1
RIVERSIDE HZH	Y	.125	0	0	-	-	-	0
RIVERSIDE HWG	Y	.125	0	0	-	-	-	0
SANJOAQUIN HM	Y	.125	0	0	-	-	-	0
VENTURA HAZR	Y	.5	0	0	0	0	-	0
HW INACTIVE	Y	.5	0	0	0	0	-	0
DELISTED COUNTY	Y	.25	0	0	0	-	-	0
Total:			0	10	6	7	6	29

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev diff ft	Page Number

No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
1	LA HMS		8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	WSW/0.05	-3	21
2	DRYCLEANERS	BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW/0.06	-3	22
2	DRYCLEANERS	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW/0.06	-3	22
2	RCRA SQG	BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW/0.06	-3	22
3	LUST	LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036 ***Global ID / Status**:* T10000000685 / Completed - Case Closed	SE/0.06	-2	23
4	RCRA SQG	OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048	SE/0.06	-1	24
5	LA HMS		8326 WILSHIRE BLVD BEVERLY HILLS CA 90232	W/0.08	-4	26
6	LUST	WILSHIRE SAN VICENTE PLAZA	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211 ***Global ID / Status**:* T0603704392 / Completed - Case Closed	W/0.08	-4	26
7	LA HMS		8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412	W/0.10	-5	27
8	LA HMS		8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	W/0.12	-5	28
9	RCRA SQG	PETERSEN PUBLISHING	6420 WILSHIRE BLVD LOS ANGELES CA 90036	ESE/0.13	1	28
10	LA HMS		8423 WILSHIRE BLVD BEVERLY HILLS CA 902113202	W/0.17	-6	29

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
11	RCRA SQG	HOUR IMAGE PHOTO	6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048	ESE/0.20	2	30
12	HHSS	ROYAL PARKING GARAGE	8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	W/0.20	-7	31
12	LA HMS		8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W/0.20	-7	31
12	LA HMS		8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W/0.20	-7	31
13	LUST	UNOCAL #3664	8536 WILSHIRE BLVD BEVERLY HILLS CA 90211 ***Global ID / Status**:* T0603701243 / Completed - Case Closed	W/0.32	-4	32
14	LUST	MOBIL #18-GWX (FORMER #11-GWX)	8567 WILSHIRE BLVD BEVERLY HILLS CA 90211 ***Global ID / Status**:* T0603703416 / Completed - Case Closed	WNW/0.34	-3	33
15	LUST	HISTORIAL SHELL OIL STATION	8600 WILSHIRE BLVD BEVERLY HILLS CA 90211 ***Global ID / Status**:* T10000003244 / Completed - Case Closed	W/0.38	-3	38
16	LUST	ARCO #1361 (FORMER)	6739 OLYMPIC BLVD W LOS ANGELES CA 90048 ***Global ID / Status**:* T0603701103 / Completed - Case Closed	SW/0.41	-17	39
17	LA SML	NON PAREIL CLEANERS	8624 WILSHIRE BLVD BEVERLY HILLS CA 90211-	WNW/0.40	-1	43
18	LUST	TOSCO - 76 STATION #0981	1004 LA CIENEGA BLVD S LOS ANGELES CA 90035 ***Global ID / Status**:* T0603700871 / Open - Remediation	SW/0.43	-18	43
19	CLEANUP SITES	Free Port - McMuran Oil & Gas	San Vicente Boulevard Los Angeles CA 90048	NNW/0.46	6	49
20	ENVIROSTOR	HORACE MANN SCHOOL	8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211	W/0.55	1	50
21	ENVIROSTOR	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE/0.72	36	51
21	SCH	HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE/0.72	36	52

Map Key	DB	Company/Site Name	Address	Dir/Dist mi	Elev Diff ft	Page Number
22	ENVIROSTOR	BEVERLY HILLS PLATING WORKS	243 N. ROBERTSON BOULEVARD BEVERLY HILLS CA 90211	WNW/0.77	23	53
23	ENVIROSTOR	FORMER BEVERLY HILLS DRY CLEANERS	8816-8818 WEST OLYMPIC BOULEVARD BEVERLY HILLS CA 901211	WSW/0.80	-1	53
24	ENVIROSTOR	CEDARS-SINAI MEDICAL CENTER, LOS ANGELES	8700 BEVERLY BOULEVARD LOS ANGELES CA 90048	NNW/0.93	26	56

Executive Summary: Summary by Data Source

Standard

Federal

RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Mar 14, 2016 has found that there are 4 RCRA SQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
PETERSEN PUBLISHING	6420 WILSHIRE BLVD LOS ANGELES CA 90036	ESE	0.13	9
HOUR IMAGE PHOTO	6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048	ESE	0.20	11

Lower Elevation	Address	Direction	Distance mi	Map Key
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.06	2
OFFICE BUILDING	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048	SE	0.06	4

State

ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Dec 31, 2015 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
HORACE MANN SCHOOL	8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211	W	0.55	20
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.72	21

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
BEVERLY HILLS PLATING WORKS	243 N. ROBERTSON BOULEVARD BEVERLY HILLS CA 90211	WNW	0.77	22
CEDARS-SINAI MEDICAL CENTER, LOS ANGELES	8700 BEVERLY BOULEVARD LOS ANGELES CA 90048	NNW	0.93	24

Lower Elevation	Address	Direction	Distance mi	Map Key
FORMER BEVERLY HILLS DRY CLEANERS	8816-8818 WEST OLYMPIC BOULEVARD BEVERLY HILLS CA 901211	WSW	0.80	23

LUST - Leaking Underground Fuel Tank Reports

A search of the LUST database, dated Jun 06, 2016 has found that there are 7 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key

Lower Elevation	Address	Direction	Distance mi	Map Key
LOU EHLERS CADILLAC	5151 WILSHIRE BOULEVARD LOS ANGELES CA 90036	SE	0.06	3
	***Global ID / Status**: T10000000685 / Completed - Case Closed*			
WILSHIRE SAN VICENTE PLAZA	8383 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.08	6
	***Global ID / Status**: T0603704392 / Completed - Case Closed*			
UNOCAL #3664	8536 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.32	13
	***Global ID / Status**: T0603701243 / Completed - Case Closed*			
MOBIL #18-GWX (FORMER #11-GWX)	8567 WILSHIRE BLVD BEVERLY HILLS CA 90211	WNW	0.34	14
	***Global ID / Status**: T0603703416 / Completed - Case Closed*			
HISTORIAL SHELL OIL STATION	8600 WILSHIRE BLVD BEVERLY HILLS CA 90211	W	0.38	15
	***Global ID / Status**: T10000003244 / Completed - Case Closed*			
ARCO #1361 (FORMER)	6739 OLYMPIC BLVD W LOS ANGELES CA 90048	SW	0.41	16
	***Global ID / Status**: T0603701103 / Completed - Case Closed*			

Lower Elevation	Address	Direction	Distance mi	Map Key
TOSCO - 76 STATION #0981	1004 LA CIENEGA BLVD S LOS ANGELES CA 90035	SW	0.43	18
	***Global ID / Status**: T0603700871 / Open - Remediation*			

HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key

Lower Elevation	Address	Direction	Distance mi	Map Key
ROYAL PARKING GARAGE	8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	W	0.20	12

CLEANUP SITES - GeoTracker Cleanup Sites Data

A search of the CLEANUP SITES database, dated Jun 06, 2016 has found that there are 1 CLEANUP SITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
Free Port - McMuran Oil & Gas	San Vicente Boulevard Los Angeles CA 90048	NNW	0.46	19

Lower Elevation	Address	Direction	Distance mi	Map Key

County

LA HMS - Los Angeles County HMS List

A search of the LA HMS database, dated Feb 9, 2016 has found that there are 7 LA HMS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key

Lower Elevation	Address	Direction	Distance mi	Map Key
	8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	WSW	0.05	1
	8326 WILSHIRE BLVD BEVERLY HILLS CA 90232	W	0.08	5
	8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412	W	0.10	7
	8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	W	0.12	8
	8423 WILSHIRE BLVD BEVERLY HILLS CA 902113202	W	0.17	10
	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.20	12
	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	W	0.20	12

Non Standard

State

SCH - School Property Evaluation Program Sites

A search of the SCH database, dated Apr 07, 2016 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key
HANCOCK PARK ELEMENTARY SCHOOL	408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	ENE	0.72	21

Lower Elevation	Address	Direction	Distance mi	Map Key

DRYCLEANERS - Drycleaner Facilities

A search of the DRYCLEANERS database, dated May 20, 2016 has found that there are 2 DRYCLEANERS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key

Lower Elevation	Address	Direction	Distance mi	Map Key
BEVERLY WILSHIRE CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 902110000	WSW	0.06	2
BEVERLY WILSHIRE DRY CLEANERS	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211	WSW	0.06	2

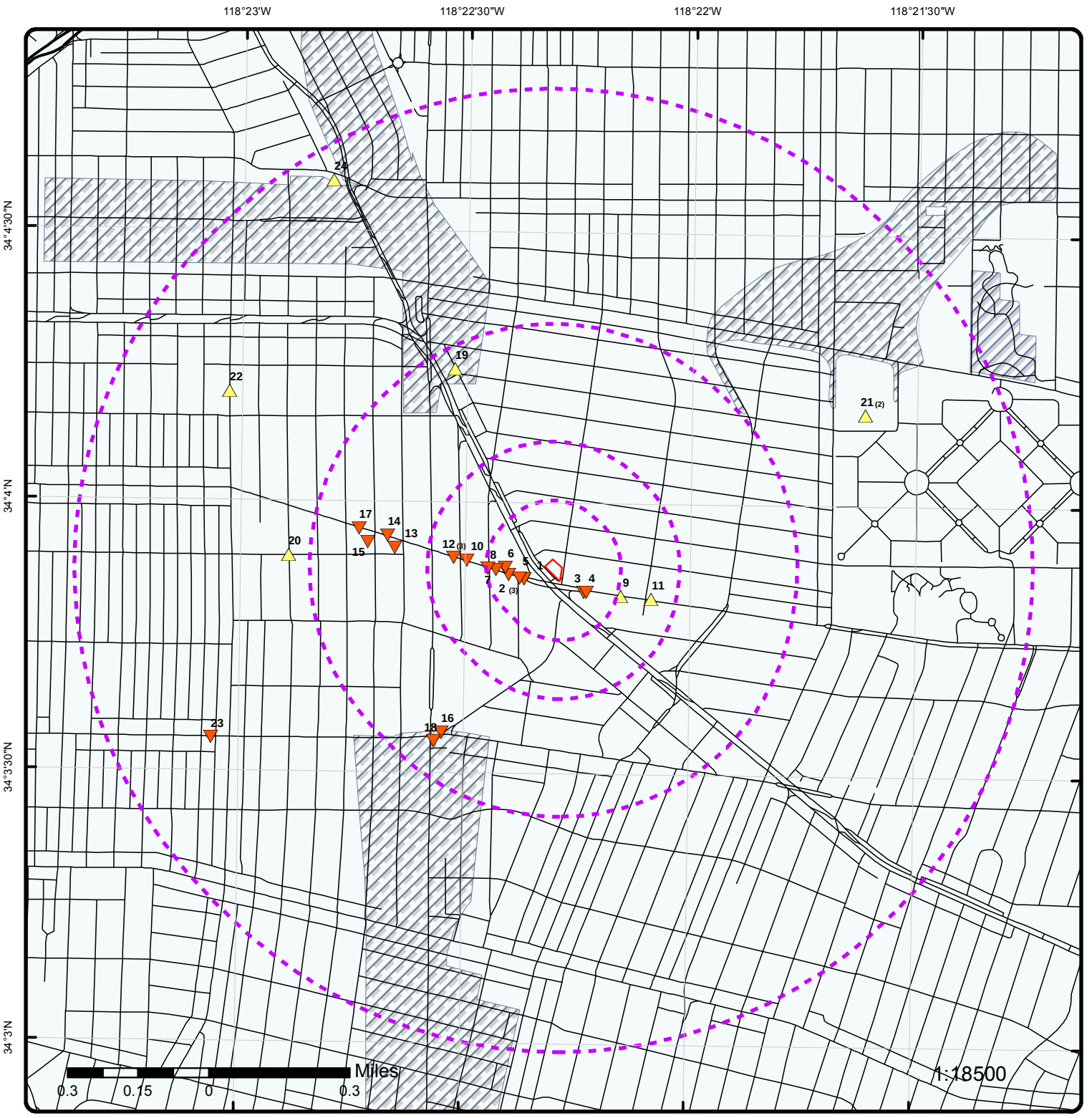
County

LA SML - Los Angeles County Site Mitigation List

A search of the LA SML database, dated Jun 23, 2015 has found that there are 1 LA SML site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance mi	Map Key

Lower Elevation	Address	Direction	Distance mi	Map Key
NON PAREIL CLEANERS	8624 WILSHIRE BLVD BEVERLY HILLS CA 90211-	WNW	0.40	17



Map : 1 Mile Radius

Order No: 20160628003

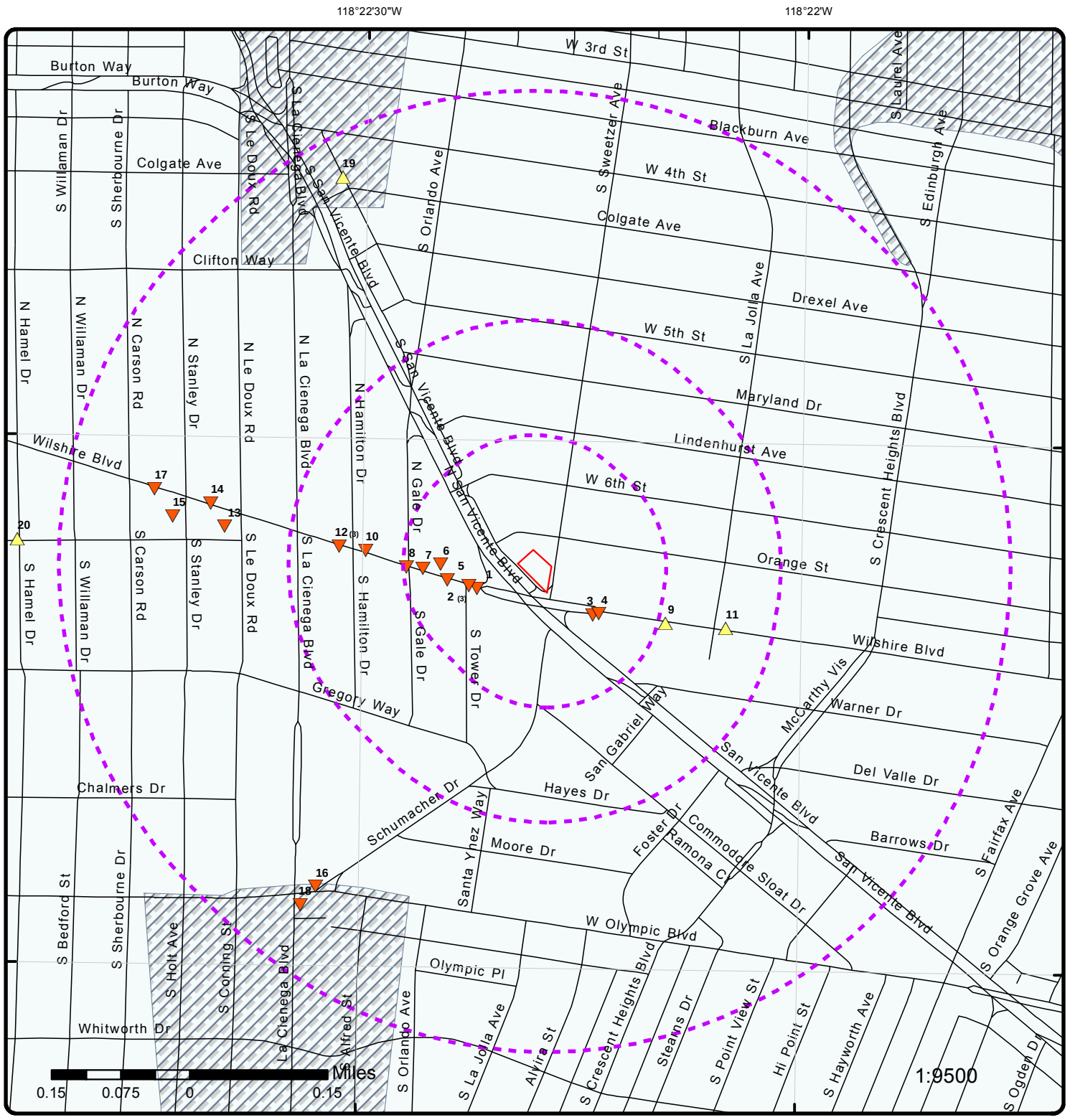
Address: 656 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICE

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

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Map : 0.5 Mile Radius

Order No: 20160628003

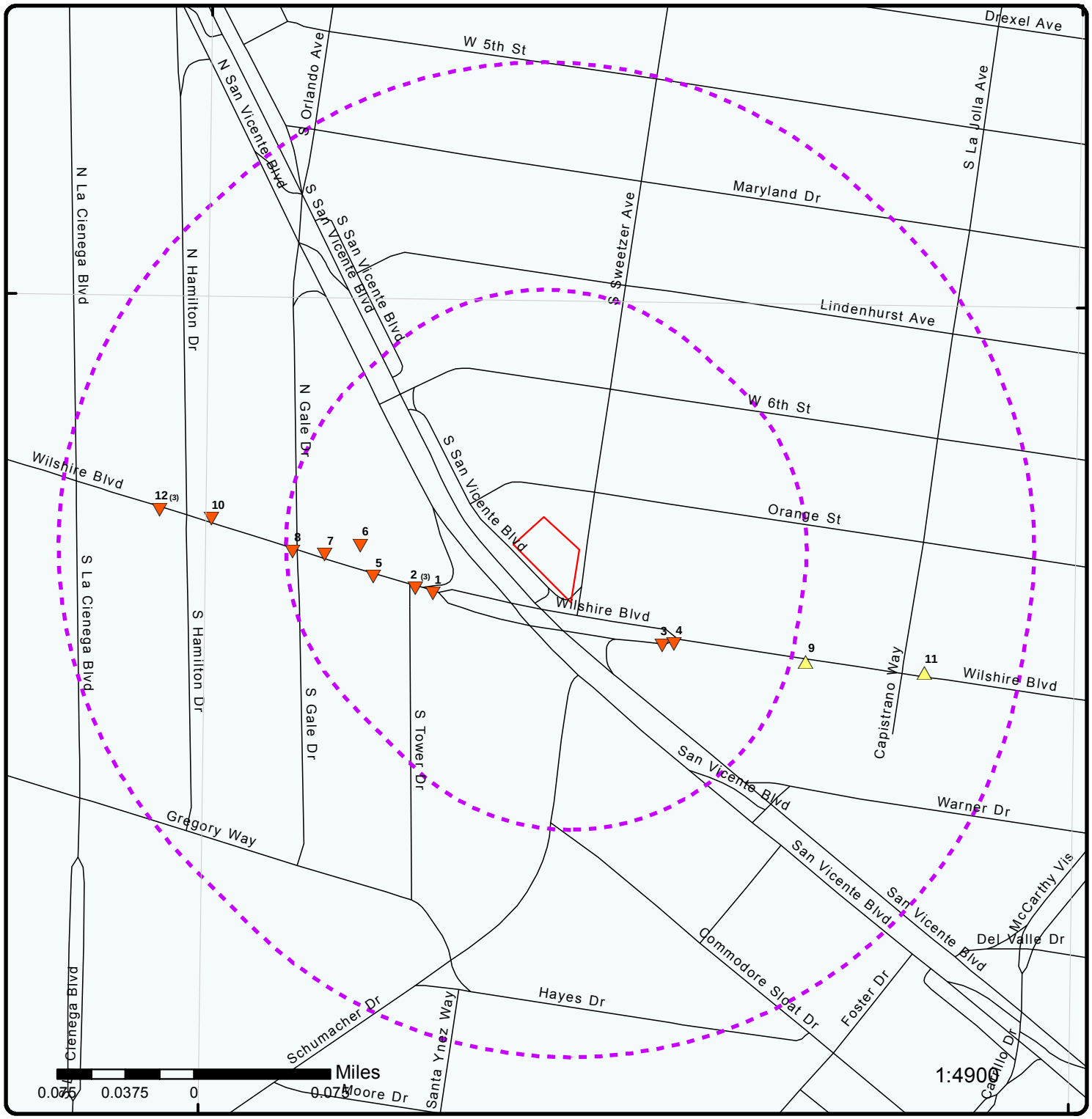
Address: 656 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICE

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

© Ecolog ERIS Ltd



Map : 0.25 Mile Radius

Order No: 20160628003

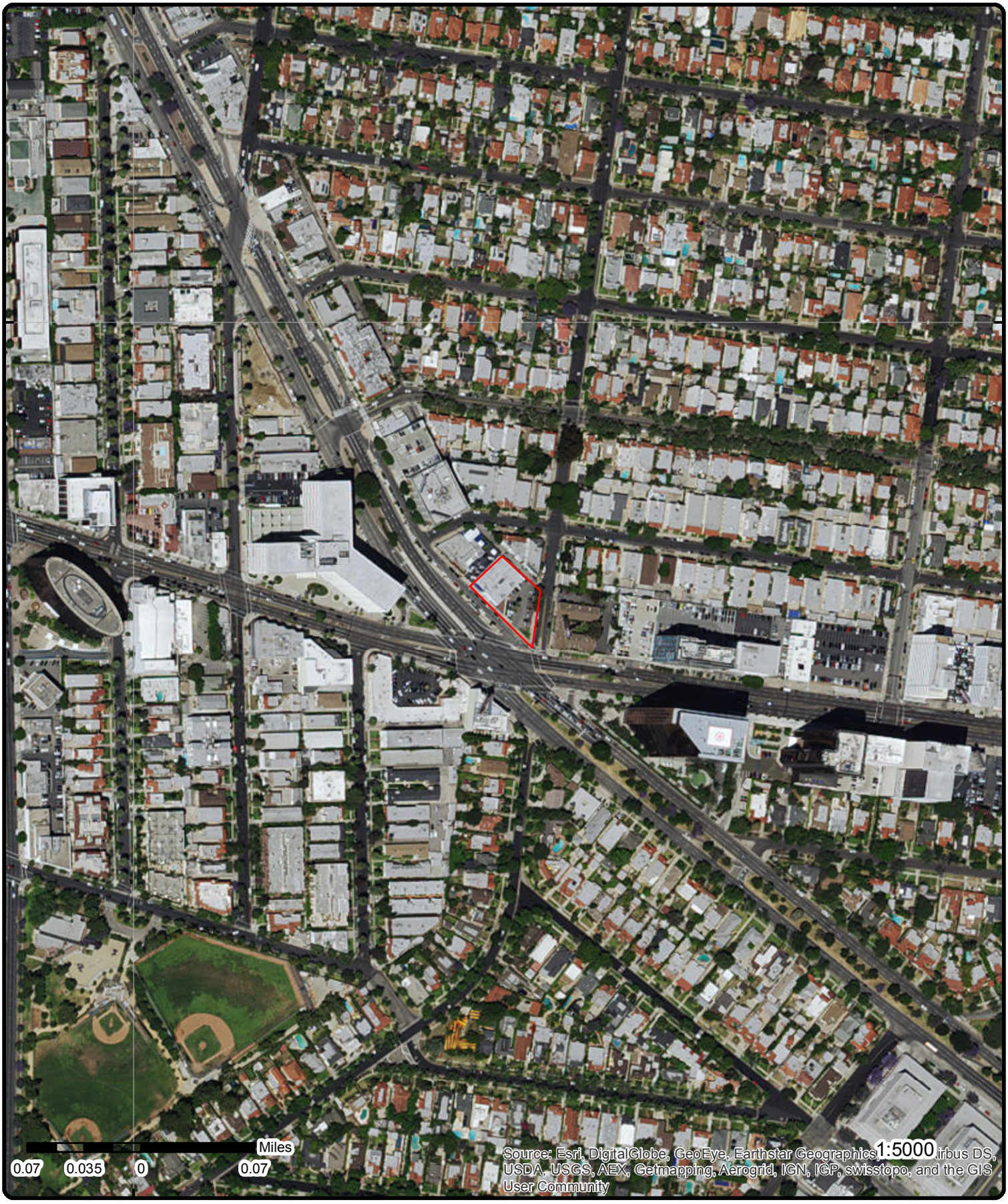
Address: 656 South San Vicente Boulevard, Los Angeles, CA, 90048

ENVIRONMENTAL RISK INFORMATION SERVICE

Project Property	Major Highways	County Boundary	Indian Reserve Land
Buffer Outline	Major Highways Ramps	State Boundary	Historic Fill
Eris Sites with Higher Elevation	Major Roads	500 Year Flood Zone	State Brownfield Sites
Eris Sites with Same Elevation	Major Roads Ramps	100 Year Flood Zone	State Brownfield Areas
Eris Sites with Lower Elevation	Secondary Roads	National Priority List Sites	State Superfund Areas:Dept. of Defense
Eris Sites with Unknown Elevation	Secondary Roads Ramps	National Wetland	State Superfund Areas:NPL
Rails	Local Roads and Ramps	FWS Special Designation Areas	WQARF Areas

Source: © 2012 ESRI

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Aerial

Order No: 20160628003

Address: 656 South San Vicente Boulevard, Los Angeles, CA, 90048

Source: ESRI World Imagery, Updated October 2014

© Ecolog ERIS Ltd

Detail Report

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
1	1 of 1	WSW/0.05	140.89	8300 WILSHIRE BLVD BEVERLY HILLS CA 902112304	LA HMS

Site No: 020177
Area: 5A

--- Details ---

Permit Number: 000267235
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 028748
File Name: BRASSERIE DES ARTISTES LLC
Status: Permit Closed

+

Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 040858
File Name: ROUGE
Status: File Opened, no permit exists

+

Permit Number: 000553225
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 044061
File Name: SUSHI & KUSHI
Status: Permit Closed

+

Permit Number: 000681299
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 055422
File Name: MTS RESTAURANTS LLC
Status: Permit Closed

+

Permit Number: 000750020
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 057955
File Name: BREWDOG PUB
Status: Permit Closed

+

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Permit Number: 000793875
Permit Status: Permit is active, but is suspended
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 059661
File Name: IN LOVING GODS GRACE INC
Status: Equipment Permitted

---

2 **1 of 3** **WSW/0.06** **140.65** **BEVERLY WILSHIRE DRY CLEANERS**
8302 WILSHIRE BLVD
BEVERLY HILLS CA 90211 **DRYCLEANERS**

EPA ID: CAL000309467
Create Date: 7/24/2006 3:12:15 PM
Facility Act Ind: y
In Act Date:
County Name: Los Angeles
Region Code: 3
Owner Name: SUSAN LIVSHIN
Owner Street 1: 4710 MERIN PL
Owner Street 2:
Owner City: ENCINO
Owner State: CA
Owner Zip: 91436
Owner Phone: 3236530525
Owner Fax: 0000000000
Contact Name: SUSAN LIVSHIN
Contact Street 1: 8302 WILSHIRE BLVD
Contact Street 2:
Contact City: BEVERLY HILLS
Contact State: CA
Contact Zip: 90211
Contact Phone: 8184895262
Mail Name:

--- Details ---
NAICS Code: 81232
Naics Desc: Drycleaning and Laundry Services (except Coin-Operated)
SIC Code: 7211
SIC Desc: Power Laundries, Family and Commercial

---

2 **2 of 3** **WSW/0.06** **140.65** **BEVERLY WILSHIRE CLEANERS**
8302 WILSHIRE BLVD
BEVERLY HILLS CA 902110000 **DRYCLEANERS**

EPA ID: CAD981674518
Create Date: 4/10/1987
Facility Act Ind: N
In Act Date: 6/30/2001
County Name: Los Angeles
Region Code: 3
Owner Name: --
Owner Street 1: --
Owner Street 2:
Owner City: --
Owner State: 99
Owner Zip: --
Owner Phone: 0000000000
Owner Fax:
Contact Name: LAWRENCE ARONSON/OWNER
Contact Street 1: 8302 WILSHIRE BLVD
Contact Street 2:
Contact City: BEVERLY HILLS
Contact State: CA
Contact Zip: 902110000
Contact Phone: 3236530525
Mail Name:

---

2 **3 of 3** **WSW/0.06** **140.65** **BEVERLY WILSHIRE CLEANERS**
8302 WILSHIRE BLVD
BEVERLY HILLS CA 90211 **RCRA SQG**

EPA Handler ID: CAD981674518
Current Site Name: BEVERLY WILSHIRE CLEANERS
Generator Status Universe: Small Quantity Generator
Land Type: Other
Activity Location: CA
TSD Activity: N

Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	8302 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211,
Contact Name:	LAWRENCE ARONSON
Contact Address:	8302 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	ARONSON LAWRENCE
Owner/Operator Address:	8302 WILSHIRE BLVD BEVERLY HILLS CA 90211
Owner/Operator Phone:	2136530525
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	NOT REQUIRED
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

NAICS Information

Naics Code:	81232
Naics Description:	DRYCLEANING AND LAUNDRY SERVICES (EXCEPT COIN-OPERATED)

Handler Information

Date Received:	19920113
Facility Name:	BEVERLY WILSHIRE CLEANERS
Classification:	Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

3	***1 of 1***	***SE/0.06***	***142.51***	***LOU EHLERS CADILLAC*** ***5151 WILSHIRE BOULEVARD*** ***LOS ANGELES CA 90036***	***LUST***

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Global ID: T10000000685
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2013-02-20 00:00:00
RB Case Number:
LOC Case Number: 25973
CUF Case: NO
Potential Cntm of Concrn:
Potential Media Affected:
County: Los Angeles
Latitude: 34.0639322
Longitude: -118.3705745
Lead Agency: LOS ANGELES, CITY OF
Case Worker: EL
Local Agency: LOS ANGELES, CITY OF
File Location:

Status History

Status: Open - Case Begin Date
Status Date: 2008-09-04 00:00:00

Status: Open - Assessment & Interim Remedial Action
Status Date: 2009-01-13 00:00:00

Status: Completed - Case Closed
Status Date: 2013-02-20 00:00:00

Activities

Action Type: Other
Date: 2008-09-04 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 2008-09-04 00:00:00
Action: Leak Stopped

Action Type: Other
Date: 2008-09-04 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 2009-05-29 00:00:00
Action: Closure/No Further Action Letter - #1

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

4	1 of 1	SE/0.06	142.87	OFFICE BUILDING 6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048	RCRA SQG

EPA Handler ID:	CAR000090639
Current Site Name:	OFFICE BUILDING
Generator Status Universe:	Small Quantity Generator
Land Type:	Private
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	713 EAST 223RD ST, , CARSON, CA, 90745, US
Contact Name:	CECILLE MARISPELA
Contact Address:	713 EAST 223RD ST, , CARSON, CA, 90745, US
Contact Email:	
Location Street 2:	STE 1800

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	TEACHERS INSURANCE ANNUITY
Owner/Operator Address:	6500 WILSHIRE BLVD STE 1800 LOS ANGELES CA 90048
Owner/Operator Phone:	3105293858
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

Owner/Operator Indicator:	CO
Owner/Operator Name:	GARY VIOHL
Owner/Operator Address:	713 EAST 223RD ST CARSON CA US 90745
Owner/Operator Phone:	
Owner/Operator Type:	P
Date Became Current:	19900827
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	GARY VIOHL
Owner/Operator Address:	
Owner/Operator Phone:	
Owner/Operator Type:	P
Date Became Current:	19900827
Date Ended Current:	

NAICS Information

Naics Code:	53139
Naics Description:	OTHER ACTIVITIES RELATED TO REAL ESTATE

Handler Information

Date Received: 20010125
Facility Name: PRENTISS PROPERTIES INC
Classification: Small Quantity Generator

Date Received: 20080521
Facility Name: OFFICE BUILDING
Classification: Small Quantity Generator

Hazardous Waste Information

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

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5 | ***1 of 1*** | ***W/0.08*** | ***140.15*** | ***8326 WILSHIRE BLVD BEVERLY HILLS CA 90232*** | ***LA HMS***

Site No: 034654
Area: 5A

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 061492
File Name: JUICE 2OH
Status: File Opened, no permit exists

---

6 | ***1 of 1*** | ***W/0.08*** | ***140.45*** | ***WILSHIRE SAN VICENTE PLAZA 8383 WILSHIRE BLVD BEVERLY HILLS CA 90211*** | ***LUST***

Global ID: T0603704392
Case Type: LUST Cleanup Site

Status:	Completed - Case Closed
Status Date:	1997-03-27 00:00:00
RB Case Number:	I-16144
LOC Case Number:	
CUF Case:	NO
Potential Cntm of Concrn:	Gasoline
Potential Media Affected:	Aquifer used for drinking water supply
County:	Los Angeles
Latitude:	34.064694
Longitude:	-118.37348
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES COUNTY
File Location:	

Status History

Status:	Open - Case Begin Date
Status Date:	1990-10-10 00:00:00
Status:	Open - Site Assessment
Status Date:	1990-10-10 00:00:00
Status:	Completed - Case Closed
Status Date:	1997-03-27 00:00:00

Activities

Action Type:	Other
Date:	1990-10-16 00:00:00
Action:	Leak Discovery
Action Type:	Other
Date:	1990-11-10 00:00:00
Action:	Leak Reported

Contact Information

Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	
Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

7	***1 of 1***	***W/0.10***	***139.51***	***8383 WILSHIRE BLVD BEVERLY HILLS CA 902112412***	***LA HMS***

Site No:	015139
Area:	5A

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

--- Details ---

Permit Number:	00006165T
Permit Status:	Equipment Removed
Permit Type:	0
Permit Type Description:	Underground Storage Tank Operating Permit
Permit Category:	Underground Storage Tank
File NO:	016144
File Name:	WILSHIRE SAN VICENTE PLAZA
Status:	
+	
Permit Number:	000203780
Permit Status:	Permit Closed
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	025261
File Name:	ARDEN REALTY INC
Status:	Permit Closed
+	
Permit Number:	000389902
Permit Status:	Equipment Permitted
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	040388
File Name:	DOUGLAS EMMETT 2008 LLC
Status:	Equipment Permitted
+	
Permit Number:	000012532
Permit Status:	Permit Closed
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	I16144
File Name:	FIRST OFFICE MANAGEMENT
Status:	Permit Closed

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
8	1 of 1	W/0.12	138.84	8400 WILSHIRE BLVD BEVERLY HILLS CA 902113201	LA HMS

Site No:	033160
Area:	5A

--- Details ---

Permit Number:	000671517
Permit Status:	Equipment Permitted
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	055082
File Name:	RED MEDICINE LLC
Status:	Equipment Permitted

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
9	1 of 1	ESE/0.13	144.75	PETERSEN PUBLISHING 6420 WILSHIRE BLVD LOS ANGELES CA 90036	RCRA SQG

EPA Handler ID:	CAD983672106
Current Site Name:	PETERSEN PUBLISHING

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Generator Status Universe: Small Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6420, WILSHIRE BLVD, , LOS ANGELES, CA, 90036,
Contact Name: TERRY ORR
Contact Address: 6420 WILSHIRE BLVD, , LOS ANGELES, CA, 90036, US
Contact Email:
Location Street 2:

Owner/Operator Information
Owner/Operator Indicator: CO
Owner/Operator Name: PETERSEN PUBLISHING CO
Owner/Operator Address: 6420 WILSHIRE BLVD LOS ANGELES CA 90036
Owner/Operator Phone: 2137822862
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19930728
Facility Name: PETERSEN PUBLISHING
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

10	1 of 1	W/0.17	137.89	8423 WILSHIRE BLVD BEVERLY HILLS CA 902113202	LA HMS

Site No: 015347
Area: 5A

--- Details ---
Permit Number: 000117120
Permit Status: Equipment Removed
Permit Type: 1
Permit Type Description: Underground Storage Tank Interim Permit

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Permit Category: Underground Storage Tank
File NO: 016564
File Name: BEVERLY HILLS PORSCHE/AUDI
Status:

---

11 | ***1 of 1*** | ***ESE/0.20*** | ***146.15*** | ***HOUR IMAGE PHOTO***
6399 WILSHIRE BLVD STE 102
LOS ANGELES CA 90048 | ***RCRA SQG***

EPA Handler ID: CA0001029669
Current Site Name: HOUR IMAGE PHOTO
Generator Status Universe: Small Quantity Generator
Land Type: Private
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6399, WILSHIRE BLVD STE 102, , LOS ANGELES, CA, 90048,
Contact Name: INHEE SOHN
Contact Address: 6399 WILSHIRE BLVD STE 102, , LOS ANGELES, CA, 90048, US
Contact Email:
Location Street 2:

Owner/Operator Information
Owner/Operator Indicator: CO
Owner/Operator Name: IN HEE SOHN
Owner/Operator Address: 6399 WILSHIRE BLVD STE 102 LOS ANGELES CA 90048
Owner/Operator Phone: 2136530130
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19950202
Facility Name: HOUR IMAGE PHOTO
Classification: Small Quantity Generator

Hazardous Waste Information

Violation/Evaluation Information

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
12	1 of 3	W/0.20	137.51	ROYAL PARKING GARAGE 8484 WILSHIRE BLVD. BEVERLY HILLS CA 90211	HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026c63.pdf

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
12	2 of 3	W/0.20	137.51	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	LA HMS

Site No: 013652
Area: 5A

--- Details ---
Permit Number: 00005665T
Permit Status: Equipment Removed
Permit Type: 0
Permit Type Description: Underground Storage Tank Operating Permit
Permit Category: Underground Storage Tank
File NO: 014059
File Name: GREAT WESTERN SAVINGS
Status:
+
Permit Number: 000099751
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 021749
File Name: GREAT WESTERN BANK
Status: Permit Closed
+
Permit Number: 000139139
Permit Status: Permit Closed
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 022174
File Name: L FLYNT LTD - 8484
Status: Permit Closed
+
Permit Number: 000765990
Permit Status: Equipment Permitted
Permit Type: 01
Permit Type Description: Operating Industrial Waste Permit - Local Sewer
Permit Category: Industrial Waste Permit
File NO: 058810
File Name: DOUGLAS EMMETT MANAGEMENT LLC
Status: Equipment Permitted

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
12	3 of 3	W/0.20	137.51	8484 WILSHIRE BLVD BEVERLY HILLS CA 902113227	LA HMS

Site No: 016460
Area: 5A

--- Details ---
Permit Number:

Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	021775
File Name:	ROYCE PROPERTY SERVICES/GW
Status:	File Opened, no permit exists
+	
Permit Number:	000634598
Permit Status:	Permit is active, but is suspended
Permit Type:	01
Permit Type Description:	Operating Industrial Waste Permit - Local Sewer
Permit Category:	Industrial Waste Permit
File NO:	052580
File Name:	JUDI'S DELI / ARBI INC
Status:	Equipment Permitted
+	
Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	055552
File Name:	PIKNIC EXPRESS LLC
Status:	File Opened, no permit exists
+	
Permit Number:	
Permit Status:	
Permit Type:	
Permit Type Description:	
Permit Category:	
File NO:	060004
File Name:	NOVELL CAFE
Status:	File Opened, no permit exists

13	1 of 1	W/0.32	139.65	**UNOCAL #3664** **8536 WILSHIRE BLVD** **BEVERLY HILLS CA 90211**	LUST

Global ID:	T0603701243
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	1996-07-17 00:00:00
RB Case Number:	902110025
LOC Case Number:	
CUF Case:	YES
Potential Cntm of Concrn:	Gasoline
Potential Media Affected:	Aquifer used for drinking water supply
County:	Los Angeles
Latitude:	34.065252
Longitude:	-118.377584
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	LOS ANGELES COUNTY
File Location:	

Status History

Status:	Open - Case Begin Date
Status Date:	1989-07-11 00:00:00

Status:	Open - Site Assessment
Status Date:	1989-07-13 00:00:00
Status:	Open - Remediation
Status Date:	1995-07-31 00:00:00
Status:	Completed - Case Closed
Status Date:	1996-07-17 00:00:00

Activities

Action Type:	Other
Date:	1989-07-11 00:00:00
Action:	Leak Discovery
Action Type:	Other
Date:	1989-07-11 00:00:00
Action:	Leak Reported

Contact Information

Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
14	1 of 1	WNW/0.34	141.05	**MOBIL #18-GWX (FORMER #11-GWX)** **8567 WILSHIRE BLVD** **BEVERLY HILLS CA 90211**	LUST

Global ID:	T0603703416
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	2010-02-09 00:00:00
RB Case Number:	I-09424
LOC Case Number:	
CUF Case:	NO
Potential Cntm of Concrn:	Gasoline
Potential Media Affected:	Aquifer used for drinking water supply
County:	Los Angeles
Latitude:	34.0656149
Longitude:	-118.3778561
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	
Local Agency:	LOS ANGELES COUNTY
File Location:	Regional Board

Status History

Status: Open - Case Begin Date
Status Date: 1989-02-22 00:00:00

Status: Open - Site Assessment
Status Date: 1989-02-22 00:00:00

Status: Open - Site Assessment
Status Date: 1990-03-27 00:00:00

Status: Open - Verification Monitoring
Status Date: 1990-03-27 00:00:00

Status: Open - Site Assessment
Status Date: 2000-03-23 00:00:00

Status: Open - Remediation
Status Date: 2001-10-30 00:00:00

Status: Open - Remediation
Status Date: 2003-07-15 00:00:00

Status: Open - Remediation
Status Date: 2004-01-15 00:00:00

Status: Open - Remediation
Status Date: 2004-04-15 00:00:00

Status: Open - Remediation
Status Date: 2004-12-29 00:00:00

Status: Open - Remediation
Status Date: 2005-01-14 00:00:00

Status: Open - Site Assessment
Status Date: 2008-01-15 00:00:00

Status: Completed - Case Closed
Status Date: 2010-02-09 00:00:00

Activities

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Stopped

Action Type: Other
Date: 1990-03-27 00:00:00
Action: Leak Reported

Action Type: ENFORCEMENT
Date: 1999-10-15 00:00:00
Action: Staff Letter

Action Type: REMEDIATION

Date: 2000-03-23 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: ENFORCEMENT
Date: 2001-10-30 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Interim Remedial Action Report

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2002-11-01 00:00:00
Action: Excavation

Action Type: RESPONSE
Date: 2003-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00

Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-06 00:00:00
Action: Request for Closure

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2005-09-09 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2005-10-28 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date: 2005-11-14 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2006-01-23 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2006-02-02 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2006-03-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2006-07-01 00:00:00
Action: Other (Use Description Field)

Action Type: REMEDIATION
Date: 2006-07-01 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: ENFORCEMENT
Date: 2006-07-13 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: ENFORCEMENT
Date: 2008-02-04 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type:	RESPONSE
Date:	2008-10-15 00:00:00
Action:	Monitoring Report - Quarterly
Action Type:	RESPONSE
Date:	2009-01-15 00:00:00
Action:	Monitoring Report - Quarterly
Action Type:	RESPONSE
Date:	2009-04-15 00:00:00
Action:	Monitoring Report - Quarterly
Action Type:	ENFORCEMENT
Date:	2009-06-15 00:00:00
Action:	Staff Letter
Action Type:	RESPONSE
Date:	2009-07-15 00:00:00
Action:	Monitoring Report - Semi-Annually
Action Type:	ENFORCEMENT
Date:	2010-01-20 00:00:00
Action:	Notification - Preclosure
Action Type:	ENFORCEMENT
Date:	2010-02-09 00:00:00
Action:	Closure/No Further Action Letter

Contact Information

Contact Type:	Local Agency Caseworker
Contact Name:	JOHN AWUJO
Organization Name:	LOS ANGELES COUNTY
Address:	900 S FREMONT AVE
City:	ALHAMBRA
Email:	jawujo@dpw.lacounty.gov
Phone Number:	6264583507

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
15	1 of 1	W/0.38	141.43	***HISTORIAL SHELL OIL STATION*** ***8600 WILSHIRE BLVD*** ***BEVERLY HILLS CA 90211***	***LUST***

Global ID:	T10000003244
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	2013-07-31 00:00:00
RB Case Number:	902110034
LOC Case Number:	
CUF Case:	NO
Potential Cntm of Concrn:	Gasoline
Potential Media Affected:	Aquifer used for drinking water supply
County:	Los Angeles
Latitude:	34.0654054186876
Longitude:	-118.378576040268
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	DMB
Local Agency:	
File Location:	

Status History

Status:	Open - Site Assessment
Status Date:	2002-01-01 00:00:00
Status:	Open - Case Begin Date
Status Date:	2002-01-01 00:00:00
Status:	Open - Eligible for Closure
Status Date:	2013-06-27 00:00:00
Status:	Completed - Case Closed
Status Date:	2013-07-31 00:00:00

Activities

Action Type:	ENFORCEMENT
Date:	2011-09-16 00:00:00
Action:	Staff Letter
Action Type:	RESPONSE
Date:	2011-10-15 00:00:00
Action:	Other Report / Document
Action Type:	ENFORCEMENT
Date:	2012-07-09 00:00:00
Action:	Staff Letter
Action Type:	RESPONSE
Date:	2012-08-08 00:00:00
Action:	Other Report / Document
Action Type:	RESPONSE
Date:	2013-06-26 00:00:00
Action:	Preliminary Site Assessment Report
Action Type:	ENFORCEMENT
Date:	2013-07-10 00:00:00
Action:	Notification - Preclosure
Action Type:	ENFORCEMENT
Date:	2013-07-31 00:00:00
Action:	Closure/No Further Action Letter

Contact Information

Contact Type:	Regional Board Caseworker
Contact Name:	DAVID M. BJOSTAD
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4th Street, Suite 200
City:	Los Angeles
Email:	dave.bjostad@waterboards.ca.gov
Phone Number:	

16	***1 of 1***	***SW/0.41***	***127.14***	***ARCO #1361 (FORMER) 6739 OLYMPIC BLVD W LOS ANGELES CA 90048***	***LUST***

Global ID: T0603701103

Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	2007-04-30 00:00:00
RB Case Number:	900480034A
LOC Case Number:	
CUF Case:	YES
Potential Cntm of Concrn:	Gasoline
Potential Media Affected:	Aquifer used for drinking water supply
County:	Los Angeles
Latitude:	34.0595811
Longitude:	-118.375769
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	
Local Agency:	LOS ANGELES, CITY OF
File Location:	

Status History

Status:	Open - Case Begin Date
Status Date:	1989-10-16 00:00:00
Status:	Open - Site Assessment
Status Date:	1996-04-08 00:00:00
Status:	Completed - Case Closed
Status Date:	1996-10-25 00:00:00
Status:	Open - Reopen Case
Status Date:	2002-10-18 00:00:00
Status:	Open - Site Assessment
Status Date:	2003-06-24 00:00:00
Status:	Completed - Case Closed
Status Date:	2007-04-30 00:00:00

Activities

Action Type:	Other
Date:	1989-10-16 00:00:00
Action:	Leak Discovery
Action Type:	Other
Date:	1989-10-17 00:00:00
Action:	Leak Reported
Action Type:	RESPONSE
Date:	2002-08-09 00:00:00
Action:	Soil and Water Investigation Report
Action Type:	ENFORCEMENT
Date:	2002-10-25 00:00:00
Action:	Staff Letter
Action Type:	RESPONSE
Date:	2002-12-16 00:00:00
Action:	Soil and Water Investigation Workplan
Action Type:	ENFORCEMENT
Date:	2003-03-10 00:00:00
Action:	Staff Letter

Action Type: RESPONSE
Date: 2003-03-25 00:00:00
Action: Other Workplan

Action Type: ENFORCEMENT
Date: 2003-04-07 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Other Report / Document

Action Type: RESPONSE
Date: 2003-05-14 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date: 2003-06-24 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-09-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2004-10-22 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-18 00:00:00
Action: Interim Remedial Action Plan

Action Type: REMEDIATION
Date: 2005-09-26 00:00:00
Action: In Situ Physical/Chemical Treatment (other than SVE)

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-12-01 00:00:00
Action: Request for Closure

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Request for Closure

Action Type: ENFORCEMENT
Date: 2007-03-05 00:00:00
Action: Site Visit / Inspection / Sampling

Action Type: ENFORCEMENT
Date: 2007-03-27 00:00:00
Action: Notification - Preclosure

Action Type: RESPONSE
Date: 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Date: 2007-04-16 00:00:00
Action: Other Report / Document

Action Type: ENFORCEMENT
Date: 2007-04-30 00:00:00
Action: Closure/No Further Action Letter

Contact Information

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

17	1 of 1	WNW/0.40	142.73	NON PAREIL CLEANERS 8624 WILSHIRE BLVD BEVERLY HILLS CA 90211-	LA SML

Facility ID:
Record ID: SD0000589
Abated Date:

18	1 of 1	SW/0.43	126.38	TOSCO - 76 STATION #0981 1004 LA CIENEGA BLVD S LOS ANGELES CA 90035	LUST

Global ID: T0603700871
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 1997-06-11 00:00:00
RB Case Number: 900350016
LOC Case Number:
CUF Case: YES
Potential Cntm of Concrn: Gasoline
Potential Media Affected: Aquifer used for drinking water supply
County: Los Angeles
Latitude: 34.0592921
Longitude: -118.376061
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: DPP
Local Agency: LOS ANGELES, CITY OF
File Location: Regional Board

Status History

Status: Open - Case Begin Date
Status Date: 1986-03-01 00:00:00

Status: Open - Site Assessment
Status Date: 1988-05-03 00:00:00

Status: Open - Verification Monitoring
Status Date: 1988-06-21 00:00:00

Status: Open - Site Assessment

Status Date: 1990-03-21 00:00:00

Status: Open - Remediation
Status Date: 1997-06-11 00:00:00

Activities

Action Type: Other
Date: 1986-03-01 00:00:00
Action: Leak Discovery

Action Type: Other
Date: 1988-06-21 00:00:00
Action: Leak Reported

Action Type: REMEDIATION
Date: 1997-06-11 00:00:00
Action: Free Product Removal

Action Type: ENFORCEMENT
Date: 1999-03-26 00:00:00
Action: Staff Letter

Action Type: ENFORCEMENT
Date: 2002-04-10 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-06-10 00:00:00
Action: Interim Remedial Action Plan

Action Type: RESPONSE
Date: 2002-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2002-09-25 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2002-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-04-09 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2003-07-15 00:00:00

Action: Unknown

Action Type: RESPONSE
Date: 2003-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2003-10-17 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2003-12-31 00:00:00
Action: Final Remedial Action Report / Corrective Action Report

Action Type: RESPONSE
Date: 2004-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2004-07-07 00:00:00
Action: Soil Vapor Extraction (SVE)

Action Type: RESPONSE
Date: 2004-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: REMEDIATION
Date: 2004-11-01 00:00:00
Action: Pump & Treat (P&T) Groundwater

Action Type: RESPONSE
Date: 2005-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-04-17 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2006-10-16 00:00:00
Action: Soil and Water Investigation Workplan

Action Type: RESPONSE
Date: 2007-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2007-07-26 00:00:00
Action: Well Installation Report

Action Type: RESPONSE
Date: 2007-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-07-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-10-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2008-10-21 00:00:00
Action: Well Destruction Workplan

Action Type: RESPONSE
Date: 2009-01-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: RESPONSE
Date: 2009-01-21 00:00:00
Action: Well Destruction Report

Action Type: RESPONSE
Date: 2009-04-15 00:00:00
Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT
Date: 2009-06-15 00:00:00
Action: Staff Letter

Action Type: RESPONSE
Date: 2009-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2009-10-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2010-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2010-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2011-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2011-12-14 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2012-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2012-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2012-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2012-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE

Date: 2013-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2013-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-01-13 00:00:00
Action: Request for Closure - Regulator Responded

Action Type: RESPONSE
Date: 2014-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-01-15 00:00:00
Action: Remedial Progress Report

Action Type: ENFORCEMENT
Date: 2014-04-07 00:00:00
Action: Health and Safety Code Section 25296.10(c)

Action Type: RESPONSE
Date: 2014-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2014-05-09 00:00:00
Action: Soil and Water Investigation Workplan - Regulator Responded

Action Type: RESPONSE
Date: 2014-07-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2014-07-15 00:00:00
Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2014-08-19 00:00:00
Action: Clean Up Fund - 5-Year Review Summary

Action Type: RESPONSE
Date: 2014-10-13 00:00:00
Action: Soil and Water Investigation Report

Action Type: RESPONSE
Date: 2014-10-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2015-01-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2015-01-15 00:00:00

Action: Monitoring Report - Semi-Annually

Action Type: RESPONSE
Date: 2015-04-15 00:00:00
Action: Remedial Progress Report

Action Type: RESPONSE
Date: 2016-01-15 00:00:00
Action: Monitoring Report - Semi-Annually

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address:
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

Contact Type: Local Agency Caseworker
Contact Name: ELOY LUNA
Organization Name: LOS ANGELES, CITY OF
Address: 200 North Main Street, Suite 1780
City: LOS ANGELES
Email: eloy.luna@lacity.org
Phone Number:

19	1 of 1	NNW/0.46	150.42	***Free Port - McMuran Oil & Gas*** ***San Vicente Boulevard*** ***Los Angeles CA 90048***	***CLEANUP SITES***

Global ID: T10000008196
Case Type: Cleanup Program Site
Status: Open - Site Assessment
Status Date: 2015-12-21 00:00:00
RB Case Number: 1347
LOC Case Number:
CUF Case: NO
County: Los Angeles
Latitude: 34.0707918381781
Longitude: -118.375432735882
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: MN
Local Agency:
File Location: All Files are on GeoTracker or in the Local Agency Database
Potential Cntm of Concrn: Crude Oil
Potential Media Affected: Aquifer used for drinking water supply, Contaminated Surface / Structure, Sediments, Soil, Surface water, Under Investigation

Site History:

On December 13, 2015, crude oil release occurred. Released crude drained down the storm drains on the corner of Colgate and San Vicente Boulevard.

Status History

Status: Open - Site Assessment
Status Date: 2015-12-21 00:00:00

Status: Open - Case Begin Date
Status Date: 2015-12-21 00:00:00

Activities

Action Type: ENFORCEMENT
Date: 2016-01-15 00:00:00
Action: Cost Recovery Agreement

Action Type: ENFORCEMENT
Date: 2016-03-03 00:00:00
Action: 13267 Requirement

Action Type: RESPONSE
Date: 2016-04-29 00:00:00
Action: Other Report / Document

Contact Information

Contact Type: Regional Board Caseworker
Contact Name: MAJD NIMA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4th St Suite 200
City: LOS ANGELES
Email: majd.nima@waterboards.ca.gov
Phone Number: 2135766707

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20 | ***1 of 1*** | ***W/0.55*** | ***145.46*** | ***HORACE MANN SCHOOL 8701 CHARLEVILLE BOULEVARD BEVERLY HILLS CA 90211*** | ***ENVIROSTOR***

Estor/EPA ID: 60001595
Site Code: 304637
Cleanup Status: NO FURTHER ACTION AS OF 11/7/2012
Site Type: SCHOOL
Potential Media Affected: OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Past Uses Caused Contam: SCHOOL - ELEMENTARY, UNDERGROUND STORAGE TANKS, VEHICLE MAINTENANCE
APN: 4333-017-904, 4333-017-905, 4333-017-906
National Priorities List: NO
Cleab up Oversight Agenci: DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:
Funding: RESPONSIBLE PARTY
Acres: 5 ACRES
School District: BEVERLY HILLS UNIFIED SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Zip: 90211

POTENTIAL CONTAMI:

OTHER: 4,4'-Methylene diphenyl diisocyanate, Methane
VOLATILE ORGANICS (8260B VOCS): 1,1,1,2-Tetrachloroethane, 1,1,1-Trichloroethane (TCA), 1,1,2,2-Tetrachloroethane, 1,1,2-Trichloroethane, 1,1,2-Trichloropropane, 1,1-Dichloroethane, 1,1-Dichloroethylene, 1,2,3-Trichloropropane, 1,2,3-Trichloropropene, 1,2,4-Trichlorobenzene, 1,2,4-Trimethylbenzene, 1,2-Dibromo-3-chloropropane (DBCP), 1,2-Dibromoethane (EDB), 1,2-Dichlorobenzene, 1,2-Dichloroethane (EDC), 1,2-Dichloroethylene (cis), 1,2-Dichloroethylene (trans), 1,2-Dichloropropane, 1,3,5-Trimethylbenzene, 1,3-Dichlorobenzene, 1,3-Dichloropropane, 1,3-Dichloropropene, 1,4-Dibromobenzene, 1,4-Dichlorobenzene, Bromobenzene, Bromodichloromethane, Bromoform (tribromomethane), Bromomethane (Methyl bromide), Carbon tetrachloride, Chlorobenzene, Chloroethane, Chloroform, Chloromethane (methyl chloride), Dibromochloromethane, Dichlorodifluoromethane,

Hexachlorobutadiene, Methyl ethyl ketone (2-Butanone), Methyl isobutyl ketone, Methyl tertbutyl ether (MTBE), Methylene bromide, Methylene chloride, Styrene, Tetrachloroethylene (PCE), Toluene, Trichloroethylene (TCE), Trichlorofluoromethane, Vinyl chloride, Xylenes, n-Butylbenzene, n-Propylbenzene, o-Chlorotoluene, sec-Butylbenzene, tert-Butylbenzene

SITE HISTORY:

The Horace Mann School has been located on a portion of the Site since 1929. Over the years, the school was expanded to its current size and the last parcel of real property associated with the Site was acquired by the District in 1974. Prior to 1929, that portion of the Site that was initially acquired for the school was vacant undeveloped land except for one parcel of real property which had residential development. The land subsequently acquired by the District for expansion fo the school was either vacant undeveloped land or historically used for residential or commerical purposes. The District is proposing to modernize the school and these efforts will include the demolition of existing structures and construction of new facilities, including subteranean parking beneath the southwestern area of the Site.

The Phase I was completed in conformance with the scope and limitations of the ASTM in order to determine if there are any recognized RECs associated with the property. A Preliminary Environmental Assessment (PEA) was conducted in June, 2012,. DTSC reviewed the PEA Report and processed comments on July 12, 2012. Currently DTSC is awaiting response to comments and updates to the PEA.

Facility Information

Program Type:	SCHOOL CLEANUP
Status:	NO FURTHER ACTION
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001595

Completed Activities

Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60001595&doc_id=60285223
Area Name:	
Sub Area:	
Document Type:	Preliminary Endangerment Assessment Report
Date Completed:	11/6/2012
Comments:	Review of the background information
Activity Type:	Completed Activities

Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60001595&enforcement_id=60285205
Area Name:	
Sub Area:	
Document Type:	Environmental Oversight Agreement
Date Completed:	2/1/2012
Comments:	Fully executed sent (FedEx) to District.
Activity Type:	Completed Activities

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB
21	1 of 2	ENE/0.72	180.28	***HANCOCK PARK ELEMENTARY SCHOOL*** ***408 SOUTH FAIRFAX AVENUE*** ***LOS ANGELES CA 90036***	***ENVIROSTOR***

Estor/EPA ID:	19000014
Site Code:	300796
Cleanup Status:	INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Site Type:	SCHOOL
Potential Media Affected:	NONE SPECIFIED
Past Uses Caused Contam:	UNKNOWN
APN:	5509018902
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD

Special Program:
Funding: SCHOOL DISTRICT
Acres: 0 ACRES
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
Assembly District: 50
Senate District: 26
Zip: 90036

POTENTIAL CONTAMI:

SITE HISTORY:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Facility Information

Program Type: SCHOOL EVALUATION
Status: INACTIVE - NEEDS EVALUATION
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19000014

Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19000014&enforcement_id=6007703
Area Name:
Sub Area:
Document Type: Environmental Oversight Agreement
Date Completed: 2/10/2000
Comments:
Activity Type: Completed Activities

21	2 of 2	ENE/0.72	180.28	HANCOCK PARK ELEMENTARY SCHOOL 408 SOUTH FAIRFAX AVENUE LOS ANGELES CA 90036	SCH

ESTOR/EPA ID: 19000014
Site Code: 300796
Status: INACTIVE - NEEDS EVALUATION
Cleanup Status: INACTIVE - NEEDS EVALUATION AS OF 11/22/2005
Program Type: SCHOOL EVALUATION
Site Type: SCHOOL
National Priorities List: NO
Cl Up Oversight Agencies: DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:
County: LOS ANGELES
Funding: SCHOOL DISTRICT
APN: 5509018902
Past Use Caused Contam: UNKNOWN
Potential Contam of Cncrn:
Potential Media Affected: NONE SPECIFIED
Acres: 0 ACRES
School District: LOS ANGELES UNIFIED SCHOOL DISTRICT
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=19000014
Assembly District: 50
Senate District: 26

Latitude: 34.0695023917507
Longitude: -118.360215501497

SITE HISTORY:

The site is currently a school that has been in operation since 1953. The school is within an area designated by the city of Los Angeles as "high potential methane district." An abandoned oil well is in the middle of the school. The school has methane sensors underneath some buildings with high levels of alarms at 25 % of LEL. Manual measurements taken daily. 160 PPM methane detected (max).

Completed Activities

Date Completed: 2/10/2000
Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=19000014&enforcement_id=6007703
Area Name:
Sub Area:
Document Type: Environmental Oversight Agreement
Comments:

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22 | 1 of 1 | WNW/0.77 | 166.96 | **BEVERLY HILLS PLATING WORKS**
243 N. ROBERTSON BOULEVARD
BEVERLY HILLS CA 90211 | ENVIROSTOR

Estor/EPA ID: 71002444
Site Code:
Cleanup Status: REFER: OTHER AGENCY AS OF
Site Type: TIERED PERMIT
Potential Media Affected: NONE SPECIFIED
Past Uses Caused Contam: NONE SPECIFIED
APN: NONE SPECIFIED
National Priorities List: NO
Cleab up Oversight Agenci: NONE SPECIFIED
Special Program:
Funding:
Acres: NONE SPECIFIED
School District:
Assembly District: 50
Senate District: 26
Zip: 90211

POTENTIAL CONTAMI:

SITE HISTORY:

Facility Comments: Notification received from LA County on June 22, 2009. LA County entered into a Corrective action agreement with the facility.

Facility Information

Program Type: TIERED PERMIT
Status: REFER: OTHER AGENCY
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002444

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23 | 1 of 1 | WSW/0.80 | 143.34 | **FORMER BEVERLY HILLS DRY CLEANERS**
8816-8818 WEST OLYMPIC | ENVIROSTOR

BOULEVARD
BEVERLY HILLS CA 901211

Estor/EPA ID:	60002067
Site Code:	301677
Cleanup Status:	NO ACTION REQUIRED AS OF 7/15/2015
Site Type:	EVALUATION
Potential Media Affected:	OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL, SOIL VAPOR
Past Uses Caused Contam:	DRY CLEANING
APN:	NONE SPECIFIED
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	VOLUNTARY CLEANUP PROGRAM
Funding:	RESPONSIBLE PARTY
Acres:	0.17 ACRES
School District:	
Assembly District:	50
Senate District:	26
Zip:	901211

POTENTIAL CONTAMI:

BENZENE
TETRACHLOROETHYLENE (PCE)

SITE HISTORY:

This approximately 0.17 acre Site is located in Beverly Hills on the south side of West Olympic Boulevard, between S. Clark Drive and S. Robertson Blvd. It is occupied by a 3,210 square foot, single-story commercial structure which encompasses approximately the northern half of the Site. A paved parking area is located in the southern half of the Site. The structure is currently occupied by a retail clothing store.

In the past, the Site was occupied by a series of dry cleaning businesses from at least 1945 through 1965. The Site is adjacent to multiple former Leaking Underground Storage Tank (LUST) cases, the nearest immediately adjacent to the Site across a small alley to the east. This LUST case was closed (No Further Action) on 03/21/2005.

The Former BH Lincoln Mercury (FBHLM) site (DTSC Site Code 301477) is located approximately 750 feet west of the subject Site (hydrologically up-gradient). Investigation and monitoring of the FBHLM site detected PCE in groundwater in both the up- and down-gradient directions. DTSC provided a No Further Action letter 01/24/14 on the FBHLM site, concluding that no threat to public health or threat to the environment was indicated.

A Phase 2 Environmental Site Assessment (ESA) was conducted for the subject Site (dated 02/19/14). Samples of soil, soil vapor and groundwater (GW) were collected. Five borings (one within the structure) were advanced for soil and vapor sampling, and GW grab samples were taken from two of the five borings. GW was observed at depth of around 12 feet. The ESA revealed low concentrations of PCE in three of five vapor samples, PCE in excess of the screening level in one of five soil samples, and PCE in both GW samples, one in excess of the screening level. Based on this data, it was concluded that further investigation and delineation of the PCE in soil, soil vapor and GW was warranted.

A Site Characterization was next conducted (dated 05/12/14) for the Site. Six additional borings were advanced (one within the structure). Soil samples were taken from all six borings, vapor samples from one boring (within the structure), and GW grab samples from five of the new borings. GW was observed at depths ranging from approximately 8-11 feet. PCE was detected in three soil samples, all below industrial regional screening levels (RSLs), and two above maximum soil screening levels (SSL). Various VOCs were detected in the additional vapor sample, with only PCE exceeding the industrial California Human Health Screening Level (CHHSL). PCE was detected in excess of the Maximum Contaminant Level (MCL) in all five GW samples.

Based on the elevated PCE concentration in the additional vapor sample, a vapor intrusion model was applied to the data to provide an assessment of exposure risk to humans in the structure. Cumulative risk was calculated at 1.1x10^-6 for carcinogenic risk and 1.6x10^-2 for non-carcinogenic risk, both below commercial screening levels (1x10^-5 and 1, respectively).

Facility Information

Program Type:	EVALUATION
Status:	NO ACTION REQUIRED
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002067
Completed Activities	
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60399834
Area Name:	
Sub Area:	
Document Type:	Correspondence
Date Completed:	7/15/2015
Comments:	
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60391716
Area Name:	
Sub Area:	
Document Type:	Site Characterization Report
Date Completed:	6/15/2015
Comments:	
Activity Type:	Completed Activities
Doc Link:	
Area Name:	
Sub Area:	
Document Type:	Fieldwork
Date Completed:	5/3/2015
Comments:	
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60385346
Area Name:	
Sub Area:	
Document Type:	Amendment - Order/Agreement
Date Completed:	3/11/2015
Comments:	
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60385349
Area Name:	
Sub Area:	
Document Type:	Site Characterization Workplan
Date Completed:	2/23/2015
Comments:	
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60393756
Area Name:	
Sub Area:	
Document Type:	Phase 1
Date Completed:	12/23/2014
Comments:	
Activity Type:	Completed Activities
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&doc_id=60376809

Map Key	Number of Records	Direction/ Distance mi	Elevation ft	Site	DB

Area Name:
Sub Area:
Document Type: Preliminary Endangerment Assessment Report
Date Completed: 10/1/2014
Comments: Further action required: production of Phase 1 report to ensure adequacy of sampling locations and COPCs, additional soil vapor survey consistent with DTSC guidance to obtain quantitative data.
Activity Type: Completed Activities

Doc Link: http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002067&enforcement_id=60376808

Area Name:
Sub Area:
Document Type: Voluntary Cleanup Agreement
Date Completed: 8/21/2014
Comments:
Activity Type: Completed Activities

24	*1 of 1*	*NNW/0.93*	*170.12*	***CEDARS-SINAI MEDICAL CENTER, LOS ANGELES 8700 BEVERLY BOULEVARD LOS ANGELES CA 90048***	***ENVIROSTOR***

Estor/EPA ID: 71002569
Site Code:
Cleanup Status: REFER: OTHER AGENCY AS OF
Site Type: TIERED PERMIT
Potential Media Affected: NONE SPECIFIED
Past Uses Caused Contam: NONE SPECIFIED
APN: NONE SPECIFIED
National Priorities List: NO
Cleab up Oversight Agenci: NONE SPECIFIED
Special Program:
Funding:
Acres: NONE SPECIFIED
School District:
Assembly District: 50
Senate District: 26
Zip: 90048

Facility Information

Program Type: TIERED PERMIT
Status: REFER: OTHER AGENCY
Summary Link: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=71002569

Unplottable Summary

Total: 28 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
ENVIROSTOR	UNIVERSITY HIGH SCHOOL SOIL GAS STUDY-OFFSITE AREAS ADDENDUM 2014	DIFFERENT LOCATIONS BETWEEN 11701 TO 11919 WILSHIRE BOULEVARD AND AT CROSS SECTION TEXAS AVENUE/FEDERAL AVENUE	LOS ANGELES CA	90025	820296234
FED BROWNFIELDS	La Brea Gateway	1100 Sweetzer Ave N	Los Angeles CA	90069	825154363
FINDS/FRS	SHELL OIL CO/WCD PIPELINES	ORANGE COUNTY PIPELINES	LOS ANGELES CA	90700	816599332
FINDS/FRS	U.S. DEPT OF VETERANS AFFAIR LA	WILSHIRE	LOS ANGELES CA	90049	816595349
HAZNET	1X THE CASDEN COMPANY	CORNER OF WILSHIRE BLVD.,AND	BEVERLY HILLS CA	902110000	826156668
HAZNET	CITY OF WEST HOLLYWOOD/LANDSCAPE & BLDG	647 N SAN VINCENTE BLVD	WEST HOLLYWOOD CA	900690000	826813644
HAZNET	NICOLAS KUBLICKI	6530 ORANGE/650-654 SWEETZERSTREET	LOS ANGELES CA	90048	826115719
HAZNET	1X CAL-VEST REALTY	NE CORNER OF WILSHIRE	LOS ANGELES CA	000000000	826499789
HHSS	WEST HOLLYWOOD SHERIFF STATION	720 NORTH SAN VICENTE BOULEVAR SANTA MONICA BLVD.	LOS ANGELES CA	90063	822991498
HHSS	SERVICE STATION 5772	13074 W 6TH ST WITMER	LOS ANGELES CA	90017	822928880

HHSS	WEST HOLLYWOOD SHERIFF	720 NORTH SAN VICENTE BOULEVAR SANTA MONICA BLVD.	LOS ANGELES CA	90063	822974085
HHSS	HERTZ RENT-A-CAR	643 S. VE?ONT ST. WILSHIRE	LOS ANGELES CA	90005	822986256
HIST CHMIRS	SHELL OIL CO	SAN VICENTE BL X WILSHIRE BL	LOS ANGELES CA		826017859
HIST MANIFEST		CORNER OF WILSHIRE BLVD.,AND	BEVERLY HILLS CA	902110000	827509770
ICIS	U.S. DEPT OF VETERANS AFFAIR LA	WILSHIRE	LOS ANGELES CA	90049	828553716
ICIS	U.S. DEPT OF VETERANS AFFAIR LA	WILSHIRE	LOS ANGELES CA	90049	828504459
LA HMS		1 SAN VICENTE OLFD	LOS ANGELES CA	90036	820323785
LA HMS		6060 W WILSHIRE BLVD	LOS ANGELES CA	90036	820326899
LA HMS		5905 W WILSHIRE BLVD	LOS ANGELES CA	90048	820331298
LA HMS		6600 SAN VICENTE BLVD	LOS ANGELES CA	90048	820339850
LA SML	RICH WERNER/L.A. COUNTY MED.	1930 W 5TH ST	LOS ANGELES CA	90057	820048127
LA SML	SALT LAKE PROPERTY	111 S STANLEY AVE	LOS ANGELES CA	90036	820048523
LA SML	AMTRACK FACILITY	0000 OLYMPIC BLVD	LOS ANGELES CA	90021	820048771

LA SML	FORMER BEVERLY HILLS LINCOLN MERCURY	8955 OLYMPIC BLVD	BEVERLY HILLS CA	90210-	820048494
RCRA SQG	LIBERTY SERVICE CORP	6380 WILSHIRE BLVD	BEVERLY HILLS CA	90211	810484659
RCRA SQG	CINDERELLA CLEANERS	4062-1/2 W 6TH ST ANDREW	LOS ANGELES CA	90020	810604519
RCRA SQG	SHELL OIL CO/WCD PIPELINES	ORANGE COUNTY PIPELINES	LOS ANGELES CA	90700	810488666
RCRA SQG	USEPA SAN GABRIEL AREA 1 4 NPL SITE	SAN GABRIEL VALLEY	LOS ANGELES CA	90001	810596481

Unplottable Report

Site: ***UNIVERSITY HIGH SCHOOL SOIL GAS STUDY-OFFSITE AREAS ADDENDUM 2014 DIFFERENT LOCATIONS BETWEEN 11701 TO 11919 WILSHIRE BOULEVARD AND AT CROSS SECTION TEXAS AVENUE/FEDERAL AVENUE LOS ANGELES CA 90025***

ENVIROSTOR

Estor/EPA ID:	60002025
Site Code:	301638
Cleanup Status:	REFER: RWQCB AS OF 9/18/2014
Site Type:	EVALUATION
Potential Media Affected:	NONE SPECIFIED
Past Uses Caused Contam:	NONE SPECIFIED
APN:	NONE SPECIFIED
National Priorities List:	NO
Cleab up Oversight Agenci:	DTSC - SITE CLEANUP PROGRAM - LEAD
Special Program:	EPA - PASI
Funding:	EPA GRANT
Acres:	0 ACRES
School District:	
Assembly District:	50
Senate District:	
Zip:	90025

POTENTIAL CONTAMI:

SITE HISTORY:

Up to eight different areas between 11701 to 11919 Wilshire Boulevard and at cross section Texas Avenue/Federal Avenue in, Los Angeles, California were chosen for groundwater screening based on a recommendation from DTSC and Los Angeles Unified School District (LAUSD) evaluation for ongoing detection of tetrachloroethylene (PCE) found in the springs at University High School located at 11800 Texas Avenue, California. The property is a historical landmark in Los Angeles having culturally sensitive water springs at the campus. Based on the background history and surrounding use, PCE appears to be migrating from off-site upgradient sources. The five areas located between 11701 to 11919 Wilshire Boulevard and around were identified as potential sources of this contamination and therefore selected for site screening and soil gas sampling. Each area has one or more drycleaners in the vicinity. In summary, 7 out of 8 expected locations were drilled. However, only 4 locations resulted in the water bearing zone. Hydrocarbon fuel-related compounds were detected in grab groundwater and soil samples from one location. These included among others, benzene, toluene, ethylbenzene, and xylenes (BTEX).

Facility Information

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Program Type:	EVALUATION
Status:	REFER: RWQCB
Summary Link:	http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002025
--	--
Completed Activities	
--	--
Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002025&doc_id=60380844
Area Name:	
Sub Area:	
Document Type:	Technical Report
Date Completed:	9/18/2014
Comments:	
Activity Type:	Completed Activities
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Doc Link:	http://www.envirostor.dtsc.ca.gov/public/final_documents2.asp?global_id=60002025&doc_id=60365146

Area Name:
Sub Area:
Document Type: Technical Workplan
Date Completed: 7/7/2014
Comments:
Activity Type: Completed Activities
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Doc Link:
Area Name:
Sub Area:
Document Type: Fieldwork
Date Completed: 4/2/2014
Comments: Field Work was completed between March 31 to April 2, 2014.
Activity Type: Completed Activities
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Site: ***La Brea Gateway***
1100 Sweetzer Ave N Los Angeles CA 90069

FED BROWNFIELDS

Type of Funding: N/A
Acres Property ID: 12778
ICs In Place: U
Property Size(Acres): 7.7
Local Property Number:
Ownership Entity:
Current Owner:
Did Ownership Change:
Sfllp Fact Into The Owship:
Latitude: 34.090685
Longitude: -118.370934
Horizontal Collection Mthd:
Source Map Scale:
Reference Point:
Horiz Reference Datum:
Description History:
Past Use Greenspace:
Past Use Residential:
Past Use Commercial:
Past Use Industrial:
Past Use Multistory:
Future Use Multistory:
Cleanup Required:
Cntmnt Fnd Ctrl Sbstncs:
Cntmnt Fnd Petroleum:
Cntmnt Fnd Asbestos:
Cntmnt Fnd Lead:
Cntmnt Fnd Pahs:
Cntmnt Fnd Pcbs:
Cntmnt Fnd Vocs:
Cntmnt Fnd Selenium:
Cntmnt Fnd Iron:
Cntmnt Fnd Arsenic:
Cntmnt Fnd Cadmium:
Cntmnt Fnd Chromium:
Cntmnt Fnd Copper:
Cntmnt Fnd Mercury:
Cntmnt Fnd Nickel:
Cntmnt Fnd Pesticides:
Cntmnt Fnd Svocs:
Cntmnt Fnd Other Metals:
Cntmnt Fnd Other:
Cntmnt Fnd Other Descr :
Cntmnt Fnd Unknown:

Cntmnt Fnd None:
Cntmnt Clnd Up Ctrl Sbstncs:
Cntmnt Clnd Up Petroleum:
Cntmnt Clnd Up Asbestos:
Cntmnt Clnd Up Lead:
Cntmnt Clnd Up Pahs:
Cntmnt Clnd Up Pcbs:
Cntmnt Clnd Up Vocs:
Cntmnt Clnd Up Selenium:
Cntmnt Clnd Up Iron:
Cntmnt Clnd Up Arsenic:
Cntmnt Clnd Up Cadmium:
Cntmnt Clnd Up Chromium:
Cntmnt Clnd Up Copper:
Cntmnt Clnd Up Mercury:
Cntmnt Clnd Up Nickel:
Cntmnt Clnd Up Pesticides:
Cntmnt Clnd Up Svocs:
Cntmnt Clnd Up Other Metals:
Cntmnt Clnd Up Other:
Cntmnt Clnd Up Other Descr :
Cntmnt Clnd Up Unknown:
Cntmnt Clnd Up None:
Media Affected Air:
Media Affected Sediments:
Media Affected Soil:
Media Affect Drnking Water:
Media Affected Ground Water:
Media Affctd Surface Water:
Media Affctd Bldg Materials:
Media Affected Indoor Air:
Media Affected None:
Media Affected Unknown:
Media Clnd Up Air:
Media Clnd Up Sediments:
Media Clnd Up Soil:
Media Clnd Up Drnking Water:
Media Clnd Up Ground Water:
Media Clnd Up Surface Water:
Media Clnd Up Bldg Materials:
Media Clnd Up Indoor Air:
Media Clnd Up Unknown:
St Tribal Prg ID Number:
Further Action Cleanup:
Enrollment St Tribal Prg:
Institutional Ctrl ICs Req:
IC Catgry Proprietary Ctrls:
IC Catgry Informational Dev:
IC Catgry Govmntal Ctrls:
IC Catgry Enfrcmnt Prmt Tools:
Date ICs In Place:
Future Use Greenspace:
Future Use Residential:
Future Use Commercial:
Future Use Industrial:
Photographs Are Available:
Video is Available:

--- Details ---

Grant Recipient Name:	West Hollywood, City of
Accomplishment Counted:	0
Cooperative Agreement Number:	98914301

Type Of Brownfields Grant: Assessment
Assessment Phase: Phase I Environmental Assessment
Assessment Start Date: 9/30/1999 0:00
Assessment Completion Date: 9/30/1999 0:00
Source Of Assessment Funding:
Entity Providing Assmnt Funds:
Amt Of Assessment Funding:
Cleanup Start Date:
Cleanup Completion Date:
Acres Cleaned Up:
Source Of Cleanup Funding:
Entity Prvding Cleanup Funds:
Amount Of Cleanup Funding:
Redevelopment Start Date:
NO Of Cleanup And Redev Jobs:
Acreage And Greenspace Created:
Src Of Redev Funding:
Entity Prvding Redev Funds:
Amount Of Redev Funding:

Site: ***SHELL OIL CO/WCD PIPELINES***
ORANGE COUNTY PIPELINES LOS ANGELES CA 90700 FINDS/FRS

Registry ID: 110008271823
FIPS Code: 06037
Program Acronyms: RCRAINFO
HUC Code:
Site Type Name: STATIONARY
EPA Region Code: 09
Conveyor:
County Name: LOS ANGELES
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No:
Census Block Code:
Create Date: 01-MAR-2000 00:00:00
Update Date: 29-DEC-2014 09:11:52
Location Description:
Supplemental Location: ORANGE COUNTY PIPELINES
Tribal Land Code:
Tribal Land Name:
Latitude:
Longitude:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Reference Point:
Interest Types: SQG
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110008271823

Site: ***U.S. DEPT OF VETERANS AFFAIR LA***
WILSHIRE LOS ANGELES CA 90049

FINDS/FRS

Registry ID:	110042349045
FIPS Code:	06037
Program Acronyms:	ICIS
HUC Code:	18070104
Site Type Name:	STATIONARY
EPA Region Code:	09
Conveyor:	FRS-GEOCODE
County Name:	LOS ANGELES
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	Yes
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	Department of Veterans Affairs
US/Mexico Border Ind:	
Congressional Dist No:	30
Census Block Code:	060377016013007
Create Date:	24-NOV-2010 08:02:57
Update Date:	03-MAY-2015 10:04:40
Location Description:	
Supplemental Location:	WILSHIRE
Tribal Land Code:	
Tribal Land Name:	
Latitude:	34.03505
Longitude:	-118.47862
Coord Collection Method:	ADDRESS MATCHING-HOUSE NUMBER
Accuracy Value:	50
Datum:	NAD83
Reference Point:	ENTRANCE POINT OF A FACILITY OR STATION
Interest Types:	ENFORCEMENT/COMPLIANCE ACTIVITY, FORMAL ENFORCEMENT ACTION
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110042349045

Site: ***1X THE CASDEN COMPANY***
CORNER OF WILSHIRE BLVD.,AND BEVERLY HILLS CA 902110000

HAZNET

SIC Code:		***Mailing City:***	BEVERLY HILLS
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC000120413	***Mailing Zip:***	902110000
Create Date:	10/6/1988	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	ALAN CASDEN
Inact Date:	10/25/2000	***Owner Addr 1:***	--
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	--
County Name:	Los Angeles	***Owner State:***	99
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	--	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	LES HOLDGRAFER
Street Address 1:	--
Street Address 2:	
City:	--
State:	99
Zip:	--

Phone:	2132745553
--	--

Site: ***CITY OF WEST HOLLYWOOD/LANDSCAPE & BLDG***
647 N SAN VINCENTE BLVD WEST HOLLYWOOD CA 900690000

HAZNET

SIC Code:		***Mailing City:***	WEST HOLLYWOOD
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC001470432	***Mailing Zip:***	900690000
Create Date:	3/25/1999	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	CITY OF WEST HOLLYWOOD
Inact Date:	10/25/2000	***Owner Addr 1:***	8300 SANTA MONICA BLVD
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	WEST HOLLYWOOD
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	900690000
Mailing Addr 1:	8300 SANTA MONICA BLVD	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	KEVIN TRUDEAU/PROJ SUPERV
Street Address 1:	8300 SANTA MONICA BLVD
Street Address 2:	
City:	WEST HOLLYWOOD
State:	CA
Zip:	900690000
Phone:	3238486339
--	--

Tanner Information

--	--
Generator EPA ID:	CAC001470432
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	AZC950823111
TSD County Code:	99
TSD County:	Unknown
State Waste Code:	151
State Waste Code Desc.:	Asbestos containing waste
Method Code:	D80
Method Description:	Disposal, landfill
Tons:	0
Year:	1999
--	--

Site: ***NICOLAS KUBLICKI***
6530 ORANGE/650-654 SWEETZERSTREET LOS ANGELES CA 90048

HAZNET

SIC Code:		***Mailing City:***	BEVERLY HILLS
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC002812253	***Mailing Zip:***	902101715
Create Date:	4/27/2015	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	NICOLAS KUBLICKI
Inact Date:	7/27/2015	***Owner Addr 1:***	9534 GLOAMING DR
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	BEVERLY HILLS
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	902101715
Mailing Addr 1:	9534 GLOAMING DR	***Owner Phone:***	3103836353
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--

Contact Name:	NICOLAS KUBLICKI
Street Address 1:	9534 GLOAMING DR
Street Address 2:	
City:	BEVERLY HILLS
State:	CA
Zip:	902101715
Phone:	3103836353
--	--

Site: ***1X CAL-VEST REALTY***
NE CORNER OF WILSHIRE LOS ANGELES CA 000000000 HAZNET

SIC Code:		***Mailing City:***	LOS ANGELES
NAICS Code:		***Mailing State:***	CA
EPA ID:	CAC001074168	***Mailing Zip:***	900040000
Create Date:	5/2/1996	***Region Code:***	3
Fac Act Ind:	No	***Owner Name:***	E J KIM
Inact Date:	10/25/2000	***Owner Addr 1:***	NE CORNER OF WILSHIRE
File Source:	File Sent By Department	***Owner Addr 2:***	
County Code:	19	***Owner City:***	LOS ANGELES
County Name:	Los Angeles	***Owner State:***	CA
Mail Name:		***Owner Zip:***	--
Mailing Addr 1:	--	***Owner Phone:***	0000000000
Mailing Addr 2:		***Owner Fax:***	

Contact Information

--	--
Contact Name:	E J KIM
Street Address 1:	NE CORNER OF WILSHIRE
Street Address 2:	
City:	LOS ANGELES
State:	CA
Zip:	--
Phone:	2139622100
--	--

Tanner Information

--	--
Generator EPA ID:	CAC001074168
Generator County Code:	19
Generator County:	Los Angeles
TSD EPA ID:	CAD000088252
TSD County Code:	19
TSD County:	Los Angeles
State Waste Code:	611
State Waste Code Desc.:	Contaminated soil from site clean-up
Method Code:	H01
Method Description:	Transfer station
Tons:	1.25
Year:	1996
--	--

Site: ***WEST HOLLYWOOD SHERIFF STATION***
720 NORTH SAN VICENTE BOULEVAR SANTA MONICA BLVD. LOS ANGELES CA 90063 HHSS

County:	Los Angeles
Pdf File Url:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00027815.pdf

Site: ***SERVICE STATION 5772***
13074 W 6TH ST WITMER LOS ANGELES CA 90017 HHSS

County:	Los Angeles

Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00028fcf.pdf

Site: ***WEST HOLLYWOOD SHERIFF***
720 NORTH SAN VICENTE BOULEVAR SANTA MONICA BLVD. LOS ANGELES CA 90063 HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/000276ee.pdf

Site: ***HERTZ RENT-A-CAR***
643 S. VE?ONT ST. WILSHIRE LOS ANGELES CA 90005 HHSS

County: Los Angeles
Pdf File Url: http://geotracker.waterboards.ca.gov/ustpdfs/pdf/00026de4.pdf

Site: ***SHELL OIL CO***
SAN VICENTE BL X WILSHIRE BL LOS ANGELES CA HIST CHMIRS

OES Control NO:	8802095	***Incident Date:***	7/2/1988
Release Factors:	Collision/Overturn	***Date Reported:***	7/2/1988
Release Text:		***Fatalities:***	
Equipm Involved:	No Equip Involved	***Other Injury:***	
Action Taken Text:		***Other Decon:***	
Chemicals:	GASOLINE	***Other Fatal:***	
Case Number:		***Vehicle:***	
HazMat Other:		***State:***	
HM Injury:		***CA DOT PUC ICC:***	
Decon:		***Company Name:***	SHELL OIL CO
Agency Name:	LOS ANGELES CITY FD	***County:***	LOS ANGELES

Action Taken: 63,Crowd Control,Establish Safe Area,Evacuation,Monitor,Provide Public Info,Remove Hazard (Neutralize),Traffic Control
HazMat Pers: Placards/Signs
More than three involved?: 2

Site:
CORNER OF WILSHIRE BLVD.,AND BEVERLY HILLS CA 902110000 HIST MANIFEST

Gen EPA ID: CAC000120413
Create Date: 10/06/1988 0:00
Inact Date: 10/25/2000 0:00:00
Facility Mail Street: --
Facility Mail City: BEVERLY HILLS
Facility Mail State: CA
Facility Mail Zip: 902110000
Contact Phone(s): 2132745553
File Year(s): 1988; 1989
Contact Name(s): LES HOLDGRAFER

Tanner Information
-- --
Generator EPA ID: CAC000120413
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: 1

Method Description:
Tons: 0
Year: 1988
-- --
Generator EPA ID: CAC000120413
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code: 221
State Waste Code Desc.: Waste oil and mixed oil
Method Code: R01
Method Description: Recycler
Tons: 12.51
Year: 1988
-- --
Generator EPA ID: CAC000120413
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD980675276
TSD County Code: 15
TSD County: Kern
State Waste Code: 611
State Waste Code Desc.: Contaminated soil from site clean-up
Method Code: D83
Method Description: Disposal, surface impoundment
Tons: 0.84
Year: 1989
-- --
Generator EPA ID: CAC000120413
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAD980675276
TSD County Code: 15
TSD County: Kern
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1989
-- --
Generator EPA ID: CAC000120413
Generator County Code: 19
Generator County: Los Angeles
TSD EPA ID: CAT080013352
TSD County Code: 19
TSD County: Los Angeles
State Waste Code:
State Waste Code Desc.:
Method Code:
Method Description:
Tons: 0
Year: 1988
-- --

Site: ***U.S. DEPT OF VETERANS AFFAIR LA***
WILSHIRE LOS ANGELES CA 90049

ICIS

EA Identifier:
EA Type Code:
EA Type:

EA Name:
Enforcement Action Forum:
County: Los Angeles
EPA Region: 09
FRS Facility UIN: 110042349045
Program System ID: 2200002428
Program System Acronym: ICIS
Permit Type:
Facility NAICS Code:
Facility SIC Code:
Tribal Land Code:
Federal Facility ID:
Latitude: 34.0506
Longitude: -118.4613

Site: ***U.S. DEPT OF VETERANS AFFAIR LA WILSHIRE LOS ANGELES CA 90049*** ICIS

EA Identifier: 09-2012-5531
EA Type Code: 9006E
EA Type: RCRA 9006 AO For Comp And/Or Pen (UST) - UST Expedited Settlement Program
EA Name: USTPO FY12 Veteran's West Los Angeles Healthcare Center (CA-100902A)
Enforcement Action Forum: Administrative - Formal
County: Los Angeles
EPA Region: 09
FRS Facility UIN: 110042349045
Program System ID: 2200002428
Program System Acronym: ICIS
Permit Type:
Facility NAICS Code:
Facility SIC Code:
Tribal Land Code:
Federal Facility ID:
Latitude: 34.0506
Longitude: -118.4613

Site:
1 SAN VICENTE OLFD LOS ANGELES CA 90036 LA HMS

Site No: 008500
Area: 2F

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: I15192
File Name: CHEVRON USA CO
Status: File Opened, no permit exists

Site:
6060 W WILSHIRE BLVD LOS ANGELES CA 90036 LA HMS

Site No: 016393
Area: 2F

--- Details ---
Permit Number: CA0059722

Permit Status: Permit Closed
Permit Type: 04
Permit Type Description: Operating Industrial Waste Permit - Offsite
Permit Category: Industrial Waste Permit
File NO: 021656
File Name: LA CO MUSEUM OF ART
Status: Permit Closed

Site:
5905 W WILSHIRE BLVD LOS ANGELES CA 90048 LA HMS

Site No: 012555
Area: 2F

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 012719
File Name: LA CO FMD MUSEUM OF ART
Status: File Opened, no permit exists

Site:
6600 SAN VICENTE BLVD LOS ANGELES CA 90048 LA HMS

Site No: 026488
Area: 2F

--- Details ---
Permit Number:
Permit Status:
Permit Type:
Permit Type Description:
Permit Category:
File NO: 036181
File Name: HOLLYHILLS DRAIN
Status: File Opened, no permit exists

Site: ***RICH WERNER/L.A. COUNTY MED.***
1930 W 5TH ST LOS ANGELES CA 90057 LA SML

Facility ID:
Record ID: SD0010107
Abated Date:

Site: ***SALT LAKE PROPERTY***
111 S STANLEY AVE LOS ANGELES CA 90036 LA SML

Facility ID:
Record ID: SD0000043
Abated Date: 08/09/2004

Site: ***AMTRACK FACILITY***
0000 OLYMPIC BLVD LOS ANGELES CA 90021 LA SML

Facility ID:
Record ID: SD0010138

Abated Date: 01/01/1988

Site: ***FORMER BEVERLY HILLS LINCOLN MERCURY***
8955 OLYMPIC BLVD BEVERLY HILLS CA 90210- LA SML

Facility ID:
Record ID: SD0000296
Abated Date: 07/15/2010

Site: ***LIBERTY SERVICE CORP***
6380 WILSHIRE BLVD BEVERLY HILLS CA 90211 RCRA SQG

EPA Handler ID: CAD981630312
Current Site Name: LIBERTY SERVICE CORP
Generator Status Universe: Small Quantity Generator
Land Type:
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 8840 WILSHIRE BLVD, , BEVERLY HILLS, CA, 90211,
Contact Name:
Contact Address:
Contact Email:
Location Street 2:

-- --
Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: NOT REQUIRED
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:
-- --
Owner/Operator Indicator: CO
Owner/Operator Name: LIBERTY SERVICE
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:
-- --
NAICS Information
-- --

Handler Information

--	--
Date Received:	19960901
Facility Name:	LIBERTY SERVICE CORP
Classification:	Small Quantity Generator
--	--
Date Received:	19860205
Facility Name:	LIBERTY SERVICE CORP
Classification:	Large Quantity Generator
--	--

Hazardous Waste Information

--	--

Violation/Evaluation Information

--	--

Site: ***CINDERELLA CLEANERS***
4062-1/2 W 6TH ST ANDREW LOS ANGELES CA 90020

RCRA SQG

EPA Handler ID:	CAD983583675
Current Site Name:	CINDERELLA CLEANERS
Generator Status Universe:	Small Quantity Generator
Land Type:	
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	4062-1/2, W 6TH ST ANDREW, , LOS ANGELES, CA, 90020,
Contact Name:	YONG KIM
Contact Address:	4062 1/2 W 6TH ST ANDREW, , LOS ANGELES, CA, 90020, US
Contact Email:	
Location Street 2:	
--	--

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	KIM YONG SEUNG
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	
--	--
Owner/Operator Indicator:	CP
Owner/Operator Name:	NOT REQUIRED
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	P

Date Became Current:
Date Ended Current:
-- --
NAICS Information
-- --
Handler Information
-- --
Date Received: 19910604
Facility Name: CINDERELLA CLEANERS
Classification: Small Quantity Generator
-- --
Hazardous Waste Information
-- --
Violation/Evaluation Information
-- --

Site: ***SHELL OIL CO/WCD PIPELINES***
ORANGE COUNTY PIPELINES LOS ANGELES CA 90700 RCRA SQG

EPA Handler ID: CAD981674310
Current Site Name: SHELL OIL CO/WCD PIPELINES
Generator Status Universe: Small Quantity Generator
Land Type:
Activity Location: CA
TSD Activity: N
Mixed Waste Generator: N
Importer Activity: N
Transporter Activity: N
Transfer Facility: N
Recycler Activity: N
Onsite Burner Exemption: N
Furnace Exemption: N
Underground Inject Activity: N
Rece Waste From Off Site: N
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: P O BOX 6249, , CARSON, CA, 90749,
Contact Name:
Contact Address:
Contact Email:
Location Street 2:

-- --
Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: NOT REQUIRED
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:
-- --
Owner/Operator Indicator: CO
Owner/Operator Name: SHELL OIL COMPANY
Owner/Operator Address: NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone: 4155551212

Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	
--	--
NAICS Information	
--	--
Handler Information	
--	--
Date Received:	19960901
Facility Name:	SHELL OIL CO/WCD PIPELINES
Classification:	Small Quantity Generator
--	--
Date Received:	19860911
Facility Name:	SHELL OIL CO/WCD PIPELINES
Classification:	Large Quantity Generator
--	--
Hazardous Waste Information	
--	--
Violation/Evaluation Information	
--	--

Site: ***USEPA SAN GABRIEL AREA 1 4 NPL SITE***
SAN GABRIEL VALLEY LOS ANGELES CA 90001

RCRA SQG

EPA Handler ID:	CAD982053837
Current Site Name:	USEPA SAN GABRIEL AREA 1 4 NPL SITE
Generator Status Universe:	Small Quantity Generator
Land Type:	Federal
Activity Location:	CA
TSD Activity:	N
Mixed Waste Generator:	N
Importer Activity:	N
Transporter Activity:	N
Transfer Facility:	N
Recycler Activity:	N
Onsite Burner Exemption:	N
Furnace Exemption:	N
Underground Inject Activity:	N
Rece Waste From Off Site:	N
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	215 FREMONT ST, , SAN FRANCISCO, CA, 94105,
Contact Name:	
Contact Address:	
Contact Email:	
Location Street 2:	
--	--
Owner/Operator Information	
Owner/Operator Indicator:	CP
Owner/Operator Name:	NOT REQUIRED
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	F
Date Became Current:	
Date Ended Current:	

--	---
Owner/Operator Indicator:	CO
Owner/Operator Name:	US EPA
Owner/Operator Address:	NOT REQUIRED NOT REQUIRED ME 99999
Owner/Operator Phone:	4155551212
Owner/Operator Type:	F
Date Became Current:	
Date Ended Current:	
--	---
NAICS Information	
--	---
Handler Information	
--	---
Date Received:	19960901
Facility Name:	USEPA SAN GABRIEL AREA 1 4 NPL SITE
Classification:	Small Quantity Generator
--	---
Date Received:	19871019
Facility Name:	USEPA SAN GABRIEL AREA 1 4 NPL SITE
Classification:	Large Quantity Generator
--	---
Hazardous Waste Information	
--	---
Violation/Evaluation Information	
--	---

Appendix: Database Descriptions

Ecolog Environmental Risk Information Services Ltd (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Feb 11, 2016

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Feb 11, 2016

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Feb 11, 2016

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Mar 07, 2016

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Mar 07, 2016

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Mar 14, 2016

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Mar 14, 2016

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Mar 14, 2016

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Mar 14, 2016

RCRA Conditionally Exempt Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Mar 14, 2016

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Mar 14, 2016

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 30, 2014

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jul 30, 2014

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 7, 2015

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Apr 05, 2016

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC.

Government Publication Date: Dec 11, 2015

State

State Response Sites: RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

Government Publication Date: Feb 03, 2016

EnviroStor Database: ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

Government Publication Date: Dec 31, 2015

Solid Waste Information System (SWIS): SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

Government Publication Date: Apr 28, 2016

EnviroStor Hazardous Waste Facilities: HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

Government Publication Date: Apr 21, 2016

Land Disposal Sites: LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

Government Publication Date: Apr 25, 2016

Leaking Underground Fuel Tank Reports: LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

Government Publication Date: Jun 06, 2016

Delisted Leaking Storage Tanks: DLST

This database contains a list of leaking storage tank sites that were removed from the GeoTracker is the State Water Resources Control Board's (SWRCB) data management system.

Government Publication Date: Jun 06, 2016

Permitted Underground Storage Tank (UST) in GeoTracker: UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

Government Publication Date: Mar 28, 2016

Aboveground Storage Tanks: AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

Government Publication Date: Aug 31, 2009

Delisted Storage Tanks: DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

Government Publication Date: Mar 28, 2016

Proposed Closure of Underground Storage Tank Cases: UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

Government Publication Date: Feb 26, 2016

Historical Hazardous Substance Storage Information Database: HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

Government Publication Date: Aug 27, 2015

Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions: LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

Government Publication Date: Mar 4, 2016

Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions: HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Government Publication Date: Mar 29, 2016

Deed Restrictions and Land Use Restrictions: DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

Government Publication Date: Mar 29, 2016

Voluntary Cleanup Program: VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

Government Publication Date: Apr 7, 2016

GeoTracker Cleanup Sites Data: CLEANUP SITES

A list of cleanup sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

Government Publication Date: Jun 06, 2016

Tribal

Leaking Underground Storage Tanks (LUSTs) on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Jan 31, 2016

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 9, which includes California.

Government Publication Date: Jan 31, 2016

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

County

Alameda County LOP Sites List: ALAMEDA LOP

A list of Leaking Underground Storage Tanks (LUST) facilities in Alameda County. This list is made available by Alameda County Department of Environmental Health (ACEH). ACEH implements a Local Oversight Program (LOP) under contract with the State Water Resources Control Board to provide regulatory oversight of the investigation and cleanup of soil and groundwater contamination from leaking petroleum USTs.

Government Publication Date: Apr 6, 2016

Alameda County UST List: ALAMEDA UST

A list of all registered Underground Storage Tanks (USTs) in the County of Alameda. The list is made available by Alameda County Department of Environmental Health.

Government Publication Date: Apr 6, 2016

Amador County CUPA List: AMADOR CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Amador County. This list is made available by Amador County Environmental Health Department which is the CUPA for Amador County and administers a consolidated hazardous materials program.

Government Publication Date: Mar 21, 2016

Butte County CUPA List: BUTTE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Butte County. This list is made available by Butte County Public Health Department, Environmental Health Division which was certified by the California Environmental Protection Agency as the CUPA for Butte County.

Government Publication Date: Mar 22, 2016

Calaveras County CUPA Facilities List: CALAVERAS CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Calaveras. This list is made available by Calaveras County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Mar 15, 2016

Calaveras County Landfills List: CALAVERAS LF

A list of landfills in Calaveras County. This list is made available by Calaveras County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: Mar 15, 2016

Calaveras County UST Remediation Sites: CALAVERAS LUST

A list of Leaking Underground Storage Tank (LUST) facilities in Calaveras County. This list is made available by Calaveras County Environmental Health Department. Local Implementing Agency (LIA) provides oversight of site remediation with soil contamination while CalEPA - California Regional Water Quality Control Board - Central Valley Region oversees remediation of sites with groundwater contamination.

Government Publication Date: Mar 15, 2016

Colusa County CUPA List: COLUSA CUPA

A list of facilities associated with Business Plan and Hazardous Generator programs in the County of Colusa. This list is made available by Colusa County Environmental Health which was certified by the California Environmental Protection Agency as Certified Unified Program Agency for Colusa County.

Government Publication Date: Jan 26, 2016

Contra Costa County CUPA List: CONTRACO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Contra Costa. This list is made available by Contra Costa County which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Apr 27, 2016

Del Norte County CUPA Facility List: DELNORTE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Del Norte County. This list is made available by Del Norte County Environmental Health Division which is the designated CUPA for the county.

Government Publication Date: Jan 22, 2016

El Dorado County CUPA Facility List: ELDORADO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in El Dorado County. This list is made available by El Dorado County Department of Environmental Management - Hazardous Waste Division which is approved by CalEPA as CUPA for El Dorado County.

Government Publication Date: Dec 28, 2015

Fresno County CUPA/Solid Waste Programs Resource List: FRESNO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Fresno County. This list is made available by Fresno County Department of Environmental Health Division which is approved by Cal-EPA as CUPA for the County.

Government Publication Date: Apr 04, 2016

Humboldt County CUPA Facility List: HUMBOLDT CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Humboldt County. This list is made available by Humboldt County Division of Environmental Health which is approved by the State Secretary for Environmental Protection as CUPA for the County.

Government Publication Date: May 11, 2016

Imperial County CUPA Facility List: IMPERIAL CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Imperial County. This list is made available by the California Department of Toxic Substances Control (DTSC) which is appointed as CUPA for Imperial County.

Government Publication Date: Apr 28, 2016

Inyo County CUPA Facility List: INYO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Inyo. This list is made available by the Inyo County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Apr 06, 2016

Kern County CUPA List: KERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Kern. This list is made available by Kern County Environmental Health Services Department which has been certified by CalEPA to implement the Unified program as a CUPA for Kern County.

Government Publication Date: May 19, 2015

Kern County UST List: KERN UST

A list of all registered and inactive Underground Storage Tanks in the County of Kern. The list is made available by Kern County Environmental Health Division.

Government Publication Date: May 17, 2016

Kings County CUPA Facility List: KINGS CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Kings County. This list is made available by Kings County Department of Public Health which is appointed as CUPA for the county.

Government Publication Date: Jan 31, 2016

Lake County CUPA Facility List: LAKE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Lake County. This list is made available by Lake County Division of Environmental Health which is CUPA for the entire county.

Government Publication Date: Apr 28, 2016

Los Angeles County - El Segundo City Underground Storage Tanks List: ELSEGUNDO UST
A list of all registered Underground Storage Tanks (USTs) in the City of El Segundo of Los Angeles County. The list is made available by El Segundo City Fire Department.
Government Publication Date: Mar 11, 2016

Los Angeles County - Torrance City Underground Storage Tanks: TORRANCE UST
A list of registered Underground Storage Tank (UST) sites in Torrance City of Los Angeles County. This list is made available by Torrance City Office of Clerk.
Government Publication Date: Mar 29, 2016

Los Angeles County HMS List: LA HMS
This list contains sites that have or had permits for Industrial Waste, Underground Storage Tanks, or Storm water in the County of Los Angeles. This list is made available by the County of Los Angeles Department of Public Works.
Government Publication Date: Feb 9, 2016

Los Angeles County Long Beach UST List: LA LONGB UST
A list of all registered active Underground Storage Tanks in the City of Long Beach of Los Angeles County. The list is made available by Long Beach Certified Unified Program Agency.
Government Publication Date: Jan 6, 2016

Los Angeles County Solid Waste Sites: LA SWF
List of permitted solid waste facilities, closed landfills, historical dumpsites and other solid waste sites in Los Angeles County, made available by the Department of Public Works in Los Angeles County.
Government Publication Date: Apr 20, 2016

Madera County CUPA Facility List: MADERA CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Madera County. This list is made available by Madera County Environmental Health Department which is CUPA for the entire county.
Government Publication Date: Jan 26, 2016

Marin County CUPA List: MARIN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Marin. This list is made available by Marin County which has been certified by CalEPA to implement the Unified program as a CUPA.
Government Publication Date: Jan 19, 2016

Merced County CUPA Facilities List: MERCED CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Merced. This list is made available by Merced County which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Apr 19, 2016

Mono County CUPA Facility List: MONO CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Mono County. This list is made available by Mono County Environmental Health Department which has been certified by CalEPA to implement the Unified program as a CUPA for the entire county.
Government Publication Date: Apr 7, 2016

Monterey County CUPA Facility List: MONTEREY CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Monterey County. This list is made available by Monterey County Hazardous Materials Management Services which is designated as the CUPA in Monterey County.
Government Publication Date: Feb 25m 2016

Napa County UST List: NAPA UST
A list of all registered active Underground Storage Tanks (USTs) in the County of Napa. This list is made available by Napa County Environmental Health Division.

Government Publication Date: Mar 09, 2016

Nevada County CUPA Facility List: NEVADA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Nevada County. This list is made available by Nevada County Department of Environmental Health which is the CUPA for all cities and unincorporated areas within Nevada County.

Government Publication Date: Apr 18, 2016

Orange County Aboveground Petroleum Storage Tank Listing: ORANGE AST

A list of Aboveground Petroleum Storage Tank (APST) facilities inspected by Orange County Certified Unified Program Agency (CUPA) Under the Aboveground Petroleum Storage Act (APSA). This list is made available by the Environmental Health Division of Orange County Health Care Agency.

Government Publication Date: Apr 01, 2016

Orange County Underground Storage Tanks Listing: ORANGE UST

A list of registered Underground Storage Tank (UST) sites in Orange County. This list is made available by Orange County Health Care Agency (OCHCA), Environmental Health Division which oversees the underground storage tank inspection program in most of the cities of Orange County, with the exception of Anaheim, Fullerton, and Orange.

Government Publication Date: Apr 01, 2016

Placer County CUPA Facilities List: PLACER CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Placer County. This list is made available by Placer County Environmental Health which is designated CUPA for all areas of the county except for the City of Roseville.

Government Publication Date: Apr 19, 2016

Riverside County Local Oversight Program List: RIVERSIDE LOP

A list of Leaking Underground Storage Tank (LUST) facilities in Riverside County. This list is made available by Riverside County Department of Environmental Health. Environmental Cleanup Program provides oversight of assessments and cleanups at properties that have been, or may have been, contaminated with hazardous substances from LUSTs or releases associated with other commercial/industrial use.

Government Publication Date: Feb 17, 2016

Riverside County Underground Storage Tanks List: RIVERSIDE UST

A list of registered Underground Storage Tank (UST) sites in Riverside County. This list is made available by Riverside County Department of Environmental Health. The Hazardous Materials Management Branch (HMMB) regulates and oversees the inspections of constructions, repairs, upgrades, system operation and removal of UST systems.

Government Publication Date: Feb 17, 2016

Sacramento County Master Hazardous Materials Facility List: SACRAMENTO HAZ

A list of Hazardous Materials Facilities in Sacramento County. This list is made available by Sacramento County Environmental Management Department which has been designated as the Certified Unified Program Agency (CUPA) for the County.

Government Publication Date: Feb 02, 2016

Sacramento Toxic Site Cleanup List: SACRAMENTO TOX

Sacramento County Environmental Management Department (EMD)'s Toxic Site Cleanup List includes sites where unauthorized releases of potentially hazardous materials have occurred. The EMD's Site Assessment & Mitigation Program, also referred to as Toxic Site Cleanup Program, provides mandated regulatory oversight of the assessment and remediation of properties on which there has been a release of hazardous materials to soil and/or groundwater.

Government Publication Date: May 2, 2016

San Bernardino County CUPA List: SANBERN CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.

Government Publication Date: Apr 13, 2016

San Diego County Hazardous Materials Management Division Database: SANDIEGO HAZ
A list of facilities with Unified Program Facility Permit in San Diego County. This list has been made available by County of San Diego Environmental Health.
Government Publication Date: Apr 20, 2016

San Diego County Site Assessment and Mitigation Investigation Sites: SANDIEGO SAM
List of sites which have undergone a Site Assessment and Mitigation investigation. This list is made available by the County of San Diego Department of Environmental Health.
Government Publication Date: Apr 20, 2016

San Diego County Solid Waste Facility List: SANDIEGO SWF
A list of open and closed Solid Waste Facilities in the County of San Diego. The list is made available by San Diego County Department of Environmental Health.
Government Publication Date: Feb 10, 2016

San Francisco County Aboveground Storage Tanks List: SANFRAN AST
A list of Aboveground Storage Tanks (ASTs) facilities inspected by San Francisco Department of Public Health's (SFDPH) Hazardous Materials and Waste Program. Aboveground storage containers or tanks include oil-filled equipment (such as hydraulic systems/reservoirs and heat transfer systems) which have a petroleum storage capacity of 55 gallons or greater.
Government Publication Date: Mar 12, 2016

San Francisco County CUPA Facilities List: SANFRAN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Francisco County. This list is made available by San Francisco County Hazardous Materials and Waste Program which is the CUPA for all areas of the County.
Government Publication Date: Mar 12, 2016

San Francisco County LOP Sites: SANFRAN LOP
A list of Underground Storage Tank (UST) release sites in the County of San Francisco. This list is made available by San Francisco County Department of Public Health Environmental Health Protection Branch.
Government Publication Date: May 25, 2016

San Francisco County UST List: SANFRAN UST
A list of all registered Underground Storage Tanks (USTs) in the County of San Francisco. This ist is made available by San Francisco County Environmental Health Division. The Hazardous Materials and Waste Program provides regulatory oversight for the construction, operation, repair and removal of USTs in San Francisco.
Government Publication Date: Mar 12, 2016

San Joaquin County Aboveground Tank List: SANJOAQUIN AST
A list of Aboveground Storage Tanks (ASTs) inspected by San Joaquin County Environmental Health Department (SJCEHD) under Aboveground Petroleum Storage Act (APSA).
Government Publication Date: May 04, 2016

San Joaquin County UST List: SANJOAQUIN UST
A list of all registered Underground Storage Tanks in the County of San Joaquin. The list is made available by San Joaquin County Environmental Health Division.
Government Publication Date: May 04, 2016

San Joaquin Hazardous Waste Facilities: SANJOAQUIN HW
A list of Hazardous Waste Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.
Government Publication Date: May 04, 2016

San Mateo County CUPA Facilities List: SANMATEO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Mateo County. This list is made available by San Mateo County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: May 2, 2016

San Mateo County LOP List: SANMATEO LOP

A list of Leaking Underground Storage Tank (LUST) facilities in San Mateo County. This list is made available by San Mateo County Environmental Health Services Division.

Government Publication Date: May 10, 2016

Santa Clara County CUPA Facilities List: SANTACLARA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.

Government Publication Date: Mar 3, 2016

Santa Clara Local Oversight Program Listing: SANTACLARA LO

A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.

Government Publication Date: Apr 20, 2016

Santa Cruz County CUPA Facility List: SANTACRUZ CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Cruz County. This list is made available by Santa Cruz County Environmental Health Services (EHS) Division which has been designated as the CUPA for the County.

Government Publication Date: Apr 20, 2016

Shasta County CUPA Facility List: SHASTA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Shasta County. This list is made available by Shasta County Environmental Health Division which has been designated as the CUPA for Shasta County by CalEPA.

Government Publication Date: Feb 16, 2016

San Luis Obispo County CUPA Facilities List: SANLUISOB CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Luis Obispo County. This list is made available by County of San Luis Obispo Environmental Health Services Division which has been designated as the CUPA for the County.

Government Publication Date: Apr 21, 2016

Solano County CUPA List: SOLANO CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the County of Solano. This list is made available by Solano County Environmental Health Division which has been certified by CalEPA to implement the Unified program as a CUPA.

Government Publication Date: Apr 28, 2016

Solano County Local Oversight Program List: SOLANO LOP

A list of Leaking Underground Storage Tank (LUST) facilities in the Solano County. This list is made available by the Solano County Environmental Health Services. Since April 1993, the State Water Resources Control Board has contracted with the County of Solano to provide regulatory oversight for the cleanup of LUSTs under Local Oversight Program (LOP) contract.

Government Publication Date: Apr 28, 2016

Solano County Underground Storage Tanks List: SOLANO UST

A list of all registered Underground Storage Tanks (USTs) in the County of Solano. The list is made available by Solano County Environmental Health Services Division. There are an estimated 190 facilities throughout the county that are subject to the regulatory requirements of the UST program.

Government Publication Date: Apr 28, 2016

Sonoma County CUPA Facilities List: SONOMA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sonoma County. This list is made available by Sonoma County Hazardous Materials (HazMat) Division which has been designated as the CUPA for the County.

Government Publication Date: Apr 05, 2016

Sonoma County LOP Site List: SONOMA LOP

A list of Leaking Underground Storage Tank (LUST) facilities in Sonoma County. This list is made available by Sonoma County Department of Health Services. Sonoma County Local Oversight Program (LOP) oversees the investigation and cleanup of fuel releases from underground storage tanks in all areas of the County with the exception of the Cities of Santa Rosa and Healdsburg.

Government Publication Date: Apr 01, 2016

Sonoma County Petaluma City CUPA Facilities: SONOMA PETAL

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Petaluma City. This list is made available by Petaluma Fire Prevention Bureau which is the CUPA for Petaluma City in Sonoma County.

Government Publication Date: May 21, 2015

Sutter County CUPA List: SUTTER CUPA

A list of facilities associated with Aboveground Petroleum Storage Tank (APSA) regulation, Hazardous Materials Business Plan (HMBP) Program and Underground Storage Tank (UST) regulation of Certified Unified Program Agency (CUPA) programs in Sutter County. This list is made available by Sutter County Enviornmental Health Division which has been designated as the CUPA for the County.

Government Publication Date: Apr 20, 2016

Tuolumne County CUPA Facility List: TUOLUMNE CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Tuolumne County. This list is made available by Tuolumne County Environmental Health which is the CUPA for all areas of the County.

Government Publication Date: May 2, 2016

Ventura County CUPA Facilities List: VENTURA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Ventura County. This list is made available by Ventura County Environmental health Division.

Government Publication Date: Mar 28, 2016

Ventura County City of Oxnard CUPA Facility List: OXNARD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Oxnard City. This list is made available by Oxnard City Fire Department which is the CUPA for Oxnard City in Ventura County.

Government Publication Date: May 04, 2016

Ventura County Inactive Underground Storage Tanks Sites: VENTURA INUST

A list of inactive Underground Storage Tank (UST) sites in Ventura County. This list is made available by Ventura County Environmental Health Division.

Government Publication Date: Apr 20, 2016

Ventura County Leaking Underground Fuel Tanks - Historic: VENTURA HLUFT

A historical list of cleanup oversight of the Leaking Underground Fuel Tank (LUFT) program provided by Ventura County Environmental Health Division. All new and existing underground fuel storage tank releases are now referred to the Los Angeles Regional Water Quality Control Board.

Government Publication Date: May 31, 2008

Yolo County UST List: YOLO UST

A list of registered Underground Storage Tank (UST) sites in Yolo County. This list is made available by Yolo County Environmental Health Department which regulates the construction, operation, repair and removal of USTs throughout Yolo County.

Government Publication Date: Apr 20, 2016

Yuba County CUPA Facilities List: YUBA CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Yuba County. This list is made available by Yuba County Environmental Health Division which is the CUPA for all areas of the County.

Government Publication Date: May 20, 2016

City of Bakersfield CUPA List: BKRSFIELD CUPA

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in the City of Bakersfield. This list is made available by the City of Bakersfield Fire Department.

Government Publication Date: Mar 07, 2016

Gilroy City CUPA Facilities List: SANTACLARA GIL

The Gilroy City Fire Marshal's office maintains a list of CUPA Facilities located in Gilroy City.

Government Publication Date: Jan 19, 2016

Alpine County CUPA List: ALPINE CUPA

The Alpine County Health Department has been certified by Cal / EPA to implement the Unified program and maintains a list of Certified Unified Program Agency (CUPA) facilities.

Government Publication Date: Feb 24, 2015

Glenn County CUPA List: GLENN CUPA

The Glenn County Air Pollution Control District is the Administering Agency and the Certified Unified Program Agency (CUPA) for Glenn County with responsibility for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, above ground storage tanks, and stationary sources handling regulated substances.

Government Publication Date: May 02, 2016

Lassen County CUPA List: LASSEN CUPA

The Environmental Health Program of Lassen County tracks Certified Unified Program Agencies (CUPA) facilities.

Government Publication Date: May 9, 2016

Mariposa County CUPA List: MARIPOSA CUPA

Mariposa County Health Department, Environmental Health Services, is certified by Cal-EPA as the Certified Unified Program Agency (CUPA) that administers specific hazardous materials/hazardous waste programs.

Government Publication Date: Apr 8, 2016

Plumas County CUPA List: PLUMAS CUPA

In Plumas County, the Environmental Health Department is the designated Certified Unified Program Agency (CUPA) that consolidates and coordinates administrative activities such as permits, inspections, and enforcement. CUPA Programs include Hazardous Materials Business Plan (HMBP), Underground Storage Tanks (USTs), Above Ground Storage Tanks (AGTs), Hazardous Waste Generators (HWG) and CAL-ARP.

Government Publication Date: Apr 14, 2016

Siskiyou County CUPA List: SISKIYOU CUPA

The Hazardous Materials Management Group of Siskiyou County's Environmental Health Division Certified Unified Program Agency (CUPA) regulates underground tanks, hazardous materials (including but not limited to: hazardous substances, hazardous waste, and any material which a handler or the CUPA has reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Government Publication Date: May 18, 2016

Stanislaus County CUPA List: STANISLAUS CUPA

The Environmental Resources Department of Stanislaus County maintains a list of Certified Unified Program Agency (CUPA) facilities.

Government Publication Date: Jan 25, 2016

Trinity County CUPA List: TRINITY CUPA

On January 1, 2005, the Department of Toxic Substances Control (DTSC) was authorized by the California Environmental Protection Agency (Cal/EPA) as the Trinity County Certified Unified Program Agency (CUPA). This CUPA list was made available by the DTSC.

Government Publication Date: Apr 15, 2016

Tulare County CUPA List: TULARE CUPA

The Certified Unified Program Agency (CUPA) unifies and consolidates under one roof the various requirements for businesses handling hazardous materials, generating or treating hazardous wastes, or operating aboveground or underground storage tanks. CUPA thereby enhances consistency, reduces duplication, and simplifies compliance for the regulated public. The Tulare County Environmental Health Division was certified as a CUPA in December, 1996.

Government Publication Date: Dec 3, 2015

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Mar 9, 2016

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2014

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: May 10, 2016

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: May 17, 2016

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified ongressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2014

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. It is comprised of states with established drycleaner remediation programs. Coalition members are states with mandated programs and funding for drycleaner site remediation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: May 09, 2016

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: Dec 17, 2015

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: May 20, 2016

State

Drycleaner Facilities: DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commericial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

Government Publication Date: May 20, 2016

EnviroStor Inspection, Compliance, and Enforcement: INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

Government Publication Date: Mar 14, 2016

Clandestine Drug Lab Sites: CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

Government Publication Date: Dec 31, 2015

School Property Evaluation Program Sites: SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

Government Publication Date: Apr 07, 2016

California Hazardous Material Incident Report System (CHMIRS): CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Mar 08, 2016

Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report: SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

Government Publication Date: Dec 31, 1995

Hazardous Waste Manifest Data: HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Oct 2,2015

Cease and Desist Orders and Cleanup and Abatement Orders: CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 28, 2012

Historical California Hazardous Material Incident Report System (CHMIRS): HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

Government Publication Date: Jan 1, 1993

Historical Hazardous Waste Manifest Data: HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

Government Publication Date: Dec 31, 1992

Tribal

No Tribal additional environmental record sources available for this State.

County

Los Angeles County Site Mitigation List: LA SML

A Site Mitigation List in the County of Los Angeles. The list is made available by Los Angeles County Fire Department. Site mitigation is handled by the Site Mitigation Unit (SMU) which facilitates completion of site clean-up projects of contaminated sites in an expeditious manner in all cities of the Los Angeles County except El Segundo, Glendale, Long Beach, Santa Fe Springs, and Vernon.

Government Publication Date: Jun 23, 2015

Riverside County Disclosure Facility List: RIVERSIDE HZH

A list of facilities disclosed to Riverside County Department of Environmental Health (DEH). This list is made available by Riverside County DEH which has been designated as the CUPA for the County. A business is required to establish and submit a Business Plan if the facility handles hazardous material equal to or greater than 55 gallons, 500 pounds or 200 cubic feet at any time during the year.

Government Publication Date: Feb 17, 2016

Riverside County Hazardous Waste Generator Sites List: RIVERSIDE HWG

A list of Hazardous Waste Generator Sites in the County of Riverside. This list is made available by Riverside County Department of Environmental Health which has been designated as the CUPA for the County.

Government Publication Date: Feb 17, 2016

San Joaquin County Hazardous Materials Facilities List: SANJOAQUIN HM

A list of Hazardous Materials Facilities in San Joaquin County. This list is made available by San Joaquin County Environmental Health Department which has been designated as the CUPA for the County.

Government Publication Date: May 04, 2016

Ventura County Hazardous Material Release (Prop 65) Sites: VENTURA HAZR

A historic list of hazardous material releases from the Hazardous Material Release Report collected by the Environmental Health Division of Ventura County. As per the department this report contains records from 1987 to 2014.

Government Publication Date: 1987 - 2014

Ventura County Inactive Hazardous Waste Sites: HW INACTIVE

A list of Inactive Hazardous Waste Sites in Ventura County collected by Ventura County's Environmental Health Division.

Government Publication Date: Jun 26, 2015

Delisted County Records: DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

Government Publication Date: Apr 19, 2016

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries". All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and were included as reference.

APPENDIX I:

KEY PERSONNEL RESUMES

Brian "Jake" Jakubiak

SENIOR ENVIRONMENTAL CONSULTANT

Education

-Bachelor Degree, Geography and Environmental Science, Towson University, 1997
-Graduate course work in Environmental Science, Johns Hopkins University 2000-2002

Project Experience

Retail Shopping Center; **Baltimore**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 20-acre retail center, which historic occupants included a dry cleaner and two gasoline service stations. A Phase II ESA was subsequently performed, which included the collection and analysis of soil, sub-slab soil-gas, and groundwater from the site. The results of the laboratory analysis did not identify contaminants at concentrations requiring further action. Based on the results of the Phase II ESA, the Client was able to obtain financing and move forward with the redevelopment of the site.

Former Landfill; **North Miami**, **FL** – Mr. Jakubiak performed a Phase I ESA of an approximate 140-acre former landfill property currently undergoing redevelopment with residential and commercial land uses. The Phase I ESA included reviewing prior environmental reports that had been performed over the past 25 years; recent remediation activities; and regulatory correspondence detailing the current regulatory status and remaining remedial activities required to obtain closure of the landfill. Based on the review of these documents and interviews with local and state regulatory representative, no further evaluation was recommended.

Assisted Living Facility (ALF); **Warminister**, **PA** – Mr. Jakubiak performed a Phase I ESA of an approximate 100-acre ASF constructed on a former military base. Based on the review of prior reports, no further action was recommended.

INDUSTRY TENURE

Environmental: 1998
EMG: 2011

RELATED EXPERIENCE

- UST Removal Oversight
- Phase II ESA sampling & reporting
- Radon Sampling
- Asbestos Sampling
- Stormwater Pollution Prevention Plans (SWP3)
- National Environmental Protection Act (NEPA) compliance

INDUSTRY EXPERIENCE

- Gas Station Portfolios
- Industrial Park Portfolios
- Retirement Community Portfolios
- Retail Center Portfolios
- Self Storage Portfolios
- Telecommunication Portfolios
- Residential development

ACTIVE LICENSES/REGISTRATIONS

- OSHA 40-Hour HAZWOPER
- EPA AHERA Asbestos Inspector

SPECIAL SKILLS TRAINING

- AAI/ASTM E1527-13 Environmental Professional

REGIONAL LOCATION

Des Moines, IA

Project Experience Cont.

Industrial Facility; **Owings Mills**, **MD** – Mr. Jakubiak performed a Phase I ESA of an approximate 50-acre industrial facility that had operated at the site since the 1960s. RECs identified included the use of solvents in a large-scale printing operation; USTs that had been abandoned in-place; the presence of oil-water separators; and documented on-site petroleum releases. A Phase II ESA was performed to further evaluate the areas of concern (AOCs). Based on the results of the Phase II ESA, the Seller was required to remediate several areas of impacted soil and remove the abandoned USTs prior to the Buyer acquiring the site.

Manufacturing Facility; **Ellicott City**, **MD** – Following the identification of suspect piping to the boiler room, Mr. Jakubiak provided oversight of a Phase II ESA, which initially included a geophysical survey in the area of the suspect piping. Two significant anomalies were identified and were subsequently verified to be 10,000-gallon fuel oil USTs. Mr. Jakubiak provided removal oversight of the USTs and confirmatory sampling activities. A significant release was identified and was reported to the State. Mr. Jakubiak managed the soil excavation and groundwater monitoring well installation. Mr. Jakubiak performed groundwater remediation, monitoring, and reporting activities and assisted in obtaining case closure of this leaking underground storage tank site.

Residential Subdivision; **Perry Hall**, **MD** – Following the identification of former waste collection and greenhouse facilities on the site, Mr. Jakubiak provided oversight of a Phase II ESA in areas formerly containing USTs, disturbed surface areas suspected of containing fill material, truck maintenance areas, and greenhouses. Based on the findings of the Phase II ESA, the site was entered into the State Voluntary Cleanup Program and Mr. Jakubiak delineated petroleum impacted soils and areas containing buried refuse and oversaw the excavation of these materials. Following removal activities, confirmatory sampling was performed and the site was granted case closure and allowed to be redeveloped for residential use.

Talmage Maxwell Jordan

PROJECT MANAGER

Education

Bachelor of Science, Environmental Science, University of California, Los Angeles, 2010

Project Experience

Car Wash and Auto Repair; **Encino**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing car wash and auto repair. The car wash had previously had a gasoline service station located on the premises with documented releases to the groundwater. Ground water monitoring data and regulatory agency files from the California Regional Water Quality Control Board were reviewed in the scope of the assessment to determine the extent and location of the petroleum release. A Phase II Subsurface Investigation was not necessary to address the former release; however a review of plans and closure permits revealed evidence of abandoned in-ground hydraulic lifts. A Phase II subsurface investigation was recommended to address these abandoned site features.

Industrial Plating Facility; **Ontario**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing heavy metal plating facility. The facility had occupied its current location for over 30 years and signs of stressed vegetation because of the adequate groundwater monitoring on the site and staining led to a recommendation for a Phase II Subsurface investigation.

Gasoline Station; **San Diego**, **CA** – Mr. Jordan performed a Phase I Environmental Site Assessment for an existing Gasoline Service Station. The facility had occupied its current location for over 30 years. Ground water monitoring data and regulatory agency files from the California Regional Water Quality Control Board and San Diego Department of Environmental Health were reviewed in the scope of the assessment to determine the extent and location of the petroleum release. This review revealed that petroleum and solvent releases from adjacent sites had comingled with a petroleum release from the gasoline service station. A Phase

INDUSTRY TENURE

Environmental: 2012
EMG: 2014

RELATED EXPERIENCE

- HUD multi-family housing portfolios
- FDIC portfolios
- Industrial portfolios
- Warehouse portfolios
- Restaurant portfolios
- Voluntary Remediation Program

INDUSTRY EXPERIENCE

- Retail
- Residential Housing
- Gasoline Service Stations
- Industrial Properties
- Plating Facilities
- Dry Cleaners
- Car Washes
- Automobile Repairs
- Farms and Dairies
- Assisted Living/ Skilled Nursing Facilities
- Hotels and Hospitality

ACTIVE LICENSES/REGISTRATIONS

- AHERA Asbestos

SPECIAL SKILLS & TRAINING

- California Environmental Professionals CEQA Essentials Seminar

REGIONAL LOCATION

Los Angeles, California

II subsurface investigation was recommended to assess the extent of contamination at this site.

FDIC Portfolio; Doral Bank; **Puerto Rico** – Mr. Jordan performed over thirty Phase I Environmental Assessments in the Commonwealth of Puerto Rico on various types of properties including, residential, retail, virgin rainforest, and dry cleaners. Ground water monitoring data and regulatory agency files from the Puerto Rico Environmental Quality Board (JCA) were reviewed in the scope of the assessments to determine the extent and location (if any) of any environmental impacts. Phase II subsurface investigations were recommended as needed.

Historic Meatpacking Facilities; **Vernon**, **CA** – Mr. Jordan performed Phase I Environmental Assessments on several properties in the historical meatpacking district of Vernon, California, a predominantly industrial town southeast of Los Angeles. Research for these projects included file reviews at the Vernon Department of Environmental Health.

Target; **Various Cities**, **CA** – Mr. Jordan conducted several Project Management services for Target Corporation on behalf of the QPM division of EMG. Work for Target included checking stock areas of Target stores in Southern California to aid in the kick out of the retailer's debut ship from store service.

APPENDIX C

Water Resources Technical Report

ESA

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656 South San Vicente Boulevard, Los Angeles, CA, 90048

Water Resources Technical Report
July 18, 2019

PREPARED BY:

KPFF Consulting Engineers

700 South Flower Street, Suite 2100

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

650–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC (the Applicant) proposes to develop a mixed-use medical office and retail-commercial development on an approximately 0.76 acre (33,087 square feet, 32,290 net square feet) site (Project Site) located at 656 South San Vicente Boulevard. The Project Site is located at the corner of Wilshire Boulevard and San Vicente Boulevard in the Wilshire Community Plan Area (CPA) in the City of Los Angeles (City) and is bounded by South San Vicente Boulevard to the west/southwest, Wilshire Boulevard to the south, Sweetzer Avenue to the east, and Orange Street to the north. The Project Site is currently developed with a Montessori Children's World School, which is currently vacant, and a Big 5 Sporting Goods store and associated surface parking. The Project Site is located in an urbanized and active area adjacent to commercial, office, residential, and medical related uses.

The 656 San Vicente Project (Project) would include up to of 145,305 square feet of floor area that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail use, of which up to 4,000 square feet may be a small restaurant use and 1,000 square feet may be other commercial uses, such as a pharmacy or soft good store. The proposed building would be 12 stories and approximately 218 feet in height. The Project would include a seven floors of medical office uses over four floors of parking, and a ground level containing a lobby for the medical office and other commercial uses. The Project would include 454 parking spaces and 891 bicycle spaces.

1.2. SCOPE OF WORK

This report provides a description of the existing surface water hydrology, surface water quality, groundwater hydrology, and groundwater quality at the Project Site. In addition, the report includes an analysis of the Project's potential impacts related to surface water hydrology, surface water quality, groundwater hydrology, and groundwater quality.

2. REGULATORY FRAMEWORK

2.1. SURFACE WATER HYDROLOGY

County of Los Angeles Hydrology Manual

Per the City Special Order No. 007-1299, December 3, 1999, the City has adopted the Los Angeles County Department of Public Works Hydrology Manual as its basis of design for storm drainage facilities. The Los Angeles County Department of Public Works' Hydrology Manual requires that a storm drain conveyance system be designed for a 25-year storm event and that the combined capacity of a storm drain and street flow system accommodate flow from a 50-year storm event. Areas with sump conditions are required to have a storm drain conveyance system capable of conveying flow from a 50-year storm event.[1] The County also limits the allowable discharge into existing storm drain facilities

[1] Los Angeles County Department of Public Works Hydrology Manual, January 2006,

based on the MS4 Permit and is enforced on all new developments that discharge directly into the County's storm drain system. Any proposed drainage improvements of County owned storm drain facilities such as catch basins and storm drain lines requires the approval/review from the County Flood Control District department.

Los Angeles Municipal Code

Any proposed drainage improvements within the street right of way or any other property owned by, to be owned by, or under the control of the City requires the approval of a B-permit (Section 62.105, LAMC). Under the B-permit process, storm drain installation plans are subject to review and approval by the City of Los Angeles Department of Public Works Bureau of Engineering. Additionally, any connections to the City's storm drain system from a property line to a catch basin or a storm drain pipe requires a storm drain permit from the City of Los Angeles Department of Public Works, Bureau of Engineering.

2.2. SURFACE WATER QUALITY

Clean Water Act

The Clean Water Act was first introduced in 1948 as the Water Pollution Control Act. The Clean Water Act authorizes federal, State and local entities to cooperatively create comprehensive programs for eliminating or reducing the pollution of state waters and tributaries. The primary goals of the Clean Water Act are to restore and maintain the chemical, physical, and biological integrity of the nation's waters and to make all surface waters fishable and swimmable. As such, the Clean Water Act forms the basic national framework for the management of water quality and the control of pollutant discharges. The Clean Water Act also sets forth a number of objectives in order to achieve the above-mentioned goals. These objectives include regulating pollutant and toxic pollutant discharges; providing for water quality that protects and fosters the propagation of fish, shellfish and wildlife; developing waste treatment management plans; and developing and implementing programs for the control of non-point sources of pollution.[2]

Since its introduction, major amendments to the Clean Water Act have been enacted (e.g., 1961, 1966, 1970, 1972, 1977, and 1987). Amendments enacted in 1970 created the U.S. Environmental Protection Agency (USEPA), while amendments enacted in 1972 deemed the discharge of pollutants into waters of the United States from any point source unlawful unless authorized by a USEPA National Pollutant Discharge Elimination System (NPDES) permit. Amendments enacted in 1977 mandated development of a "Best Management Practices" Program at the state level and provided the Water Pollution Control Act with the common name of "Clean Water Act," which is universally used today. Amendments enacted in 1987 required the USEPA to create specific requirements for discharges.

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http://ladpw.org/wrd/publication/index.cfm, accessed July 5, 2017.

[2] Non-point sources of pollution are carried through the environment via elements such as wind, rain, or stormwater and are generated by diffuse land use activities (such as runoff from streets and sidewalks or agricultural activities) rather than from an identifiable or discrete facility.

In response to the 1987 amendments to the Clean Water Act and as part of Phase I of its NPDES permit program, the USEPA began requiring NPDES permits for: (1) municipal separate storm sewer systems (MS4) generally serving, or located in, incorporated cities with 100,000 or more people (referred to as municipal permits); (2) 11 specific categories of industrial activity (including landfills); and (3) Construction activity that disturbs five acres or more of land. Phase II of the USEPA's NPDES permit program, which went into effect in early 2003, extended the requirements for NPDES permits to: (1) numerous small municipal separate storm sewer systems,[3] (2) construction sites of one to five acres, and (3) industrial facilities owned or operated by small municipal separate storm sewer systems. The NPDES permit program is typically administered by individual authorized states.

In 2008, the USEPA published draft Effluent Limitation Guidelines (ELGs) for the construction and development industry. On December 1, 2009 the EPA finalized its 2008 Effluent Guidelines Program Plan.

In California, the NPDES stormwater permitting program is administered by the State Water Resources Control Board (SWRCB). The SWRCB was created by the Legislature in 1967. The joint authority of water distribution and water quality protection allows the Board to provide protection for the State's waters, through its nine Regional Water Quality Control Boards (RWQCBs). The RWQCBs develop and enforce water quality objectives and implement plans that will best protect California's waters, acknowledging areas of different climate, topography, geology, and hydrology. The RWQCBs develop "basin plans" for their hydrologic areas, issue waste discharge requirements, enforce action against stormwater discharge violators, and monitor water quality. [4]

Federal Anti-Degradation Policy

The Federal Anti-degradation Policy (40 C.F.R. § 131.12) requires states to develop statewide anti-degradation policies and identify methods for implementing them. Pursuant to the Code of Federal Regulations, state anti-degradation policies and implementation methods shall, at a minimum, protect and maintain (1) existing in-stream water uses; (2) existing water quality, where the quality of the waters exceeds levels necessary to support existing beneficial uses, unless the state finds that allowing lower water quality is necessary to accommodate economic and social development in the area; and (3) water quality in waters considered an outstanding national resource.

California Porter-Cologne Act

The Porter-Cologne Water Quality Control Act established the legal and regulatory framework for California's water quality control. The California Water Code (CWC)

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[3] A small MS4 is any MS4 not already covered by the Phase I program as a medium or large MS4. The Phase II Rule automatically covers on a nationwide basis all small MS4s located in "urbanized areas" as defined by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of urbanized areas that the NPDES permitting authority designates.

[4] LARWQCB Basin Plan. April, 2019.
< https://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/>.

authorizes the SWRCB to implement the provisions of the Clean Water Act, including the authority to regulate waste disposal and require cleanup of discharges of hazardous materials and other pollutants.

As discussed above, under the California Water Code (CWC), the State of California is divided into nine RWQCBs, governing the implementation and enforcement of the CWC and CWA. The Project Site is located within Region 4, also known as the Los Angeles Region (LARWQCB). Each RWQCB is required to formulate and adopt a basin plan for its region. This Plan must adhere to the policies set forth in the CWC and established by the SWRCB. The RWQCB is also given authority to include within its regional plan water discharge prohibitions applicable to particular conditions, areas, or types of waste.

California Anti-Degradation Policy

The California Antidegradation Policy, otherwise known as the Statement of Policy with Respect to Maintaining High Quality Water in California was adopted by the SWRCB (State Board Resolution No. 68-16) in 1968. Unlike the Federal Antidegradation Policy, the California Antidegradation Policy applies to all waters of the State, not just surface waters. The policy states that whenever the existing quality of a water body is better than the quality established in individual Basin Plans, such high quality shall be maintained and discharges to that water body shall not unreasonably affect present or anticipated beneficial use of such water resource.

California Toxic Rule

In 2000, the EPA promulgated the California Toxic Rule, which establishes water quality criteria for certain toxic substances to be applied to waters in the State. The EPA promulgated this rule based on the EPA's determination that the numeric criteria are necessary in the State to protect human health and the environment. The California Toxic Rule establishes acute (i.e., short-term) and chronic (i.e., long-term) standards for bodies of water such as inland surface waters and enclosed bays and estuaries that are designated by the LARWQCB as having beneficial uses protective of aquatic life or human health.

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the CWC, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and

regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.[5]

The Basin Plan is a resource for the RWQCB and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

NPDES Permit Program

The NPDES permit program was first established under authority of the CWA to control the discharge of pollutants from any point source into the waters of the United States. As indicated above, in California, the NPDES stormwater permitting program is administered by the SWRCB through its nine RWQCBs.

The General Permit

SWRCB Order No. 2009-0009-DWQ known as "The General Permit" was adopted on September 2, 2009. This NPDES permit establishes a risk-based approach to stormwater control requirements for construction projects by identifying three project risk levels. The main objectives of the General Permit are to:

1. Reduce erosion;
2. Minimize or eliminate sediment in stormwater discharges;
3. Prevent materials used at a construction site from contacting stormwater;
4. Implement a sampling and analysis program;
5. Eliminate unauthorized non-stormwater discharges from construction sites;
6. Implement appropriate measures to reduce potential impacts on waterways both during and after construction of projects; and
7. Establish maintenance commitments on post-construction pollution control measures.

California mandates requirements for all construction activities disturbing more than one acre of land to develop and implement Stormwater Pollution Prevention Plans (SWPPP). The SWPPP documents the selection and implementation of Best Management Practices for a specific construction project, charging Owners with stormwater quality management

[5] Los Angeles Regional Water Quality Control Board. LARWQCB Basin Plan <http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/> accessed July 5, 2017.

responsibilities. For any construction site subject to the General Permit, a SWPPP must be prepared and implemented that meets the requirements of the General Permit.[6] [7]

Los Angeles County Municipal Storm Water System (MS4) Permit

As described above, USEPA regulations require that MS4 permittees implement a program to monitor and control pollutants being discharged to the municipal system from both industrial and commercial projects that contribute a substantial pollutant load to the MS4.

On November 8, 2012, the LARWQCB adopted Order No.R4-2012-0175 under the Clean Water Act and the Porter-Cologne Act. This Order is the NPDES Permit or MS4 permit for municipal stormwater and urban runoff discharges within Los Angeles County. The requirements of this Order (the "Permit") cover 84 cities and most of the unincorporated areas of Los Angeles County. Under the Permit, the Los Angeles County Flood Control District (LACFCD) is designated as the Principal Permittee. The Permittees are the 84 Los Angeles County cities (including the City of Los Angeles) and Los Angeles County. Collectively, these are the "Co-Permittees". The Principal Permittee helps to facilitate activities necessary to comply with the requirements outlined in the Permit but is not responsible for ensuring compliance of any of the Permittees.

Stormwater Quality Management Program (SQMP)

In compliance with the Los Angeles County MS4 Permit, the Co-Permittees are required to implement a stormwater quality management program (SQMP) with the goal of accomplishing the requirements of the Permit and reducing the amount of pollutants in stormwater runoff. The SWMP requires the County of Los Angeles and the 84 incorporated cities to:

- Implement a public information and participation program to conduct outreach on storm water pollution;
- Control discharges at commercial/industrial facilities through tracking, inspecting, and ensuring compliance at facilities that are critical sources of pollutants;
- Implement a development planning program for specified development projects;
- Implement a program to control construction runoff from construction activity at all construction sites within the relevant jurisdictions;

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[6] State Water Resources Control Board. State Water Resources Control Board. <http://www.swrcb.ca.gov/water_issues/programs/npdes/>.

[7] USEPA. U.S. Environmental Protection Agency - NPDES. July 2011 <http://cfpub.epa.gov/npdes/>.

- Implement a public agency activities program to minimize storm water pollution impacts from public agency activities; and

- Implement a program to document, track, and report illicit connections and discharges to the storm drain system.

The MS4 Permit contains the following provisions for implementation of the SQMP by the Co-Permittees:

1. General Requirements:

    - Each permittee is required to implement the SQMP in order to comply with applicable stormwater program requirements.

    - The SQMP shall be implemented and east permittee shall implement additional controls so that discharge of pollutants is reduced.

2. Best Management Practice Implementation:

    - Permittees are required to implement the most effective combination of BMPs for stormwater/urban runoff pollution control. This should result in the reduction of stormwater runoff.

3. Revision of the SQMP:

    - Permittees are required to revise the SQMP in order to comply with requirements of the RWOCB while complying with regional watershed requirements and/or waste load allocations for implementation of TMDLs for impaired waterbodies.

4. Designation and Responsibilities of the Principal Permittee:

    The Los Angeles County Flood Control District is designated as the Principal Permittee which is responsible for:

    - Coordinating activities that comply with requirements outlined in the NPDES permit;

    - Coordinating activities among Permittees;

    - Providing personnel and fiscal resources for necessary updates to the SQMP;

    - Providing technical support for committees required to implement the SQMP; and

    - Implementing the Countywide Monitoring Program required under this Order and assessing the results of the monitoring program.

5. Responsibilities of Co-Permittee:

   Each co-permittee is required to comply with the requirements of the SQMP as applicable to the discharges within its geographical boundaries. These requirements include:

   - Coordinating among internal departments to facilitate the implementation of the SQMP requirements in an efficient way;
   - Participating in coordination with other internal agencies as necessary to successfully implement the requirements of the SQMP; and
   - Preparing an annual Budget Summary of expenditures for the stormwater management program by providing an estimated breakdown of expenditures for different areas of concern, including budget projections for the following year.

6. Watershed Management Committees (WMCs):

   - Each WMC shall be comprised of a voting representative from each Permittee in the Watershed Management Area (WMA).
   - Each WMC is required to facilitate exchange of information between co-permittees, establish goals and deadlines for WMAs, prioritize pollution control measures, develop and update adequate information, and recommend appropriate revisions to the SQMP.

7. Legal Authority:

   - Co-permittees are granted the legal authority to prohibit non-stormwater discharges to the storm drain system including discharge to the MS4 from various development types.

City of Los Angeles Water Quality Compliance Master Plan for Urban Runoff

On March 2, 2007, City Council Motion 07-0663 was introduced by the City of Los Angeles City Council to develop a water quality master plan with strategic directions for planning, budgeting and funding to reduce pollution from urban runoff in the City. The Water Quality Compliance Master Plan for Urban Runoff (WQC Master Plan) was developed by the Bureau of Sanitation, Watershed Protection Division in collaboration with stakeholders to address the requirements of this Council Motion. The primary goal of the WQC Master Plan is to help meet water quality regulations. Implementation of the WQC Master Plan is intended over the next 20 to 30 years to result in cleaner neighborhoods, rivers, lakes and bays, augmented local water supply, reduced flood risk, more open space, and beaches that are safe for swimming. The WQC Master Plan also supports the Mayor and Council's efforts to make Los Angeles the greenest major city in the nation.

- The WQC Master Plan identifies and describes the various watersheds in the City, summarizes the water quality conditions of the City's waters, identifies known sources of pollutants, describes the governing regulations for water quality, describes the BMPs that are being implemented by the City, discusses existing TMDL Implementation Plans and Watershed Management Plans. Additionally, the WQC Master Plan provides an implementation strategy that includes the following three initiatives to achieve water quality goals:

- Water Quality Management Initiative, which describes how Water Quality Management Plans for each of the City's watershed and TMDL-specific Implementation Plans will be developed to ensure compliance with water quality regulations.

- The Citywide Collaboration Initiative, which recognizes that urban runoff management and urban (re)development are closely linked, requiring collaborations of many City agencies. This initiative requires the development of City policies, guidelines, and ordinances for green and sustainable approaches for urban runoff management.

- The Outreach Initiative, which promotes public education and community engagement with a focus on preventing urban runoff pollution.

- The WQC Master Plan includes a financial plan that provides a review of current sources of revenue, estimates costs for water quality compliance, and identifies new potential sources of revenue.

City of Los Angeles Stormwater Program

The City supports the policies of the Construction General Permit and the Los Angeles County NPDES permit through the *Development Best Management Practices Handbook. Part A Construction Activities,* 3rd Edition, and associated ordinances were adopted in September 2004. *Part B Planning Activities*, 4th Edition was adopted in June 2011. The Handbook provides guidance for developers in complying with the requirements of the Development Planning Program regulations of the City's Stormwater Program. Compliance with the requirements of this manual is required by City Ordinance No. 173,494. The handbook and ordinances also have specific minimum BMP requirements for all construction activities and require dischargers whose construction projects disturb one acre or more of soil to prepare a SWPPP and file a Notice of Intent (NOI) with the SWRCB. The NOI informs the SWRCB of a particular project and results in the issuance of a Waste Discharger Identification (WDID) number, which is needed to demonstrate compliance with the General Permit. Typical BMPs installed

The City implements the requirement to incorporate stormwater BMPs through the City's plan review and approval process. During the review process, project plans are reviewed for compliance with the City's General Plan, zoning ordinances, and other applicable local ordinances and codes, including storm water requirements. Plans and specifications are reviewed to ensure that the appropriate BMPs are incorporated to address storm water

pollution prevention goals. The Standard Urban Stormwater Mitigation Plan (SUSMP) provisions that are applicable to new residential and commercial developments include the following:[8]

- Peak Storm Water Runoff Discharge Rate: Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion;

- Provide storm drain system Stenciling and Signage (only applicable if a catch basin is built on-site);

- Properly design outdoor material storage areas to provide secondary containment to prevent spills;

- Properly design trash storage areas to prevent off-site transport of trash; and

- Provide proof of ongoing BMP Maintenance of any structural BMPs installed.

Design Standards for Structural or Treatment Control BMPs:

- Conserve natural and landscaped areas;

- Provide planter boxes and/or landscaped areas in yard/courtyard spaces;

- Properly design trash storage areas to provide screens or walls to prevent off-site transport of trash; and

- Provide proof on ongoing BMP maintenance of any structural BMPs installed.

- Post-construction treatment control BMPs are required to incorporate, at minimum, either a volumetric or flow based treatment control design or both, to mitigate (infiltrate, filter or treat) storm water runoff.

In addition, project applicants subject to the SUSMP requirements must select source control and, in most cases, treatment control BMPs from the list approved by the RWQCB. The BMPs must control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. Further, the source and treatment control BMPs must be sufficiently designed and constructed to collectively treat, infiltrate, or filter stormwater runoff to satisfy one of the following:

- The 85th percentile 24-hour runoff event determined as the maximized capture stormwater volume for the area, from the formula recommended in *Urban Runoff*

[8] City of Los Angeles Stormwater Program website, http://www.lastormwater.org/green-la/standard-urban-stormwater-mitigation-plan/; accessed November 8, 2018.

Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998);

- The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in *California Stormwater Best Management Practices Handbook—Industrial/ Commercial, (1993)*;

- The volume of runoff produced from a 0.75-inch storm event, prior to its discharge to a stormwater conveyance system; or

- The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" (0.75-inch average for the Los Angeles County area) that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

Los Angeles Municipal Code

Section 64.70 of the LAMC sets forth the City's Stormwater and Urban Runoff Pollution Control Ordinance. The ordinance prohibits the discharge of the following into any storm drain system:

- Any liquids, solids, or gases which by reason of their nature or quantity are flammable, reactive, explosive, corrosive, or radioactive, or by interaction with other materials could result in fire, explosion or injury.

- Any solid or viscous materials, which could cause obstruction to the flow or operation of the storm drain system.

- Any pollutant that injures or constitutes a hazard to human, animal, plant, or fish life, or creates a public nuisance.

- Any noxious or malodorous liquid, gas, or solid in sufficient quantity, either singly or by interaction with other materials, which creates a public nuisance, hazard to life, or inhibits authorized entry of any person into the storm drain system.

- Any medical, infectious, toxic or hazardous material or waste.

Additionally, unless otherwise permitted by a NPDES permit, the ordinance prohibits industrial and commercial developments from discharging untreated wastewater or untreated runoff into the storm drain system. Furthermore, the ordinance prohibits trash or any other abandoned objects/materials from being deposited such that they could be carried into the storm drains. Lastly, the ordinance not only makes it a crime to discharge pollutants into the storm drain system and imposes fines on violators, but also gives City public officers the authority to issue citations or arrest business owners or residents who deliberately and knowingly dump or discharge hazardous chemicals or debris into the storm drain system.

Earthwork activities, including grading, are governed by the Los Angeles Building Code, which is contained in LAMC, Chapter IX, Article 1. Specifically, Section 91.7013 includes regulations pertaining to erosion control and drainage devices, and Section 91.7014 includes general construction requirements, as well as requirements regarding flood and mudflow protection.

Standard Urban Stormwater Mitigation Plan (SUSMP)

Under the Los Angeles County Municipal NPDES Permit, permittees are required to implement a development planning program to address storm water pollution. These programs require project applicants for certain types of projects to implement Standard Urban Stormwater Mitigation Plans (SUSMP) throughout the operational life of their projects. The purpose of SUSMP is to reduce the discharge of pollutants in storm water by outlining BMPs which must be incorporated into the design plans of new development and redevelopment. A project is subject to SUSMP if it falls under one of the categories listed below:

1. Single-family hillside homes;
2. Ten or more unit homes (including single family homes, multifamily homes, condominiums, and apartments);
3. Automotive service facilities;
4. Restaurants;
5. 100,000 or more square-feet of impervious surface in industrial/commercial development;
6. Retail gasoline outlet;
7. Parking lots with 5,000 square feet or more of surface area or with 25 or more parking spaces;
8. Redevelopment projects in subject categories that meet redevelopment thresholds;
9. Location within or directly adjacent to or discharging directly to an environmentally sensitive area if the discharge is likely to impact a sensitive biological species or habitat and the development creates 2,500 square feet or more of impervious surface.

Low Impact Development – City of LA (LID)

In October 2011, the City Council adopted an ordinance (Ordinance No. 181899) amending LAMC Chapter VI, Article 4.4, Sections 64.70.01 and 64.72 to expand the applicability of the existing SUSMP requirements by imposing rainwater Low Impact Development (LID) strategies on projects that require building permits. The LID ordinance became effective on May 12, 2012.

LID is a stormwater management strategy with goals to mitigate the impacts of increased runoff and stormwater pollution as close to its source as possible. LID promotes the use of natural infiltration systems, evapotranspiration, and the reuse of stormwater. The goal of these LID practices is to remove nutrients, bacteria, and metals from stormwater while also reducing the quantity and intensity of stormwater flows. Through the use of various infiltration strategies, LID is aimed at minimizing impervious surface area. Where infiltration is not feasible, the use of bioretention, rain gardens, green roofs, and rain barrels that will store, evaporate, detain, and/or treat runoff may be used. [9]

The intent of the City's LID standards is to:

- Require the use of LID practices in future developments and redevelopments to encourage the beneficial use of rainwater and urban runoff;
- Reduce stormwater/urban runoff while improving water quality;
- Promote rainwater harvesting;
- Reduce offsite runoff and provide increased groundwater recharge;
- Reduce erosion and hydrologic impacts downstream; and
- Enhance the recreational and aesthetic values in our communities.

The City's Bureau of Sanitation, Watershed Protection Division will adopt the LID standards as issued by the LARWQCB and the City's Department of Public Works. The LID Ordinance will conform to the regulations outlined in the NPDES Permit and SUSMP.

2.3. GROUNDWATER

Board Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties

As required by the California Water Code, the LARWQCB has adopted a plan entitled "Water Quality Control Plan, Los Angeles Region: Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties" (Basin Plan). Specifically, the Basin Plan designates beneficial uses for surface and groundwaters, sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the State's antidegradation policy, and describes implementation programs to protect all waters in the Los Angeles Region. In addition, the Basin Plan incorporates (by reference) all applicable State and Regional Board plans and policies and other pertinent water quality policies and regulations. Those of other agencies are referenced in appropriate sections throughout the Basin Plan.

The Basin Plan is a resource for the Regional Board and others who use water and/or discharge wastewater in the Los Angeles Region. Other agencies and organizations

[9] City of Los Angeles. "Development Best Management Practices Handbook." June, 2011.

involved in environmental permitting and resource management activities also use the Basin Plan. Finally, the Basin Plan provides valuable information to the public about local water quality issues.

Safe Drinking Water Act (SDWA)

The Federal Safe Drinking Act, established in 1974, sets drinking water standards throughout the country and is administered by the USEPA. The drinking water standards established in the SDWA, as set forth in the Code of Federal Regulations (CFR), are referred to as the National Primary Drinking Water Regulations (Primary Standards, Title 40, CFR Part 141) and the National Secondary Drinking Water Regulations (Second Standards, 40 CFR Part 143). California passed its own Safe Drinking Water Act in 1986 that authorizes the State's Department of Health Services (DHS) to protect the public from contaminants in drinking water by establishing maximum contaminants levels (MCLs), as set forth in the CCR, Title 22, Division 4, Chapter 15, that are at least as stringent as those developed by the USEPA, as required by the federal Safe Drinking Water Act.

California Water Plan

The California Water Plan (The Plan) provides a framework for water managers, legislators, and the public to consider options and make decisions regarding California's water future. The Plan, which is updated every five years, presents basic data and information on California's water resources including water supply evaluations and assessments of agricultural, urban, and environmental water uses to quantify the gap between water supplies and uses. The Plan also identifies and evaluates existing and proposed statewide demand management and water supply augmentation programs and projects to address the State's water needs.

The goal for the California Water Plan Update is to meet Water Code requirements, receive broad support among those participating in California's water planning, and be a useful document for the public, water planners throughout the state, legislators and other decision-makers.

3. ENVIRONMENTAL SETTING

3.1. SURFACE WATER HYDROLOGY

3.1.1. REGIONAL

The Project Site is located within the Ballona Creek Watershed (Watershed) in the Los Angeles Basin. The Watershed encompasses an area of approximately 130 square miles extending from the Santa Monica Mountains and the Ventura-Los Angeles County line on the north, to the Harbor Freeway (110) on the east, Santa Monica to the west, and to the Baldwin Hills on the south. Ballona Creek is a 9-mile-long flood protection channel that drains the Watershed to the Pacific Ocean. The major tributary areas to Ballona Creek include Centinela Creek, Sepulveda Canyon Channel, Benedict Canyon Channel, and numerous storm drains. Refer to Figure 7 for the Ballona Creek Watershed Map.

3.1.2. LOCAL

Underground storm drainage facilities along South San Vicente Boulevard and South Sweetzer Avenue are owned and maintained by the City of Los Angeles. The stormwater runoff enters the catch basins located on South San Vicente Boulevard, South Sweetzer Avenue, and Orange Street. Catch basins convey the stormwater through a 36-inch and a 24 inch storm pipe located along South San Vicente Boulevard. The existing 36-inch runs southwards from Orange Street towards the middle of the project site where it connects into a 12.5 foot wide and 10 foot tall reinforced storm drain concrete box. The 24-inch storm drain pipe runs northward along from Sweetzer Avenue towards the middle of the project site where it connects to the same reinforced concrete box. The reinforced concrete box runs across the project site along the lot line separating lots 4 and 5, and drains into Ballona Creek which is located 1.8 miles south from the project site. Ballona Creek generally flows southwest, ultimately discharging into the Pacific Ocean at the Santa Monica Bay. Ballona Creek is designed to discharge to Santa Monica Bay approximately 71,400 cubic feet per second from a 50-year frequency storm event.[10]

3.1.3. ON SITE

The existing 0.76-acre site is currently occupied by a 1-story retail store, an asphalt-paved parking lot to the south, a Montessori school to the north and another parking lot in between the buildings. The majority portion of the site sheet flows towards South San Vicente Boulevard, discharges into the existing catch basin located towards the middle of the project site. The rest of the stormwater flow into the existing catch basin located at the southern corner by South Sweetzer Avenue. The northeastern portion of the site sheet flows into the alley, where it flows along a longitudinal gutter towards both Orange Street and South Sweetzer Avenue. The flow enters into a catch basin on South Sweetzer Avenue at the northeastern corner of the South San Vicente Boulevard and South Sweetzer Avenue intersection, or into a catch basin on Orange Street at the southeastern corner of the South San Vicente Boulevard and Orange Street intersection. All catch basins connect to the reinforced concrete box described previously.

Refer to Figure 1 for existing on-site drainage pattern.

As shown in Table 1 below, the Project Site has been analyzed as one drainage area. Existing runoff was analyzed for a 50-year storm event. Refer to Figure 3 for the parameters used for analyzing the existing site using Hydrocalc, Figure 6 for the Isohyet Hydrology Map, and Figure 4 for the Hydrocalc Calculator results.

Table 1- Existing Drainage Stormwater Runoff Calculations		
Drainage Area	Area (Acres)	Q50 (cfs) (volumetric flow rate measured in cubic feet per second)
Project Site	0.76	2.37

[10] http://www.ladpw.org/wmd/watershed/bc/; accessed June 5, 2019

3.2. SURFACE WATER QUALITY

3.2.1. REGIONAL

As stated above, the Project Site lies within the Ballona Creek Watershed. Constituents of concern listed for Ballona Creek under California's Clean Water Act Section 303(d) List include Cadmium (sediment), Chlordane (Tissue & Sediment), Coliform Bacteria, Copper (Dissolved), Cyanide, DDT, Lead, PAHs, PCBs, Selenium, Sediment Toxicity, Shellfish Harvesting Advisory, Silver, Toxicity, Trash, Viruses (Enteric), and Zinc. No Total Maximum Daily Load (TMDL) data have been recorded by EPA for this waterbody.[11]

3.2.2. LOCAL

In general, urban stormwater runoff occurs following precipitation events with the volume of runoff flowing into the drainage system depending on the intensity and duration of the rain event. Contaminants that may be found in stormwater from developed areas include sediments, trash, bacteria, metals, nutrients, organics and pesticides. The source of contaminants includes surface areas where precipitation falls, as well as the air through which it falls. Contaminants on surfaces such as roads, maintenance areas, parking lots, and buildings, which are usually contained in dry weather conditions, may be carried by rainfall runoff into drainage systems. The City has installed catch basins with screens to capture debris before entering the storm drain system. In addition, the City conducts routine street cleaning operations as well as periodic cleaning and maintenance of catch basins to reduce stormwater pollution within the City.

3.2.3. ON SITE

Based on the project survey by Mollenhauer Group dated September 26, 2016, it appears the existing site for both buildings currently does not implement Best Management Practices (BMPs) and apparently has no means of treatment for stormwater runoff. As stated above, the existing site sheet flows to the adjacent streets, and further flows to adjacent City catch basins.

It appears the existing site for the proposed building currently sheet flows to the south and northeast into South San Vicente Boulevard or the alley, where they drain and enter the catch basins at South San Vicente Boulevard, South Sweetzer Avenue and Orange Street. Refer to Figure 1 for existing on-site drainage pattern.

3.3. GROUNDWATER HYDROLOGY

3.3.1. REGIONAL

Groundwater use for domestic water supply is a beneficial use of groundwater basins in Los Angeles County. The City of Los Angeles overlies the Los Angeles Coastal Plain

[11] 2012 Waterbody Report for Ballona Creek, https://iaspub.epa.gov/waters10/attains_waterbody.control?p_au_id=CAR4051300019980918142302&p_list_id=CAR4051300019980918142302&p_cycle=2012; accessed November 6, 2018.

Groundwater Basin (Basin). The Basin is comprised of the Hollywood, Santa Monica, Central, and West Coast Subbasins. Groundwater flow in the Los Angeles Coastal Plain Groundwater Basin is generally south-southwesterly and may be restricted by natural geological features. Replenishment of groundwater basins occurs mainly by percolation of precipitation throughout the region via permeable surfaces, spreading grounds, and groundwater migration from adjacent basins, as well as injection wells designed to pump freshwater along specific seawater barriers to prevent the intrusion of salt water.

3.3.2. LOCAL

Within the Basin, the Project Site specifically overlies the Hollywood Subbasin (Subbasin), which underlies the northeastern portion of the Basin. The Subbasin is bounded on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone, and on the south by the La Brea High, formed by an anticline that brings impermeable rocks close to the surface.[12]

Groundwater in the Subbasin is replenished by percolation of precipitation and stream flow from the Santa Monica Mountains to the north. Urbanization in this area has decreased the amount of pervious surface area allowing direct percolation. Therefore, natural recharge is somewhat limited. The natural safe yield of the Subbasin is estimated to be approximately 3,000 acre-feet per year (AFY).

The primary producer from the Subbasin is the City of Beverly Hills, which currently owns and operates 4 groundwater production wells in the Subbasin. These wells have a combined capacity of 2,083 gallons per minute (gpm) and are treated by a reverse osmosis desalter.[13] Groundwater flow within the Subbasin generally flows east to west. The Project Site is located in the west portion of the Subbasin.

3.3.3. PROJECT SITE

The Project Site is currently occupied by two buildings, hardscape, landscape and paved parking lots with 95% impervious surface coverage. Due to the 95% impervious condition of the Project Site, there is a low recharge potential. The discussion below is based upon a review of relevant previous investigations and on-site explorations conducted as part of the *Geologic and Soils Engineering Investigation report* dated July 17, 2017 by Byer Geotechnical Inc. Based on USGS map showing the historical highest groundwater contours, the historic high of the ground water level near the vicinity of the site is 15 feet below ground surface. Refer to Figure 5 for USGS map. Groundwater was measured at a depth of 34 feet below ground surface in exploratory borings drilled by the geotechnical engineer.

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[12] Coastal Plain of Los Angeles Groundwater Basin, Hollywood Subbasin, http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/4-11.02.pdf; accessed November 6, 2018.

[13] City of Beverly Hills Urban Water Management Plan; accessed November 6, 2018.

Furthermore there are no groundwater production wells or public water supply wells within one mile of the Project Site.[14]

3.4. GROUNDWATER QUALITY

3.4.1. REGIONAL

As stated above, the City of Los Angeles overlies the Los Angeles Coastal Plain Groundwater Basin. This basin falls under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). According to LARWQCB's Basin Plan, objectives applying to all ground waters of the Region include Bacteria, Chemical Constituents and Radioactivity, Mineral Quality, Nitrogen (Nitrate, Nitrite), and Taste and Odor.[15]

3.4.2. LOCAL

As stated above, the Project Site specifically overlies the Hollywood Subbasin. Based upon LARWQCB's Basin Plan, constituents of concern listed for the Hollywood Subbasin include boron, chloride, sulfate, Total Dissolved Solids (TDS), and nitrate.[16]

3.4.3. EXISTING PROJECT SITE

Though it is possible for surface water borne contaminants to percolate into groundwater and affect groundwater quality, as the Project Site is 95% impervious in the existing condition, no appreciable infiltration of potential contaminants described above is expected to occur. Additionally, the good housekeeping practices described above and compliance with all existing hazardous waste regulations further reduce this potential. Therefore, groundwater quality is not impacted by existing activities at the Project Site.

4. SIGNIFICANCE THRESHOLDS

In accordance with the significance thresholds described by CEQA, the Project has been analyzed for potential impacts on hydrology, water quality, and groundwater. This report includes an analysis of the Project with respect to the CEQA thresholds listed below.

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[14] State Water Resources Control Board Groundwater Ambient Monitoring & Assessment GeoTracker , available at http://geotracker.waterboards.ca.gov/gama/gamamap/public/default.asp?findaddress=True&city=LA accessed July 5, 2017.

[15] http://www.waterboards.ca.gov/losangeles/water_issues/programs/basin_plan/electronics_documents/Final%20Chapter%203%20Text.pdf; accessed July 5, 2017

[16] Ibid.

4.1. SURFACE WATER HYDROLOGY

Appendix G to the State CEQA Guidelines includes a set of questions that address impacts with regard to surface water hydrology. These questions are as follows:

Would the project:

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;

- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would impede or redirect flood flows; or

- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

In the context of these questions from Appendix G of the CEQA Guidelines, the City CEQA Thresholds Guide (L.A. CEQA Thresholds Guide) states that a project would normally have a significant impact on surface water hydrology if it would:

- Cause flooding during the projected 50-year developed storm event, which would have the potential to harm people or damage property or sensitive biological resources;
- Substantially reduce or increase the amount of surface water in a water body; or
- Result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow.

4.2. SURFACE WATER QUALITY

With respect to water quality, the CEQA Guidelines inquire whether the Project would:

- Violate any water quality standard or waste discharge requirements or otherwise substantially degrade surface or ground water quality; or

- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

In the context of the above questions from Appendix G, the L.A. CEQA Thresholds Guide states that a project would normally have a significant impact on surface water quality if it would result in discharges that would create pollution, contamination or nuisance, as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable NPDES stormwater permit or Water Quality Control Plan for the receiving water body.

The CWC includes the following definitions:

- "Pollution" means an alteration of the quality of the waters of the state to a degree which unreasonably affects either of the following: 1) the waters for beneficial uses or 2) facilities which serve these beneficial uses. "Pollution" may include "Contamination".
- "Contamination" means an impairment of the quality of the waters of the state by waste to a degree, which creates a hazard to the public health through poisoning or though the spread of disease. "Contamination" includes any equivalent effect resulting from the disposal of waste, whether or not waters of the state are affected. "Nuisance" means anything which meets all of the following requirements: 1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property; 2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal; and 3) occurs during, or as a result of, the treatment or disposal of wastes.[17]

4.3. GROUNDWATER HYDROLOGY

With respect to groundwater hydrology, the CEQA Guidelines inquire whether the Project would:

- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

In the context of the above question from Appendix G, the L.A. CEQA Thresholds Guide states that a project would normally have a significant impact on groundwater if it would:

- Change potable water levels sufficiently to:

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[17] City of Los Angeles.LA. CEQA Thresholds Guide. 2006 http://www.environmentla.org/programs/Thresholds/Complete%20Threshold%20Guide%202006.pdf

- Reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or to respond to emergencies and drought;
- Reduce yields of adjacent wells or well fields (public or private); or
- Adversely change the rate or direction of flow of groundwater; or

- Result in demonstrable and sustained reduction of groundwater recharge capacity.

4.4. GROUNDWATER QUALITY

With respect to groundwater quality, and in the context of the above question from Appendix G pertaining to groundwater, the L.A. CEQA Thresholds Guide states that a project would normally have a significant impact on groundwater quality if it would:

- Affect the rate or change the direction of movement of existing contaminants;
- Expand the area affected by contaminants;
- Result in an increased level of groundwater contamination (including that from direct percolation, injection or salt water intrusion); or
- Cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations (CCR), Title 22, Division 4, and Chapter 15 and in the Safe Drinking Water Act.

5. METHODOLOGY

5.1. SURFACE WATER HYDROLOGY

The Project Site is located in the Wilshere area under the jurisdiction of the City of Los Angeles Department of Public Works Bureau of Engineering. Drainage collection, treatment and conveyance are regulated by the City. Per the City's Special Order No. 007-1299, December 3, 1999, the City has also adopted the Los Angeles County Department of Public Works (LACDPW) Hydrology Manual as its basis of design for storm drainage facilities. The LACDPW Hydrology Manual requires projects to have drainage facilities that meet the Urban Flood level of protection. The Urban Flood is runoff from a 25-year frequency design storm falling on a saturated watershed. A 25-year frequency design storm has a probability of 1/25 of being equaled or exceeded in any year. The City's CEQA Threshold Guide, however, establishes the 50-year frequency design storm event as the threshold to analyze potential impacts on surface water hydrology as a result of development. This is in part because the City uses the 50-year storm event to plan the existing and planned storm water drainage systems. Consequently, the use of the 50-year frequency design storm event in this analysis is in line with the CEQA threshold to determine if the project "[exceeds] the capacity of existing or planned storm water drainage systems or provide[s] additional sources of polluted runoff."

The Modified Rational Method was used to calculate storm water runoff. The "peak" (maximum value) runoff for a drainage area is calculated using the formula,

$$Q = C*I*A$$

Where,

Q = Volumetric flow rate (cfs)

C = Runoff coefficient (dimensionless)

I = Rainfall Intensity at a given point in time (in/hr)

A = Basin area (acres)

The Modified Rational Method assumes that a steady, uniform rainfall rate will produce maximum runoff when all parts of the basin area are contributing to outflow. This occurs when the storm event lasts longer than the time of concentration. The time of concentration (Tc) is the time it takes for rain in the most hydrologically remote part of the basin area to reach the outlet.

The method assumes that the runoff coefficient (C) remains constant during a storm. The runoff coefficient is a function of both the soil characteristics and the percentage of impervious surfaces in the drainage area.

LACDPW developed a time of concentration calculator, Hydrocalc, to automate time of concentration calculations as well as the peak runoff rates and volumes using the Modified Rational Method design criteria as outlined in the Hydrology Manual. The data input requirements include: sub-area size, soil type, land use, flow path length, flow path slope and rainfall isohyet. The Hydrocalc Calculator was used to calculate the storm water peak runoff flow rate for the Project conditions by evaluating an individual sub-area independent of all adjacent subareas. See Figure 4 for the Hydrocalc Calculator results and Figure 6 for Isohyet Hydrology Map.

5.2. SURFACE WATER QUALITY

5.2.1. CONSTRUCTION

Construction BMPs will be designed and maintained as part of the implementation of the SWPPP in compliance with the General Permit. The Storm Water Pollution Prevention Plan (SWPPP) shall begin when construction commences and before any site clearing or demolition activity. During construction, the SWPPP will be referred to regularly and amended as changes occur throughout the construction process. The Notice of Intent (NOI), Amendments to the SWPPP, Annual Reports, Rain Event Action Plans (REAPs), and Non-Compliance Reporting are posted to the State's SMARTS website in compliance with the requirements of the General Permit. In addition, as part of the NOI application a risk level evaluation will be performed to determine the risk level category (risk level 1, 2, or 3) for the Project based on a detailed construction schedule, soil type, site slope, and location. Each of the three risk level categories establishes specific monitoring and testing requirements.

5.2.2. OPERATION

The Project will meet the requirements of the City's Low Impact Development (LID) standards.[18] Under section 3.1.3. of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. The LID Manual prioritized the selection of BMPs used to comply with stormwater mitigation requirement. The order of priority is:

1. Infiltration Systems
2. Stormwater Capture and Use
3. High Efficient Biofiltration/Bioretention Systems
4. Combination of Any of the Above

Feasibility screening delineated in the LID manual is applied to determine which BMP will best suit the Project. Specifically, LID guidelines require at least 10 feet of clearance between the infiltration systems and the groundwater elevation, a property line shared with another private property, and any building structure.

As discussed in the Geotechnical Report, groundwater was encountered at 34 feet below the ground surface and the upper 60 to 70 feet of the earth materials underlying the subject site consists of clay and silt that are considered impermeable. Therefore infiltration is not considered feasible due to the shallow depth to groundwater and the soils types.

A stormwater capture system will likely be required and sized per LID guidelines. However, if capture and use is later determined to not be feasible, the Project would then be required to implement high efficiency biofiltration/bioretention systems. See Exhibit 1 for LID calculations.

According to the City's LID Handbook, all cisterns shall be sized to capture the runoff generated from the greater of the 85th percentile storm and the 0.75-inch storm event at a minimum:

$$V_{design}\ (\text{gallons}) = (85^{th}\ \text{percentile} * 7.48\ \text{gallons/cubic foot}) * \text{Catchment Area (sq. ft.)}$$

Where:

$$\text{Catchment Area} = (\text{Impervious Area} \times 0.9) + [(\text{Pervious Area} + \text{Undeveloped Area}) \times 0.1]$$

[18] The Development Best Management Practices Handbook, Part B Planning Activities, 5th edition was adopted by the City of Los Angeles, Board of Public Works on May 9, 2016 to reflect Low Impact Development (LID) requirements.

For catchment areas given in acres, multiply the above equation by 43,560 sq. ft./acre. [19]

5.3. GROUNDWATER

To determine whether the Project would have a significant impact as it relates to the level of the underlying groundwater table of the Coastal Plain Groundwater Basin requires review and analysis of the following:

Description and Analysis of the Project Site's Existing Condition

- Identification of the Hollywood Subbasin as the underlying groundwater basin, and description of the level, quality, direction of flow, and existing uses for the water;

- Description of the location, existing uses, production capacity, quality, and other pertinent data for spreading grounds and potable water wells in the vicinity (usually within a one mile radius); and

- Area and degree of permeability of soils on the Project Site; and

Analysis of the Project's Impact on Groundwater Level

- Description of the rate, duration, location and quantity of extraction, dewatering, spreading, injection, or other activities;

- The projected reduction in groundwater resources and any existing wells in the vicinity (usually within a one mile radius); and

- The projected change in local or regional groundwater flow patterns.

In addition, this report discusses the impact of both existing and proposed activities at the Project Site on the groundwater quality of the underlying Hollywood Subbasin.

Short-term groundwater quality impacts could potentially occur during construction of the Project as a result of soil or shallow groundwater being exposed to construction materials, wastes, and spilled materials. These potential impacts are qualitatively assessed.

Project Design Features

Per the LID Manual requirements governing the Project's stormwater management, facilities shall be sized to treat the design capture volume based on the runoff produced from the greater between the 85th percentile storm event and the 0.75-inch storm event (i.e., the first flush of stormwater). To meet these requirements, the Project includes the installation of storm drain inlets to capture the Project Site's runoff and storm drain pipes to convey the runoff to a capture and use and/or biofiltration system. The system will treat

[19] http://www.lastormwater.org/wp-content/files_mf/lidhandbookfinal62212.pdf

the first flush of stormwater in accordance with the City's LID standards, the standard LID BMP systems and the anticipated LID volume can be found in exhibit 1.

6. PROJECT IMPACT ANALYSIS

6.1. CONSTRUCTION

6.1.1. SURFACE WATER HYDROLOGY

Construction activities for the Project would include excavating down to approximately 6 feet to build up the structure, and construct hardscape and landscape around the structure. It is anticipated that grading activities of approximately 9,000 net cubic yards of soil would be exported for the construction of the Project. Construction activities would have the potential to temporarily alter existing drainage patterns and flows within the Project Site by exposing the underlying soils and making the Project Site temporarily more permeable. Exposed and stockpiled soils could be subject to erosion and conveyance into nearby storm drains during storm events. In addition, construction activities such as earth moving, maintenance/operation of construction equipment, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

However, as the construction site would be less than one acre, the Project would not be required to obtain coverage under the NPDES General Construction stormwater permit. The Project does not have to submit to the Los Angeles Regional Water Quality Control Board a SWPPP that specifies BMPs and erosion control measures to be used during construction to manage runoff flows and prevent pollution. However an erosion control plan will be implemented to reduce runoff and pollutant levels in runoff during construction. Construction activities are temporary and flow directions and runoff volumes during construction will be controlled. Refer to Exhibit 2 for typical BMPs implemented during the construction of development projects.

Thus, the Project would not permanently or substantially alter the Project Site drainage patterns in a manner that would result in substantial erosion, siltation, flooding on- or off-site. Similarly, adherence to standard compliance measurements in construction activities that would not cause flooding, substantially increase or decrease the amount of surface water flow from the Project Site into a water body, or result in a permanent, adverse change to the movement of surface water. Therefore, construction-related impacts to surface water hydrology would be less than significant.

6.1.2. SURFACE WATER QUALITY

Construction activities such as earth moving, maintenance/operation of construction equipment, and handling/storage/disposal of materials could contribute to pollutant loading in stormwater runoff.

Construction contractors disturbing less than one acre of soil is not required to obtain coverage under the NPDES General Construction Activity Permit (order No. 2012-0006-DWQ). However erosion control will be implemented during construction. Construction

BMP's, including but not limited to, erosion control, sediment control, water conservation, tracking control, and temporary dewatering operations, will be designed and maintained as part of the implementation of the erosion control plan. As discussed, the Project requires dewatering during construction. Dewatering operations are practices that discharge non-stormwater, such as ground water, that must be removed from a work location to proceed with construction into the drainage system. Discharges from dewatering operations can contain high levels of fine sediments, which if not properly treated, could lead to exceedance of the NPDES requirements. If groundwater is encountered during construction, temporary pumps and filtration would be utilized. The temporary system would comply with all relevant NPDES requirements related to construction and discharges from dewatering operations. If dewatering is required, the treatment and disposal of the dewatered water would occur in accordance with the requirements of LARWQCB's Waste Discharge Requirements for Discharges of Groundwater from Construction and Project Dewatering to Surface Waters in Coastal Watersheds of Los Angeles and Ventura Counties.

In addition, the Project would be required to comply with City grading permit regulations, which require necessary measures, plans (including a wet weather erosion control plan if construction occurs during the rainy season), and inspection to reduce sedimentation and erosion.

Therefore, with compliance with City grading permit regulations, construction of the Project would not result in discharge that would cause: (1) pollution which would alter the quality of the water of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the water of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

Furthermore, construction of the Project would not result in discharges that would cause regulatory standards to be violated in Ballona Creek. Therefore, temporary construction-related impacts on surface water quality would be less than significant.

6.1.3. GROUNDWATER HYDROLOGY

Construction activities for the Project would include excavating down an average depth of 6 feet for building up the structure, and hardscape and landscape around the structure, pile footings may be constructed up to a depth of 100 feet below the ground surface to support the structure. Based on *Geologic and Soils Engineering Investigation report* dated July 17, 2017 by Byer Geotechnical Inc. groundwater was encountered at 34 feet below grade in the current borings.

Although unlikely, if groundwater is encountered during excavation it will be directed to a temporary dewatering system, consisting of pumps and filtration system utilized in compliance with all applicable regulations and requirements, including all relevant NPDES requirements related to construction and discharges from dewatering operations.

Therefore, the Project would result in less than significant impacts related to groundwater and would not substantially deplete groundwater supplies in a manner that would result in a net deficit in aquifer volume or lowering of the local groundwater table.

6.1.4. GROUNDWATER QUALITY

As discussed above, the Project would include excavations to an average depth of approximately 6 feet below ground surface. The Project would also result in a net export of existing soil material. Although not anticipated at the Project Site, any contaminated soils found would be captured within that volume of excavated material, removed from the Project Site, and remediated at an approved disposal facility in accordance with regulatory requirements.

During on-site grading and building construction, hazardous materials, such as fuels, paints, solvents, and concrete additives, could be used and would therefore require proper management and, in some cases, disposal. The management of any resultant hazardous wastes could increase the opportunity for hazardous materials releases into groundwater. Compliance with all applicable federal, state, and local requirements concerning the handling, storage and disposal of hazardous waste, would reduce the potential for the construction of the Project to release contaminants into groundwater that could affect existing contaminants, expand the area or increase the level of groundwater contamination, or cause a violation of regulatory water quality standards at an existing production well. In addition, as there are no groundwater production wells or public water supply wells within one mile of the Project Site [20], construction activities would not be anticipated to affect existing wells. Therefore, the Project would not result in any substantial increase in groundwater contamination through hazardous materials releases and impacts on groundwater quality would be less than significant.

6.2. OPERATION

6.2.1. SURFACE WATER HYDROLOGY

The Project will decrease the percentage of impervious area. The Project Site currently consists of existing buildings and paved parking lots with little pervious surface. The Project will develop a building surrounded by hardscape and landscape. The proposed Project will be approximately 92% impervious after construction. Based on site investigation, under the existing condition it appears that stormwater discharges from the Project Site without treatment or on-site detention. The Project would improve this condition.

The Project would implement capture and use systems and/or biofiltration system to collect and store the first flush of stormwater runoff. As shown in Table 2 below, the Project Site has been analyzed as one drainage area. Proposed runoff was analyzed for a 50-year storm

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[20] Los Angeles County Department of Public Works, Groundwater wells Data, http://dpw.lacounty.gov/general/wells/ accessed July 14, 2017.

event. Refer to Figure 2 for the parameters used for analyzing the proposed site drainage using Hydrocalc, Figure 6 for the Isohyet Hydrology Map, and Figure 4 for the Hydrocalc Calculator results.

Table 2 shows the proposed 50-year frequency design storm event peak flow rate within the Project Site. A comparison of the pre- and post-Project peak flow rates indicates no increase in stormwater runoff. In fact, the post-Project runoff calculations show that the Project would result in less clear runoff volumes than existing conditions.

Table 2 – Proposed Drainage Stormwater Runoff Calculations Summary

Drainage Area	**Area (Acres)**	**Pre-Project Q_{50} (cfs)**	**Post-Project Q_{50} (cfs)**	**Incremental Increase from Existing to Proposed Condition**
Project Site	0.76	2.37	2.37	<0%

In addition, compliance with the LID requirements for the Project Site would ensure stormwater treatment with post-construction BMPs that are required to control pollutants associated with storm events up to the 85th percentile storm event, per the City's Stormwater Program. It follows that, the Project BMPs would control stormwater runoff and result in a minor decrease in runoff. As noted above, the Project will implement a capture and use systems with pre-treatment and/or a biofiltration system to collect the first flush of runoff from building roof drains and site hardscape areas. Therefore, the anticipated volume of stormwater runoff from the existing condition would decrease slightly in the 50-year storm event scenario. The post-project condition will manage stormwater flow by capturing and reusing the water for irrigation, and the overflow will be discharged to existing catch basins located on the adjacent public streets. Thus, the Project would not adversely impact the existing storm drain infrastructure or its capacity.

Furthermore, the Project would not cause flooding during the 50-year developed storm event because the peak stormwater flows would be virtually the same or less than existing conditions. As a result, the Project would not create runoff that would exceed the capacity of existing or planned drainage systems because the current drainage infrastructure has sufficient capacity to handle existing and post-project peak flows. Similarly, the Project would not require construction of new stormwater drainage facilities or expansion of existing facilities because there is no material change in pre- and post-project stormwater runoff volumes or flow rates. The Project would not substantially reduce or increase the amount of surface water in a water body because there are no such water bodies in the vicinity of the Project Site. Finally, the Project would not result in result in a permanent adverse change to the movement of surface water because the surface water that sheets flows from the Project Site currently would be channeled into the existing stormwater infrastructure with a slightly reduced peak volume flow and improved onsite detention and filtration. Therefore, potential impacts to surface water hydrology would be less than significant.

In addition, the Project Site is not located within a 100-year flood plain (Refer to Figure 8) Although the site is mapped within an inundation zone for Hollywood Reservoir (Refer to Figure 9), catastrophic failure of this dam is expected to be a very unlikely event in that dam safety regulations exist and are enforced by the Division of Safety of Dams (DSOD), Army Corp of Engineers (ACOE) and Department of Water Resources (DWR). Inspectors may require dam owners to perform work, maintenance or implement controls if issues are found with the safety of the dam. These dams are under continuous monitoring for safety against failure. It is our opinion that the potential for seismically-induced flooding to affect the site due to dam failure is low. Therefore, the potential impacts related to flooding and inundation would be less than significant.

The Project Site is also not located within areas designated by the state geologist where previous occurrence of landslide movement or local topographic, geological, geotechnical and subsurface conditions indicate a potential for permanent ground displacement. The Project Site is basically flat and paved, and the surrounding areas are similar. Therefore, potential impacts related to slope stability hazards (i.e. mudflows) are negligible and less than significant.

6.2.2. SURFACE WATER QUALITY

The Project would not increase concentrations of the items listed as constituents of concern for the Ballona Creek Watershed.

Under section 3.1.3 of the LID Manual, post-construction stormwater runoff from a new development must be infiltrated, evapotranspirated, captured and used, and/or treated through high efficiency BMPs onsite for at least the volume of water produced by the greater of the 85th percentile storm or the 0.75 inch storm event. In accordance with the feasibility discussion in Methodology Section 5.2, Surface Water Quality, and the Project would implement capture and use system as a BMP for managing stormwater runoff in accordance with current LID requirements. Since it appears there are currently no existing onsite BMPs, stormwater run-off during post-Project conditions would result in improved surface water quality.

Due to the incorporation of the required LID BMP(s), operation of the Project would not result in discharges that would cause: (1) pollution which would alter the quality of the waters of the State (i.e., Ballona Creek) to a degree which unreasonably affects beneficial uses of the waters; (2) contamination of the quality of the waters of the State by waste to a degree which creates a hazard to the public health through poisoning or through the spread of diseases; or (3) nuisance that would be injurious to health; affect an entire community or neighborhood, or any considerable number of persons; and occurs during or as a result of the treatment or disposal of wastes.

As is typical of most urban existing uses and proposed developments, stormwater runoff from the Project Site has the potential to introduce pollutants into the stormwater system. Anticipated and potential pollutants generated by the Project are sediment, nutrients, pesticides, metals, pathogens, and oil and grease. Release of such pollutants would be minimized by implementation of LID BMPs.

Furthermore, operation of the Project would not result in discharges that would cause regulatory standards to be violated. The existing Project Site is approximately 95% impervious surfaces including an existing building and paved surface lots. The Project will decrease the percentage of impervious surface to 92%. As stated above, it appears that the existing conditions on the Project Site discharge without any means of treatment. However, the Project would include the installation of LID BMPs, which would mitigate at minimum the first flush or the equivalent of the greater between the 85th percentile storm and first 0.75-inch of rainfall for any storm event. The Project BMPs will control stormwater runoff with no increase in runoff resulting from the Project.

As a result of the implementation of capture and use BMP's, there will be no operational impacts on surface water quality. Therefore, impacts to surface water quality would be less than significant.

6.2.3. GROUNDWATER HYDROLOGY

Regarding groundwater recharge, the entire Project Site is primarily impervious in the existing condition. There is very low groundwater recharge potential on the Project Site in the existing condition. Per the Geotechnical Report the groundwater level under the Project Site is expected to be approximately 34 feet below grade.

The Project will develop hardscape, structures, and landscape over structure that cover a majority of the development footprint with impervious surfaces, however there will also be permeable surfaces developed as well. The Project would include capture and use and/or biofiltration systems that would capture the first flush or first 0.75-inch of rainfall from any 50 year storm event. The capture and use systems are designed to capture a small storm events or the first 0.75-inch of rainfall for any storm event per City requirements and will be designed with an internal bypass to prevent upstream flooding in the scenario of a large storm event. In that scenario the stormwater bypasses the capture and use systems would discharge to an approved discharge point in the public right-of-way and not result in infiltration of a large amount of rainfall to the underlying soils. Hence, stormwater discharges from the Project Site, or the limited onsite infiltration of stormwater, would not adversely impact groundwater hydrology. Therefore, operation of the Project would have a less than significant impact on groundwater hydrology.

6.2.4. GROUNDWATER QUALITY

Operational activities that could affect groundwater quality include use and unanticipated spills of hazardous materials or contaminants. Surface spills from the handling of hazardous materials most often involve small quantities and are cleaned up in a timely manner, thereby resulting in minimal threat to groundwater.

The Project would introduce more density and land uses to the Project Site, and that would increase the amount of potentially hazardous materials (i.e., those type of materials associated with operation of medical and retail land uses) stored and used on the Project Site. However, the Project would comply with all applicable regulations regarding the handling and cleanup of hazardous materials. There are no groundwater production wells

in the vicinity of the Project Site. Therefore, the Project would not affect or expand any potential areas of contamination, increase the level of contamination, or cause regulatory water quality standards at an existing production well to be violated, as defined in the California Code of Regulations, Title 22, Division 4, Chapter 15 and the Safe Drinking Water Act.

Based on the above, operations of the Project would less than significantly affect the rate or change the direction of movement of any existing contaminants, expand the area affected by contaminants, increase the level of groundwater contamination, or cause regulatory water quality standards at existing production wells. Therefore, Project would result in a less than significant impact on groundwater quality.

Additionally, the Project would include the installation of capture and use and/or biofiltration systems as a means of treatment and disposal of the first flush or first 0.75-inch of rainfall for any storm event, which would allow for treatment of the on-site stormwater.

Therefore, operation of the Project would result in a less than significant impact on groundwater quality.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report no significant impacts have been identified for surface water hydrology, surface water quality, groundwater hydrology, or groundwater quality for this Project.

FIGURE 1
EXISTING ON-SITE DRAINAGE



Existing Catch Basin

Sheet Flow Direction

Reinforced Concrete Box

Existing Storm Drain Pipe

Floor 1

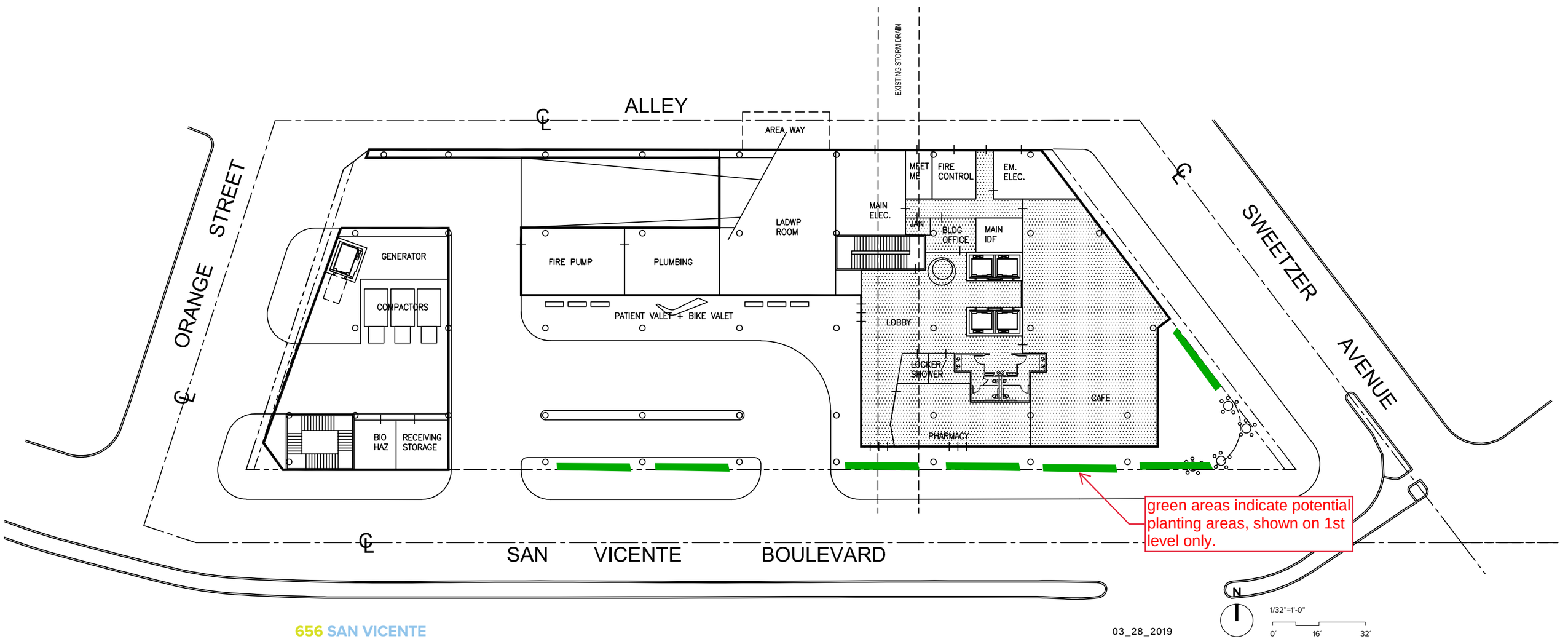
Figure 2 - Proposed Drainage

Total Project Area: 33,087 sf	(0.76 ac)
Total Pervious Area: 2,700 sf	5%
Total Impervious Area: 30,387 sf	95%

LID Volume(V_{LID}): 2,520 cf (18.850 gal)
7-Month Estimated Total Water Use ($ETWU_7$) per City of Los Angeles LID design Manual 5th Edition: 20,265 gal

→ $V_{LID} < ETWU_7$

→ Capture And Reuse or Biofiltration System will be Implemented as LID BMP.



03_28_2019

FIGURE 3

VICINITY MAP
THOMAS GUIDE 633-A2

LINEWORK LEGEND:

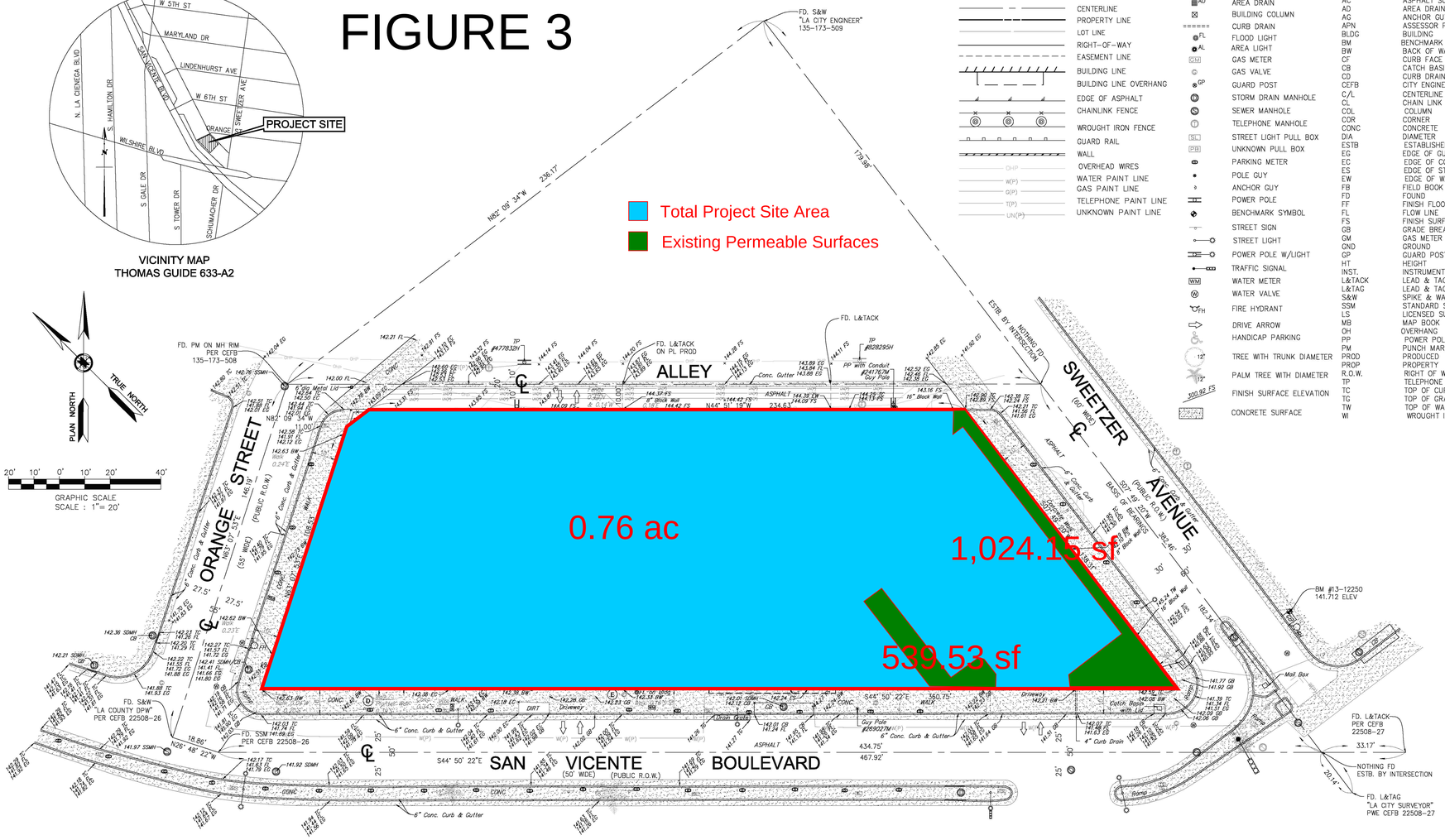
- CENTERLINE
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING LINE
- BUILDING LINE OVERHANG
- EDGE OF ASPHALT
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- GUARD RAIL
- WALL
- OHP — OVERHEAD WIRES
- W(P) — WATER PAINT LINE
- G(P) — GAS PAINT LINE
- T(P) — TELEPHONE PAINT LINE
- UN(P) — UNKNOWN PAINT LINE

LEGEND:

- AD — AREA DRAIN
- BUILDING COLUMN
- CURB DRAIN
- FL — FLOOD LIGHT
- AL — AREA LIGHT
- GM — GAS METER
- GAS VALVE
- GP — GUARD POST
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE
- STL — STREET LIGHT PULL BOX
- UPB — UNKNOWN PULL BOX
- PARKING METER
- POLE GUY
- ANCHOR GUY
- POWER POLE
- BENCHMARK SYMBOL
- STREET SIGN
- STREET LIGHT
- POWER POLE W/LIGHT
- TRAFFIC SIGNAL
- WM — WATER METER
- WATER VALVE
- FH — FIRE HYDRANT
- DRIVE ARROW
- HANDICAP PARKING
- 12" — TREE WITH TRUNK DIAMETER
- 12" — PALM TREE WITH DIAMETER
- 100.92 FS — FINISH SURFACE ELEVATION
- CONCRETE SURFACE

ABBREVIATIONS:

AC	ASPHALT SURFACE
AD	AREA DRAIN
AG	ANCHOR GUY
APN	ASSESSOR PARCEL NUMBER
BLDG	BUILDING
BM	BENCHMARK
BW	BACK OF WALK
CF	CURB FACE
CB	CATCH BASIN
CD	CURB DRAIN
CEFB	CITY ENGINEER FIELD BOOK
C/L	CENTERLINE
CL	CHAIN LINK
COL	COLUMN
COR	CORNER
CONC	CONCRETE
DIA	DIAMETER
ESTB	ESTABLISHED
EG	EDGE OF GUTTER
EC	EDGE OF CONCRETE
ES	EDGE OF STEPS
EW	EDGE OF WALK
FB	FIELD BOOK
FD	FOUND
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
GM	GAS METER
GND	GROUND
GP	GUARD POST
HT	HEIGHT
INST.	INSTRUMENT
L&TACK	LEAD & TACK
L&TAG	LEAD & TAG
S&W	SPIKE & WASHER
SSM	STANDARD SURVEY MONUMENT
LS	LICENSED SURVEYOR
MB	MAP BOOK
OH	OVERHANG
PP	POWER POLE
PM	PUNCH MARK
PROD	PRODUCED
PROP	PROPERTY
R.O.W.	RIGHT OF WAY
TP	TELEPHONE POLE
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL
WI	WROUGHT IRON



LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 7, 8 AND 9 OF BLOCK 4, TRACT NO. 7555, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 80 PAGES 51 TO 53 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TITLE DIGEST - EXCEPTIONS TO COVERAGE

THIS SUMMARY OF ITEMS IN THE POLICY IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2016–2017, A LIEN NOT YET DUE OR PAYABLE.
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE, AS A RESULT OF AN EVENT OCCURRING ON OR AFTER THE DATE HEREOF, INCLUDING, BUT NOT LIMITED TO, THE ACQUISITION OF TITLE TO SAID LAND BY THE INSURED.
3. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 19, 1924 AS BOOK 3055 PAGE 394 OF OFFICIAL RECORDS.

   (AFFECTS LOT 8)
4. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGST 7, 1924 AS BOOK 3129 PAGE 383 OF OFFICIAL RECORDS.

   (AFFECTS LOT 9)
5. AN EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 17, 1925 AS BOOK 4531 PAGE 320 OF OFFICIAL RECORDS , AS APPROXIMATELY SHOWN ON THE ALTA/NSPS SURVEY PREPARED BY MOLLENHAUER GROUP, DATED SEPTEMBER 26, 2016 LAST REVISED OCTOBER 20, 2016 AS JOB NO. LA20966.01 (THE "SURVEY").

   (AFFECTS LOT 7)
6. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY HERSHEY ELIOT AND MANNIE RENOUR AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED FEBRUARY 01, 1965 AS BOOK M–1756 PAGE 538 OF OFFICIAL RECORDS , AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

   DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

   (AFFECTS LOT 9)
7. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY ROYALTY SERVICE CORPORATION, LTD AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED MARCH 22, 1965 AS INSTRUMENT NO. 3148 OF OFFICIAL RECORDS , AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

   DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

   (AFFECTS LOT 8)
8. A SUBSURFACE OIL AND GAS LEASE, EXECUTED BY ROSALINE PETERS, A MARRIED WOMAN WATA ROSALIND GLASER AND HERBERT GLASER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AS LESSOR AND STANDARD OIL COMPANY OF CALIFORNIA, A CORPORATION AS LESSEE, RECORDED AUGUST 17, 1972 AS INSTRUMENT NO. 3631 OF OFFICIAL RECORDS , AFFECTING THE LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, WITHOUT THE RIGHT OF SURFACE ENTRY.

   DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

   (AFFECTS LOT 7)
9. AN AGREEMENT OR COVENANT TO HOLD LAND AS ONE PARCEL RECORDED APRIL 27, 1982 AS INSTRUMENT NO. 82–431340 OF OFFICIAL RECORDS.
10. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
11. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS LOT 7)
12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.
13. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER THE TERMS OF THE LEASES SET FORTH ON SCHEDULE 1 ATTACHED HERETO WITH NO RIGHTS OF FIRST REFUSAL OR OPTIONS TO PURCHASE ALL OR ANY PART OF THE PROPERTY.
14. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY MOLLENHAUER GROUP ON SEPTEMBER 26, 2016 LAST REVISED SEPTEMBER 29, 2016, DESIGNATED JOB NUMBER LA20966.01:

   (A) INTENTIONALLY DELETED
   (B) (B) FENCE ALONG NORTHEAST BOUNDARY OF SUBJECT PROPERTY CROSSES NORTH AND NORTHEAST BOUNDARIES INTO ORANGE STREET AND ALLEY RIGHT OF WAYS BY DISTANCES, MAXIMUM OF 2.92 FEET;
   (C) (C) NORTHWEST WALL OF 6,067 SQUARE FOOT BUILDING ON SUBJECT PROPERTY CROSSES NORTHWEST BOUNDARY INTO ORANGE STREET RIGHT OF WAY BY A DISTANCE, MAXIMUM OF 0.04 FEET;
   (D) (D) PLANTER AREA ALONG SOUTHWEST BOUNDARY OF SUBJECT PROPERTY CROSSES SOUTHWEST BOUNDARY INTO SAN VICENTE BOULEVARD RIGHT OF WAY BY AN UNDISCLOSED DISTANCE;
   (E) (E) GUARD POST AT SOUTH SECTION OF SUBJECT PROPERTY LIES ON SOUTHWEST BOUNDARY OF SUBJECT PROPERTY BY AN UNDISCLOSED DISTANCE;
   (F) INTENTIONALLY DELETED
   (G) INTENTIONALLY DELETED.
   * = BLANKET EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON, NOR DOES IT SHOW THE LOCATION OF, OR ENCROACHMENTS BY SUBSURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS SHOWN ON THIS MAP.
2. INFORMATION PERTAINING TO UNDERGROUND PUBLIC UTILITIES, FLOOD ZONE DATA, ZONING AND SETBACK DATA, IF SHOWN HEREIN, HAVE BEEN OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH THIS COMPANY. NO GUARANTY, WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. USERS OF SAID INFORMATION IS URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY.
3. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS UNLESS OTHERWISE NOTED.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SAN VICENTE BLVD AND ALLEY AT SWEETZER AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAY.
5. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL
7. THERE IS NO OBSERVABLE EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.
8. LOTS ARE CONTIGUOUS WITHOUT ANY GAPS, GORES, HIATUSES OR OVERLAPS
9. THERE ARE NO PLOTTABLE OFFSITE EASEMENTS DISCLOSED IN TITLE REPORT

SURVEYOR'S CERTIFICATE:

TO STOCKDALE CAPITAL PARTNERS, LLC, THEIR SUCCESSORS AND/OR ASSIGNS,
FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B) 7(A), 7(B)(1), 7(B)(2), 8, 9, 11, 13, 14, 16, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 26, 2016.

GREGORY D. HINDSON, P.L.S. 5670 — DATE

LICENSED LAND SURVEYOR
GREGORY D. HINDSON
No. 5670
STATE OF CALIFORNIA

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATE BY A LICENSED SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS, ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

COMMENTS:

BOUNDARY LINES. . . . . WERE ESTABLISHED FROM RECOVERED CITY, COUNTY AND/OR PRIVATE SURVEY MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.

LEGAL DESCRIPTION . . . . . FROM INFORMATION SUPPLIED BY THE CLIENT. USUALLY A TITLE POLICY OR TITLE REPORT.

TITLE REPORT . . . . . FIRST AMERICAN TITLE INSURANCE COMPANY PRO–FORMA NO.. NCS–811256–LA2

⟨⟩ = INDICATES PLOTTED EXCEPTION ITEM NO.

BASIS OF BEARINGS. . . . . THE BEARING N 07°49'20" E ALONG THE CENTERLINE OF SWEETZER AVENUE AS SHOWN ON THE MAP OF TRACT NO. 7555 FILED IN BOOK 80, PAGES 51 THROUGH 53 INCLUSIVE, OF MAPS.

BENCHMARK . . . . . CITY OF LOS ANGELES BENCHMARK NO. 13–12250
CUT SPK; 9FT N OF N PL WILSHIRE BLVD; 3.5 FT E/O E CURB LINE SWEETZER AV;
NE COR CB 50 FT E/O E PL SAN VICENTE BL
ELEVATION = 141.712 FEET (NAVD88 – 2000 ADJUSTMENT)

AREA. . . . . BASED UPON MEASURED BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:

13,632.465 SQ. FT. OR 0.313 ACRES

ASSESSOR PARCEL NO. . . . 5510–022–033, 5510–022–034 AND 5510–022–035

PROPERTY ADDRESS. . . . . 650 SAN VICENTE BLVD LOS ANGELES CA 90048

PARKING COUNT. . . . . BASED UPON ON–SITE STRIPING, THE PARKING IS:

REGULAR SPACES 7
COMPACT SPACES. 1
HANDICAP SPACES. 1
TOTAL = 9

FLOOD ZONE . . . . . SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 06037C1615F, COMMUNITY PANEL NO. 065043 1615 WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITIES . . . . . SURFACE UTILITIES ARE PLOTTED BASED ON OBSERVED EVIDENCE ONLY. THIS SURVEY DOES NOT SHOW THE LOCATION OF UNDERGROUND UTILITIES BASED ON PLANS PROVIDED BY UTILITY COMPANIES AND OTHER APPROPRIATE SOURCES.

COMMENTS CONTINUED:

ZONING/BUILDING SETBACK . ZONING AND BUILDING SETBACK DATA SHOWN BELOW HAVE BEEN OBTAINED FROM THE CITY OF LOS ANGELES ZONE INFORMATION & MAP ACCESS SYSTEM (ZIMAS), AT ZIMAS.LACITY.ORG. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE CITY OF LOS ANGELES PLANNING DEPT. DIRECTLY AT CITYPLANNING.LACITY.ORG OR (213) 482–7077.

ZONE: C1–1VL–O
LIMITED COMMERCIAL

FRONT YARD: THERE SHALL BE A FRONT YARD OF NOT LESS THAN 10 FEET IN DEPTH.

SIDE YARDS: SIDE YARDS SHALL BE REQUIRED ONLY IN THE FOLLOWING INSTANCES:
(A) ALONG THE SIDE STREET LOT LINE OF EVERY CORNER LOT IN THE C1 ZONE.
(B) WHERE THE SIDE LOT LINE OF THE LOT IN THE C1 ZONE ABUTS UPON THE SIDE OF A LOT IN AN A OR R ZONE.
(C) FOR ALL PORTIONS OF BUILDINGS ERECTED AND USED FOR RESIDENTIAL PURPOSES. THE WIDTH OF SUCH REQUIRED SIDE YARD SHALL NOT BE LESS THAN 10 PERCENT OF THE LOT WIDTH, BUT NEED NOT EXCEED FIVE FEET AND SHALL NOT BE LESS THAN THREE FEET IN WIDTH. PROVIDED, HOWEVER, THAT ONE FOOT SHALL BE ADDED TO THE WIDTH OF THE REQUIRED SIDE YARD FOR EACH ADDITIONAL STORY ABOVE THE SECOND STORY, BUT SUCH SIDE YARD NEED NOT EXCEED 16 FEET IN WIDTH.
IN ALL OTHER CASES, A SIDE YARD FOR A COMMERCIAL BUILDING SHALL NOT BE REQUIRED, BUT IF PROVIDED, IT SHALL NOT BE LESS THAN THREE FEET IN WIDTH.

REAR YARD: A REAR YARD SHALL BE PROVIDED ONLY IN THE FOLLOWING INSTANCES:
(A) WHERE THE REAR OF THE LOT IN THE C1 ZONE ABUTS UPON A LOT IN AN A OR R ZONE.
(B) FOR ALL PORTIONS OF BUILDINGS ERECTED AND USED FOR RESIDENTIAL PURPOSES. SUCH YARD SHALL BE PROVIDED AND MAINTAINED AT AND ABOVE THE FLOOR LEVEL OF THE LOWEST STORY DESIGNED OR USED FOR RESIDENTIAL PURPOSES, AND THE FULL HEIGHT OF THE BUILDING SHALL BE USED IN COMPUTING THE REQUIRED DEPTH OF REAR YARD.
THE DEPTH OF SUCH REQUIRED REAR YARD SHALL BE NOT LESS THAN 15 FEET. ONE FOOT SHALL BE ADDED TO THE DEPTH OF SUCH REAR YARD FOR EACH ADDITIONAL STORY ABOVE THE THIRD STORY, BUT SUCH REAR YARD NEED NOT EXCEED 20 FEET IN DEPTH.

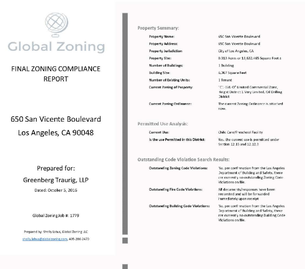
LOT AREA: THE LOT AREA REQUIREMENTS OF THE R3 ZONE (SECTION 12.10- C.4) SHALL APPLY TO ALL PORTIONS OF BUILDINGS ERECTED AND USED FOR RESIDENTIAL PURPOSES. PROVIDED, HOWEVER, THAT WHERE THE LOT IS IN THE "H" HILLSIDE OR MOUNTAINOUS AREA, THERE SHALL BE NOT MORE THAN ONE DWELLING UNIT FOR EACH 5,000 SQUARE FEET OF LOT AREA.

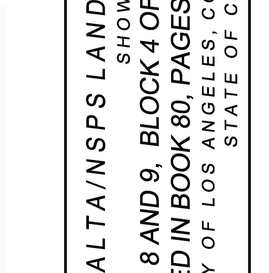
BUILDING HEIGHT: NOT TO EXCEED 6 STORIES OR 75 FEET*
FLOOR AREA RATIO: 1.5:1

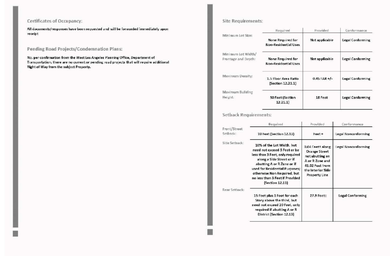
*A BUILDING DESIGNED AND USED ENTIRELY FOR RESIDENTIAL PURPOSES SHALL ONLY BE LIMITED TO THE NUMBER OF FEET IN HEIGHT.

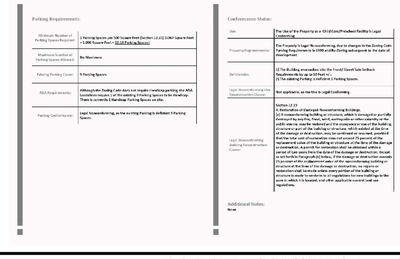
PROPERTY FURTHER QUALIFIED BY AND SUBJECT TO THE FOLLOWING:
DEVELOPMENT LIMITATION WHICH RESTRICTS HEIGHTS, FLOOR AREA RATIO, PERCENT OF LOT COVERAGE, BUILDING SETBACKS
ZI–2443 NEIGHBORHOOD CONSERVATION ICO–LOWER COUNCIL DIST. 5
ZI–2410 METRO WESTSIDE SUBWAY EXTENSION PROJECT











MOLLENHAUER GROUP
CIVIL ENGINEERING
SURVEYING+MAPPING
LAND DEVELOPMENT

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GLENDALE, CA 91202
TEL: (213) 624–2661
TEL: (818) 937–9899
WWW.MOLLENHAUERGROUP.COM

DATE	REVISION	BY
10/14/2016	ZONING REPORT , ENCROACHMENTS	GDH
10/20/2016	REVISED PRO–FORMA	GDH

ALTA/NSPS LAND TITLE SURVEY

SHOWING

LOTS 7, 8 AND 9, BLOCK 4 OF TRACT 7555, AS PER MAP RECORDED IN BOOK 80, PAGES 51 TO 53 INCLUSIVE OF MAPS

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

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SCALE:	CAD FILE:
1" = 20'	LA20966.01–ARCH_2016–12–05.dwg
DRAFTED: MK	CHECKED: MBD

SURVEY PREPARED FOR:
STOCKDALE CAPITAL PARTNERS LLC
1900 UNIVERSITY AVE 5TH FL
EAST PALO ALTO CA 94303

PROJECT ADDRESS:
650 SAN VICENTE BLVD
LOS ANGELES CA 90048

SHEET NO. 1 OF 1 SHEETS

SURVEY DATE:	JOB NO.
09/26/2016	LA20966.01

P:\2016\160789 650 South San Vicente\LDWG\SUPPORT\NV\V1\2017–06–08 (consolidated survey files)\LA20966.01–ARCH_2016–12–05\LA20966.01–ARCH_2016–12–05.dwg Date:06/08/17 10:49p cmeaves

Figure 4 - Existing Flow Calculations

Peak Flow Hydrologic Analysis

Input Parameters

Project Name	656 South San Vicente
Subarea ID	656 South San Vicente
Area (ac)	0.76
Flow Path Length (ft)	1.0
Flow Path Slope (vft/hft)	1.0
50-yr Rainfall Depth (in)	5.8
Percent Impervious	0.95
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.8
Peak Intensity (in/hr)	3.4604
Undeveloped Runoff Coefficient (Cu)	0.9102
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.3669
Burned Peak Flow Rate (cfs)	2.3669
24-Hr Clear Runoff Volume (ac-ft)	0.3161
24-Hr Clear Runoff Volume (cu-ft)	13767.8619

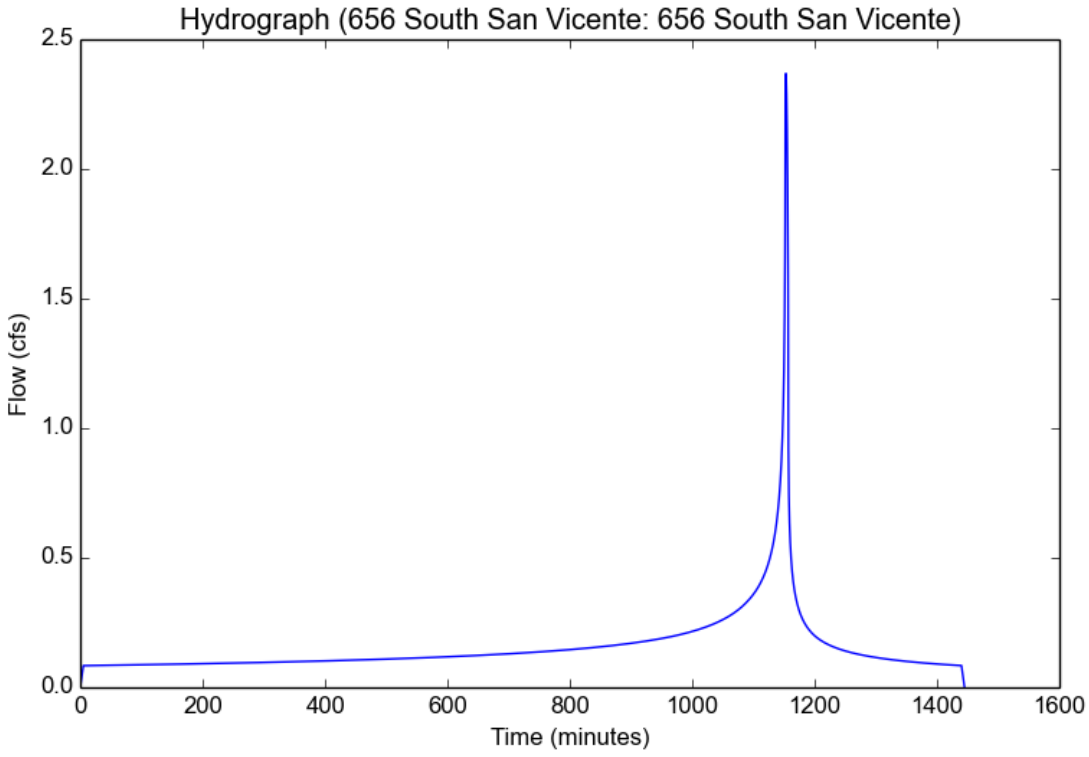


Figure 4 - Proposed Flow Calculations

Peak Flow Hydrologic Analysis

File location: P:/2016/1600769 656 South San Vicente/ENGR/EIR/Appendices_KPFF/Water Resources Appendices/Fig 4_Proposed Flow Calcs.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	656 South San Vicente
Subarea ID	Proposed
Area (ac)	0.76
Flow Path Length (ft)	100.0
Flow Path Slope (vft/hft)	0.01
50-yr Rainfall Depth (in)	5.8
Percent Impervious	0.92
Soil Type	17
Design Storm Frequency	50-yr
Fire Factor	0
LID	False

Output Results

Modeled (50-yr) Rainfall Depth (in)	5.8
Peak Intensity (in/hr)	3.4604
Undeveloped Runoff Coefficient (Cu)	0.9102
Developed Runoff Coefficient (Cd)	0.9
Time of Concentration (min)	5.0
Clear Peak Flow Rate (cfs)	2.3669
Burned Peak Flow Rate (cfs)	2.3669
24-Hr Clear Runoff Volume (ac-ft)	0.309
24-Hr Clear Runoff Volume (cu-ft)	13459.4243

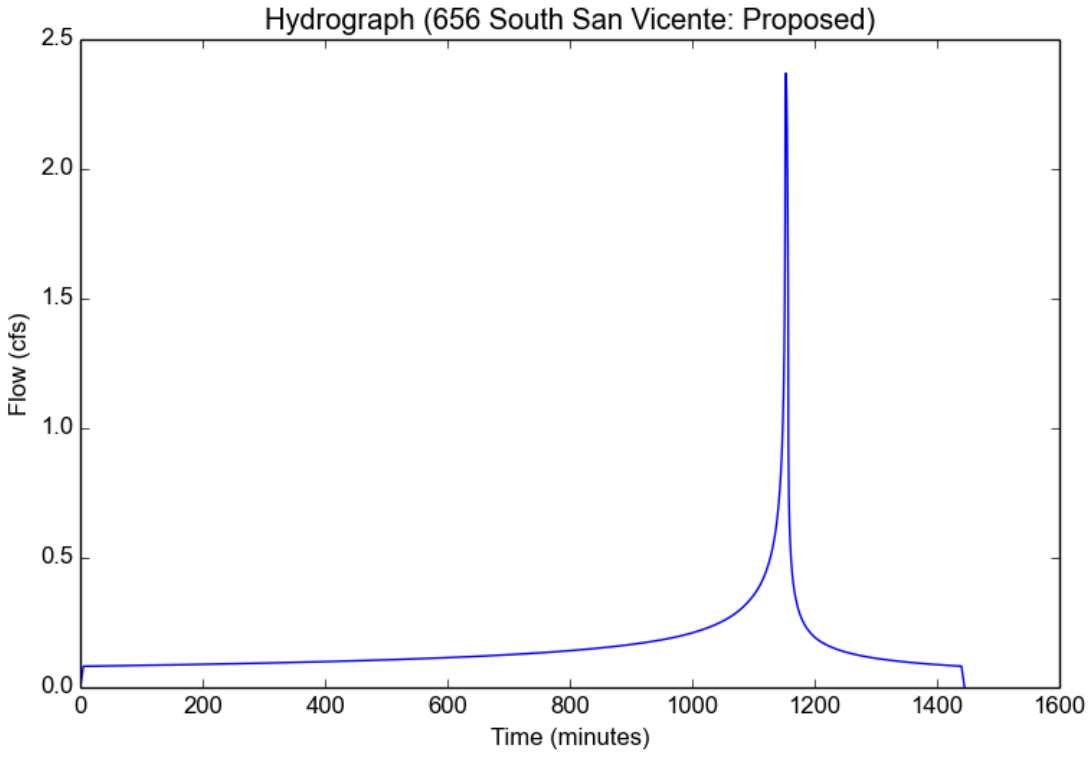
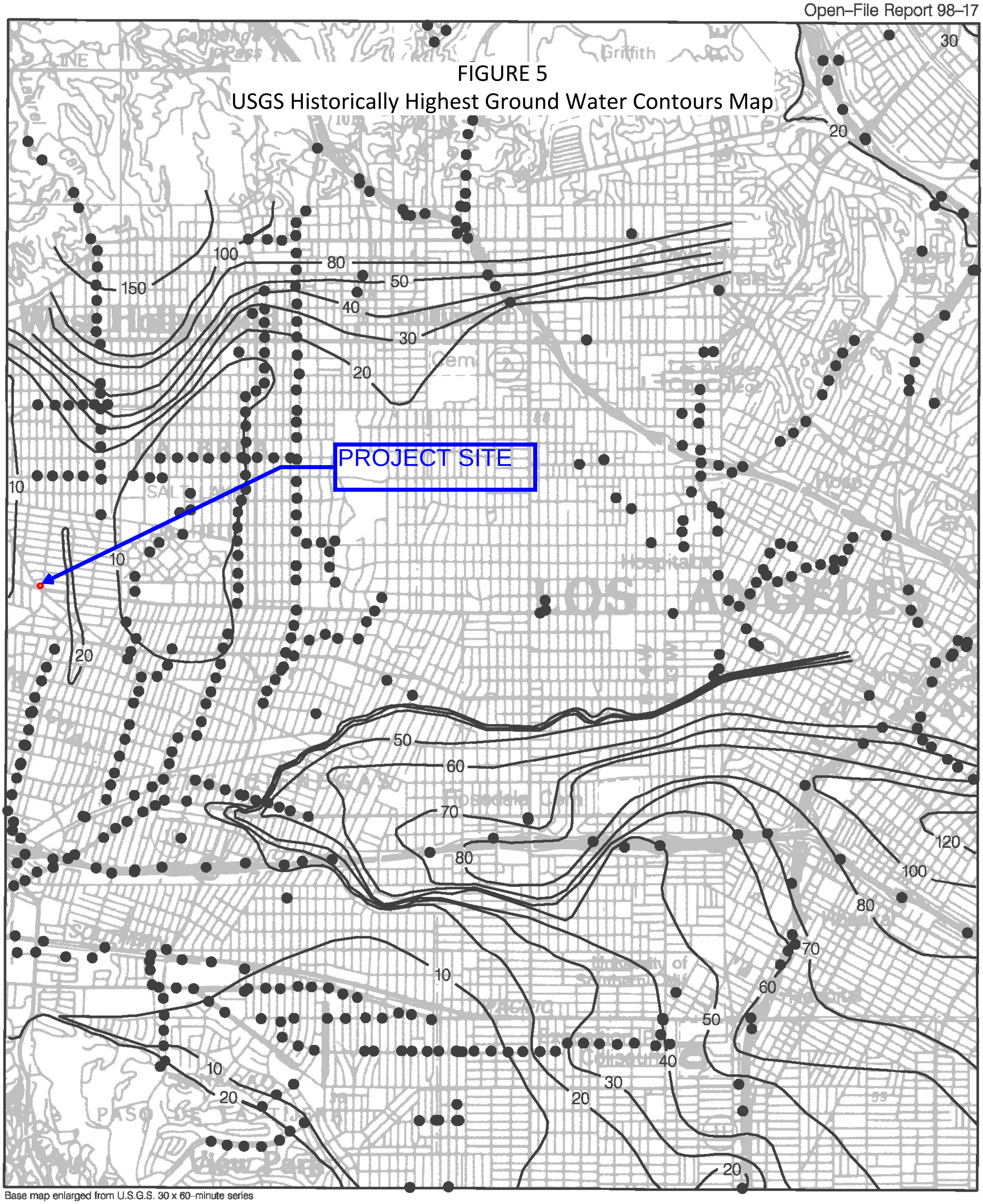


FIGURE 5
USGS Historically Highest Ground Water Contours Map



Base map enlarged from U.S.G.S. 30 x 60–minute series

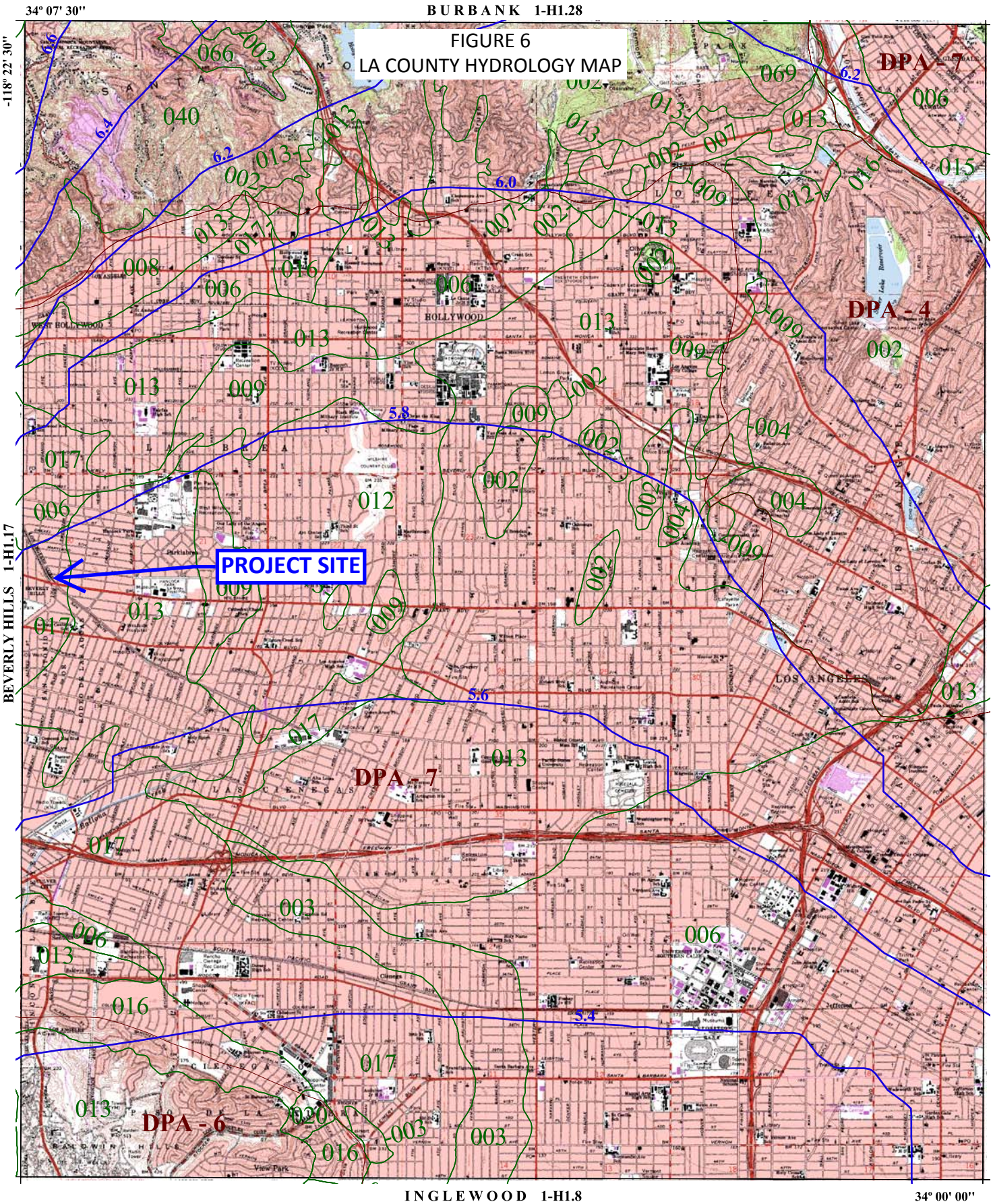
Plate 1.2 Historically Highest Ground Water Contours and Borehole Log Data Locations, Hollywood Quadrangle.

● Borehole Site

— 30 — Depth to ground water in feet

ONE MILE

SCALE



N
W E
S

016 SOIL CLASSIFICATION AREA

7.2 INCHES OF RAINFALL

DPA - 6 DEBRIS POTENTIAL AREA

1 0 1 2 Miles

25-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.878
10-YEAR 24-HOUR ISOHYET REDUCTION FACTOR: 0.714

HOLLYWOOD
50-YEAR 24-HOUR ISOHYET

1-H1.18

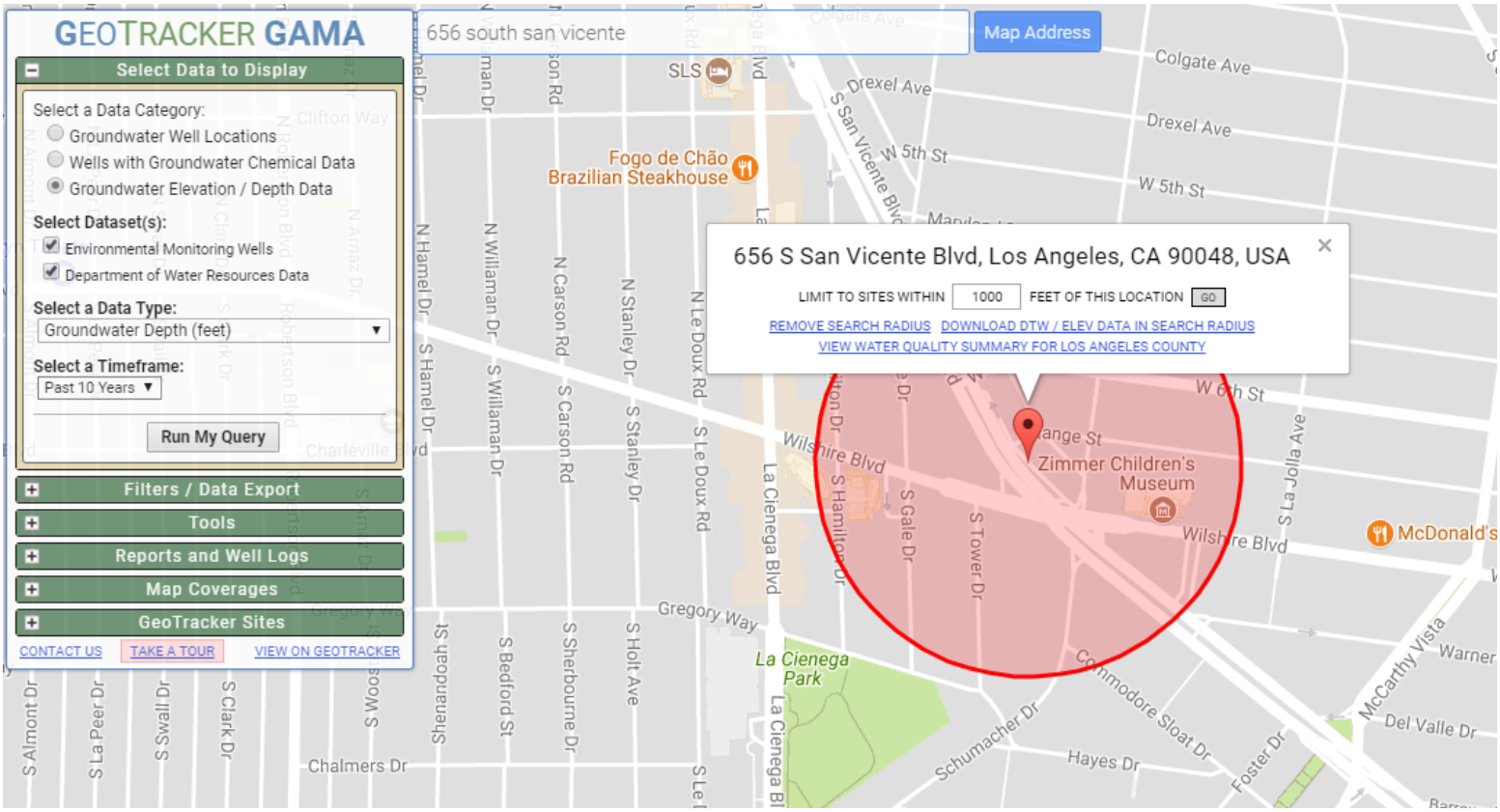
LOS ANGELES COUNTY PUBLIC WORKS Public Service That Works

FIGURE 7
WATERSHED MAP AND GROUNDWATER BASIN MAP
(1/2)



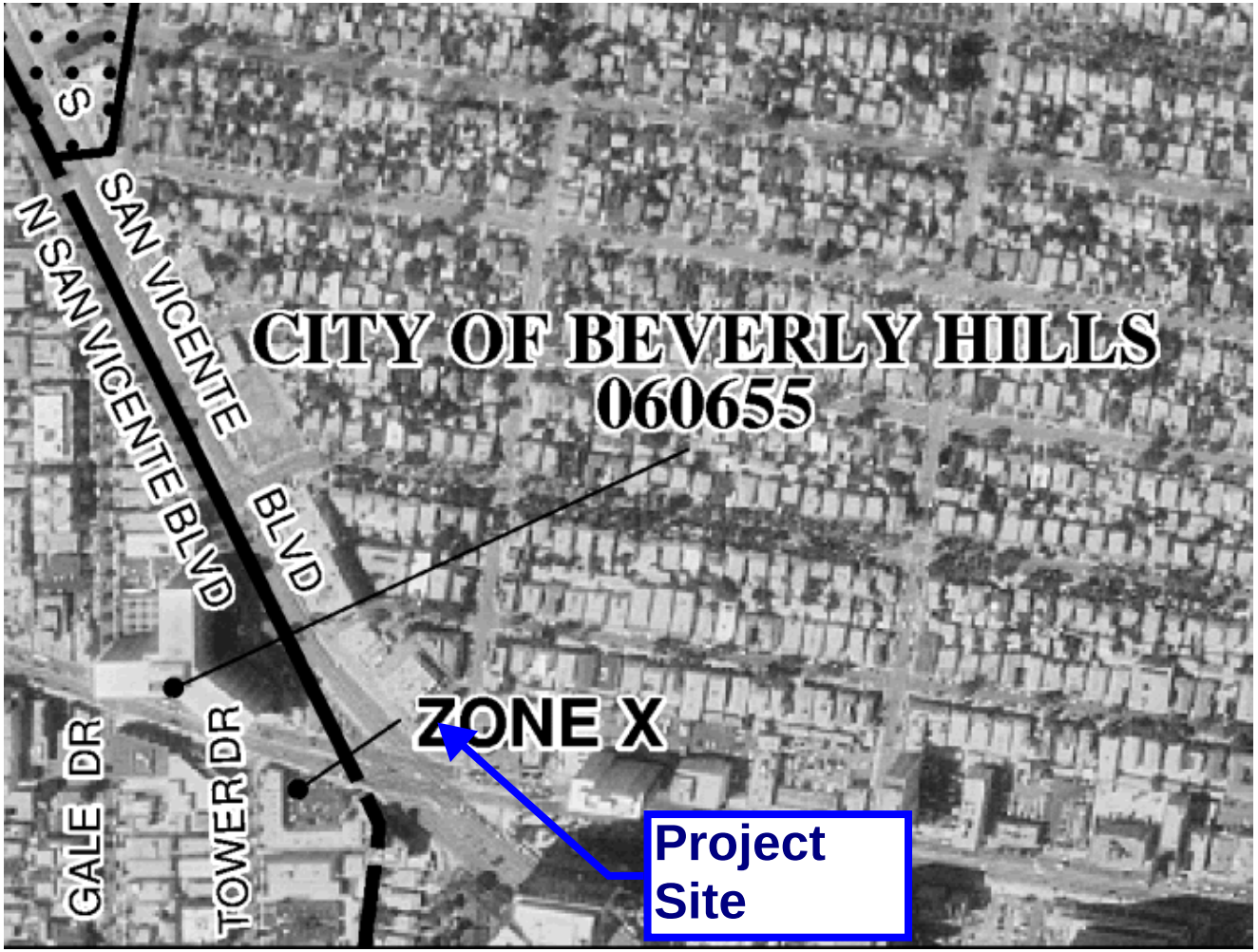
Resource
https://watersgeo.epa.gov/mwm/

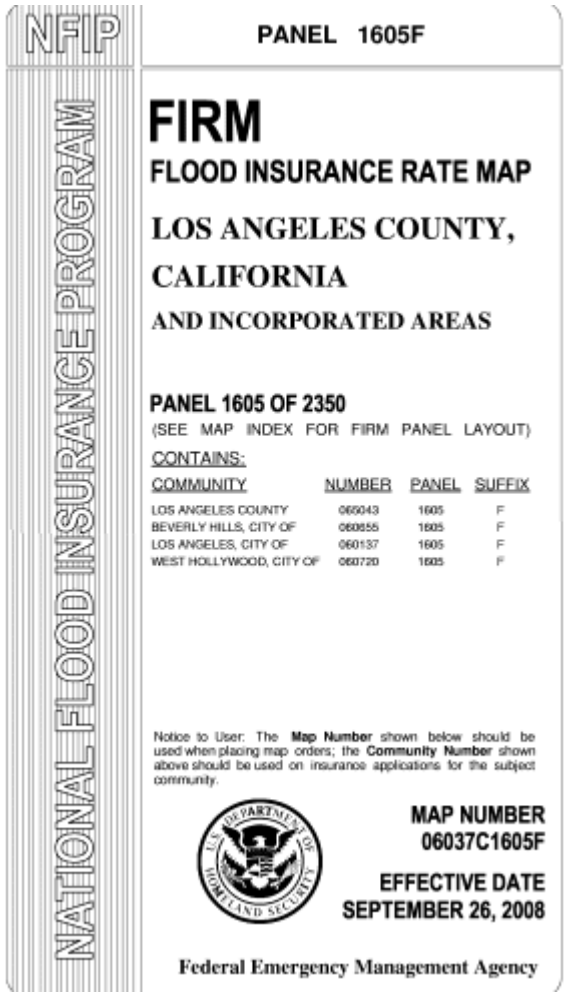
FIGURE 7
WATERSHED MAP AND GROUNDWATER BASIN MAP
(2/2)



Resource
http://geotracker.waterboards.ca.gov/gama/

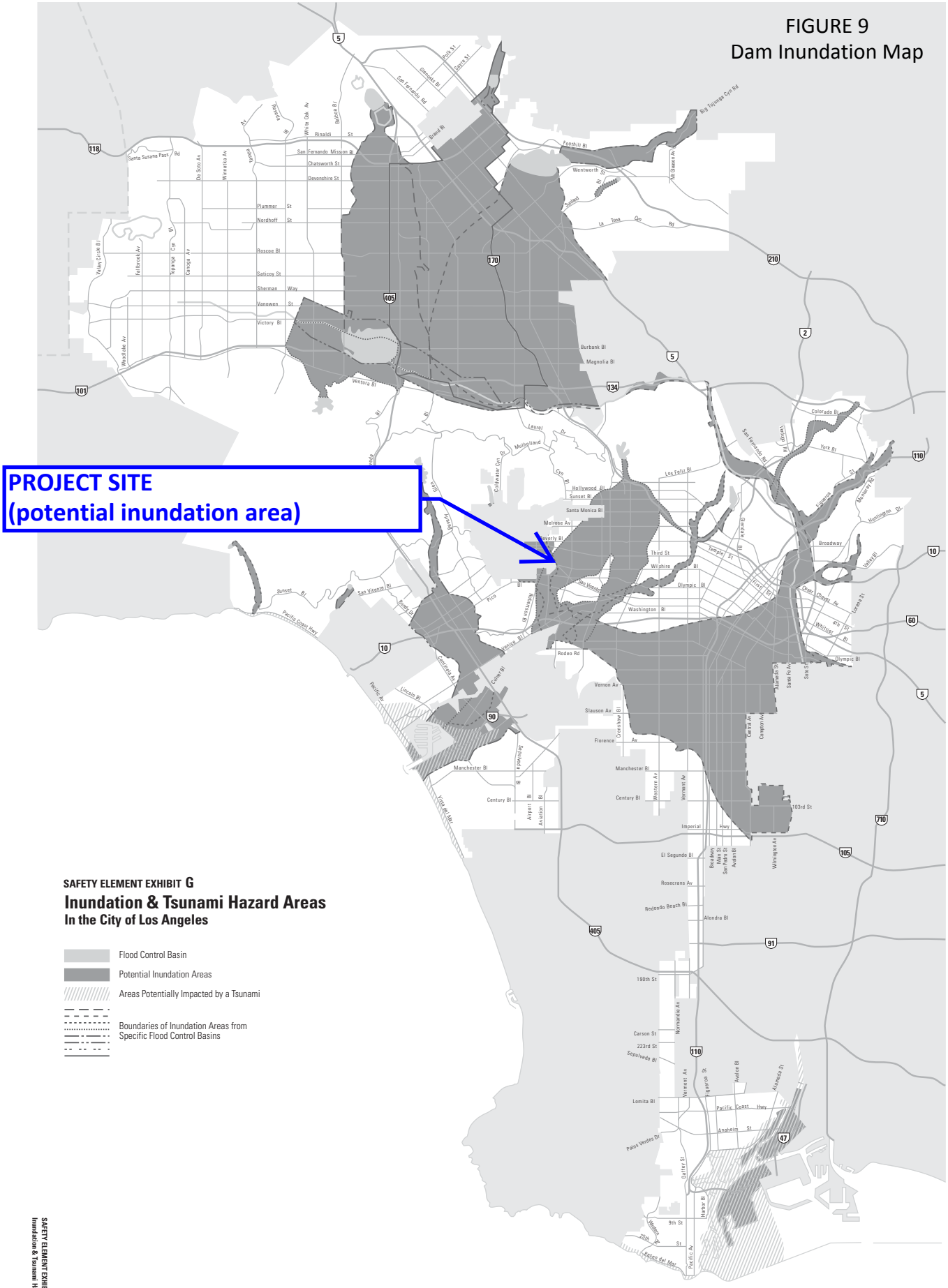
Figure 8
FEMA Flood Map





ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

FIGURE 9
Dam Inundation Map



SAFETY ELEMENT EXHIBIT G
Inundation & Tsunami Hazard Areas

Sources: Environmental Impact Report, Framework Element, Los Angeles City General Plan, May 1995; Technical Appendix to the Safety Element of the Los Angeles County General Plan Hazard Reducation in Los Angeles County, Volume 2, Plate 6, "Flood and Inundation Hazards" January 1990; California Environmental Quality Act of 1970 (CEQA), Public Resources Code Section 21000 *et. seq.* with guidelines as amended, 1992; California Government Code Title 7 chapter 3, article 5 section 65302(g), as amended 1993.

Prepared by the General Plan Framework Section • City of Los Angeles Planning Department • Citywide Graphics • March, 1994 • Council File No. 89-2104

Exhibit 1 - BMP: LID Calculations

Peak Flow Hydrologic Analysis

File location: P:/2016/1600769 656 South San Vicente/ENGR/EIR/Appendices_KPFF/Water Resources Appendices/Exhibit 1_LIDCalcs_.pdf
Version: HydroCalc 1.0.2

Input Parameters

Project Name	656 South San Vicente
Subarea ID	Proposed LID
Area (ac)	0.76
Flow Path Length (ft)	100.0
Flow Path Slope (vft/hft)	0.01
85th Percentile Rainfall Depth (in)	1.1
Percent Impervious	0.92
Soil Type	17
Design Storm Frequency	85th percentile storm
Fire Factor	0
LID	True

Output Results

Modeled (85th percentile storm) Rainfall Depth (in)	1.1
Peak Intensity (in/hr)	0.5262
Undeveloped Runoff Coefficient (Cu)	0.4806
Developed Runoff Coefficient (Cd)	0.8664
Time of Concentration (min)	8.0
Clear Peak Flow Rate (cfs)	0.3465
Burned Peak Flow Rate (cfs)	0.3465
24-Hr Clear Runoff Volume (ac-ft)	0.0579
24-Hr Clear Runoff Volume (cu-ft)	2520.6554

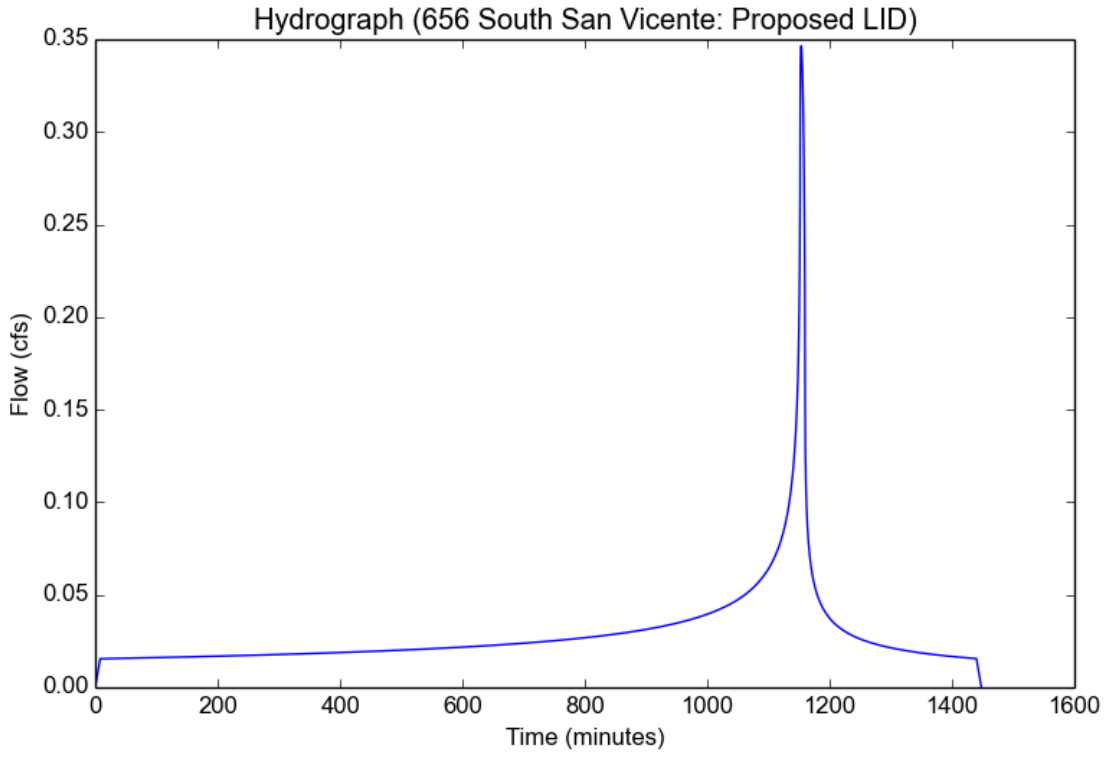
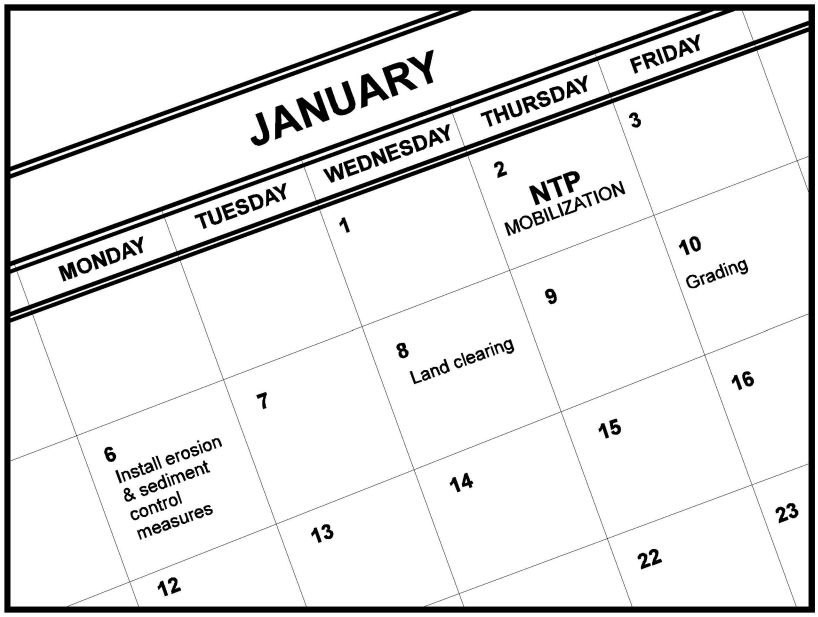


EXHIBIT 2
SWPPP BMPS

Scheduling EC-1



Description and Purpose

Scheduling is the development of a written plan that includes sequencing of construction activities and the implementation of BMPs such as erosion control and sediment control while taking local climate (rainfall, wind, etc.) into consideration. The purpose is to reduce the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking, and to perform the construction activities and control practices in accordance with the planned schedule.

Suitable Applications

Proper sequencing of construction activities to reduce erosion potential should be incorporated into the schedule of every construction project especially during rainy season. Use of other, more costly yet less effective, erosion and sediment control BMPs may often be reduced through proper construction sequencing.

Limitations

- Environmental constraints such as nesting season prohibitions reduce the full capabilities of this BMP.

Implementation

- Avoid rainy periods. Schedule major grading operations during dry months when practical. Allow enough time before rainfall begins to stabilize the soil with vegetation or physical means or to install sediment trapping devices.
- Plan the project and develop a schedule showing each phase of construction. Clearly show how the rainy season relates

Categories

EC	Erosion Control	☑
SE	Sediment Control	☒
TC	Tracking Control	☒
WE	Wind Erosion Control	☒
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

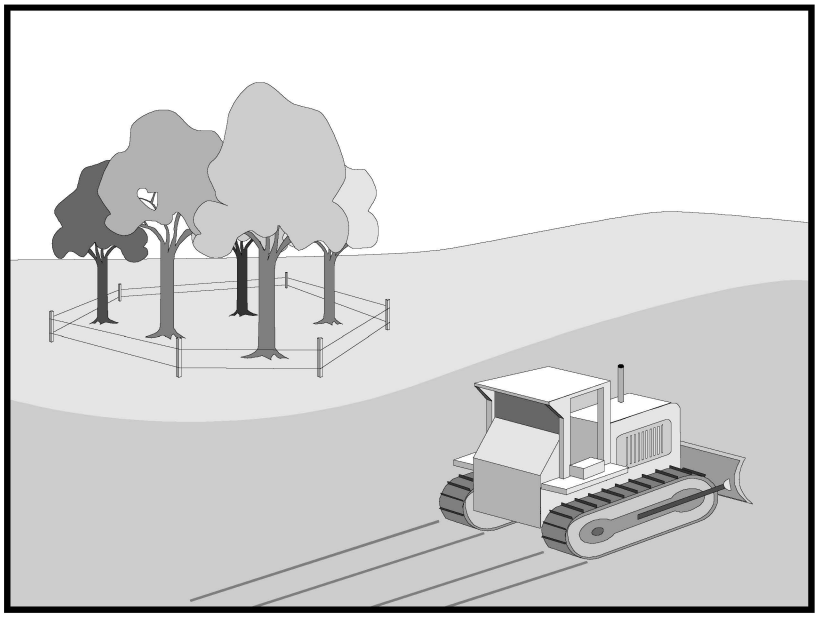
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Preservation Of Existing Vegetation EC-2



Description and Purpose

Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Suitable Applications

Preservation of existing vegetation is suitable for use on most projects. Large project sites often provide the greatest opportunity for use of this BMP. Suitable applications include the following:

- Areas within the site where no construction activity occurs, or occurs at a later date. This BMP is especially suitable to multi year projects where grading can be phased.
- Areas where natural vegetation exists and is designated for preservation. Such areas often include steep slopes, watercourse, and building sites in wooded areas.
- Areas where local, state, and federal government require preservation, such as vernal pools, wetlands, marshes, certain oak trees, etc. These areas are usually designated on the plans, or in the specifications, permits, or environmental documents.
- Where vegetation designated for ultimate removal can be temporarily preserved and be utilized for erosion control and sediment control.

Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

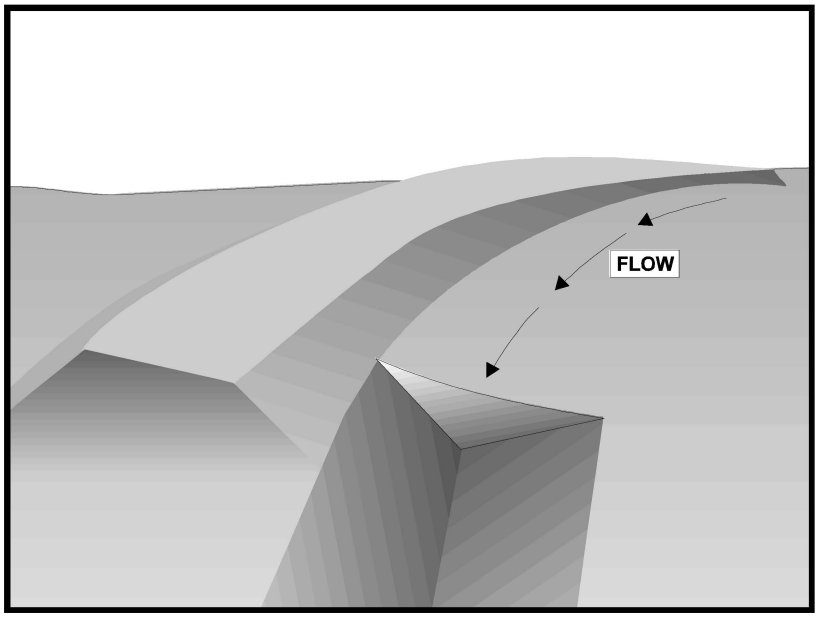
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Earth Dikes and Drainage Swales EC-9



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

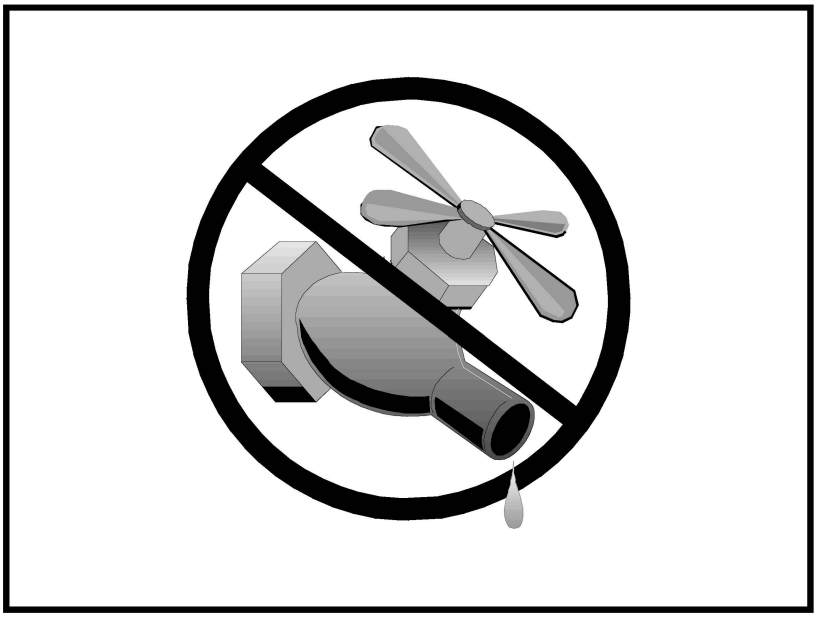
An earth dike is a temporary berm or ridge of compacted soil used to divert runoff or channel water to a desired location. A drainage swale is a shaped and sloped depression in the soil surface used to convey runoff to a desired location. Earth dikes and drainage swales are used to divert off site runoff around the construction site, divert runoff from stabilized areas and disturbed areas, and direct runoff into sediment basins or traps.

Suitable Applications

Earth dikes and drainage swales are suitable for use, individually or together, where runoff needs to be diverted from one area and conveyed to another.

- Earth dikes and drainage swales may be used:
  - To convey surface runoff down sloping land
  - To intercept and divert runoff to avoid sheet flow over sloped surfaces
  - To divert and direct runoff towards a stabilized watercourse, drainage pipe or channel
  - To intercept runoff from paved surfaces
  - Below steep grades where runoff begins to concentrate
  - Along roadways and facility improvements subject to flood drainage

Water Conservation Practices NS-1



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Water conservation practices are activities that use water during the construction of a project in a manner that avoids causing erosion and the transport of pollutants offsite. These practices can reduce or eliminate non-stormwater discharges.

Suitable Applications

Water conservation practices are suitable for all construction sites where water is used, including piped water, metered water, trucked water, and water from a reservoir.

Limitations

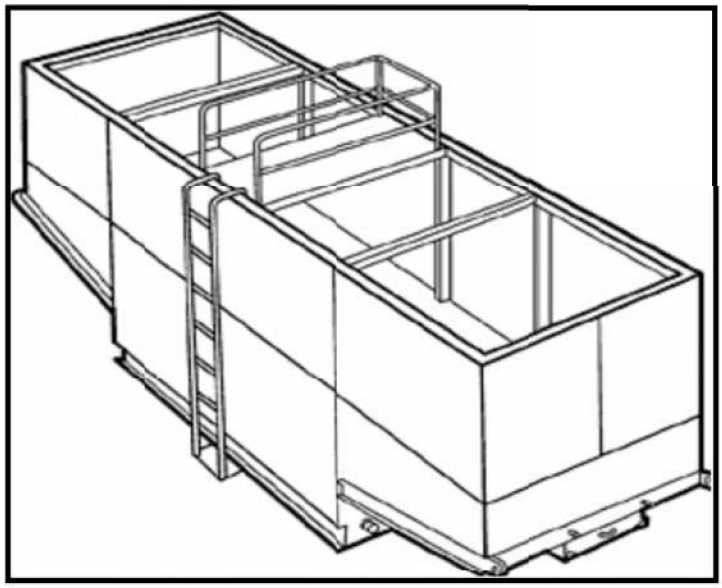
- None identified.

Implementation

- Keep water equipment in good working condition.
- Stabilize water truck filling area.
- Repair water leaks promptly.
- Washing of vehicles and equipment on the construction site is discouraged.
- Avoid using water to clean construction areas. If water must be used for cleaning or surface preparation, surface should be swept and vacuumed first to remove dirt. This will minimize amount of water required.

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Dewatering Operations NS-2



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

SE-5: Fiber Roll

SE-6: Gravel Bag Berm

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Description and Purpose

Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation (stormwater) must be removed from a work location to proceed with construction work or to provide vector control.

The General Permit incorporates Numeric Action Levels (NAL) for turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Discharges from dewatering operations can contain high levels of fine sediment that, if not properly treated, could lead to exceedances of the General Permit requirements or Basin Plan standards.

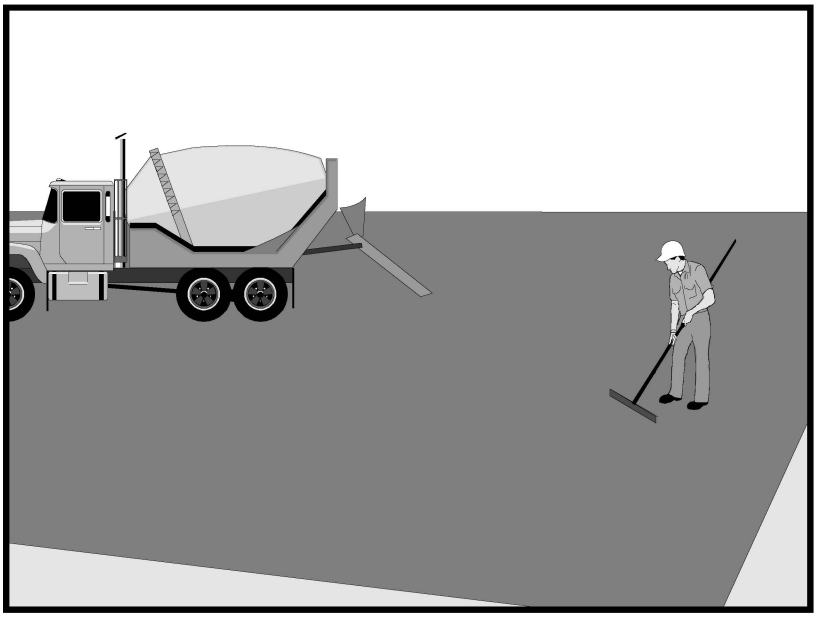
The dewatering operations described in this fact sheet are not Active Treatment Systems (ATS) and do not include the use of chemical coagulations, chemical flocculation or electrocoagulation.

Suitable Applications

These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area to facilitate construction.

Practices identified in this section are also appropriate for implementation when managing the removal of accumulated

Paving and Grinding Operations NS-3



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☒

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent runon and runoff pollution, properly disposing of wastes, and training employees and subcontractors.

The General Permit incorporates Numeric Action Levels (NAL) for pH and turbidity (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials associated with paving and grinding operations, including mortar, concrete, and cement and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

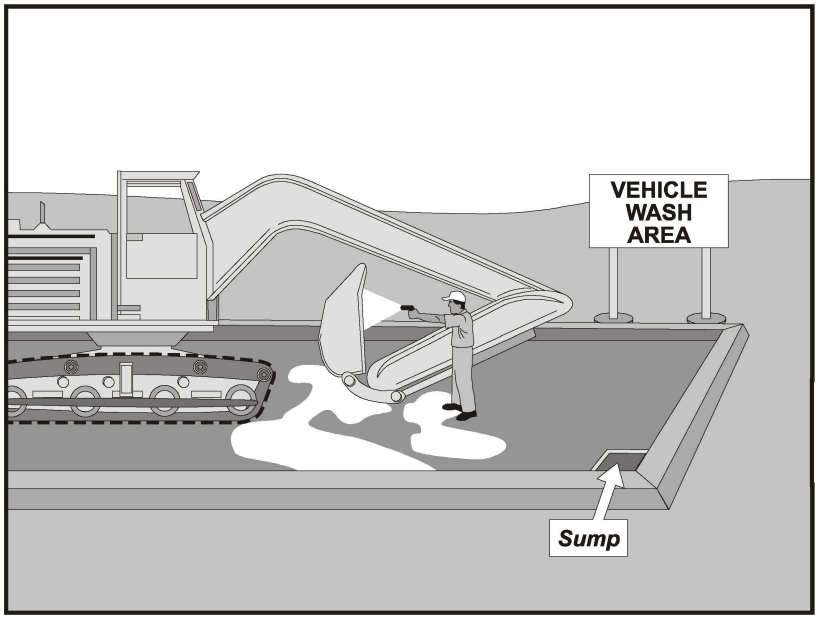
These procedures are implemented where paving, surfacing, resurfacing, or sawcutting, may pollute stormwater runoff or discharge to the storm drain system or watercourses.

Limitations

- Paving opportunities may be limited during wet weather.

  Discharges of freshly paved surfaces may raise pH to environmentally harmful levels and trigger permit violations.

Vehicle and Equipment Cleaning NS-8



Description and Purpose

Vehicle and equipment cleaning procedures and practices eliminate or reduce the discharge of pollutants to stormwater from vehicle and equipment cleaning operations. Procedures and practices include but are not limited to: using offsite facilities; washing in designated, contained areas only; eliminating discharges to the storm drain by infiltrating the wash water; and training employees and subcontractors in proper cleaning procedures.

Suitable Applications

These procedures are suitable on all construction sites where vehicle and equipment cleaning is performed.

Limitations

Even phosphate-free, biodegradable soaps have been shown to be toxic to fish before the soap degrades. Sending vehicles/equipment offsite should be done in conjunction with TC-1, Stabilized Construction Entrance/Exit.

Implementation

Other options to washing equipment onsite include contracting with either an offsite or mobile commercial washing business. These businesses may be better equipped to handle and dispose of the wash waters properly. Performing this work offsite can also be economical by eliminating the need for a separate washing operation onsite.

If washing operations are to take place onsite, then:

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	☑

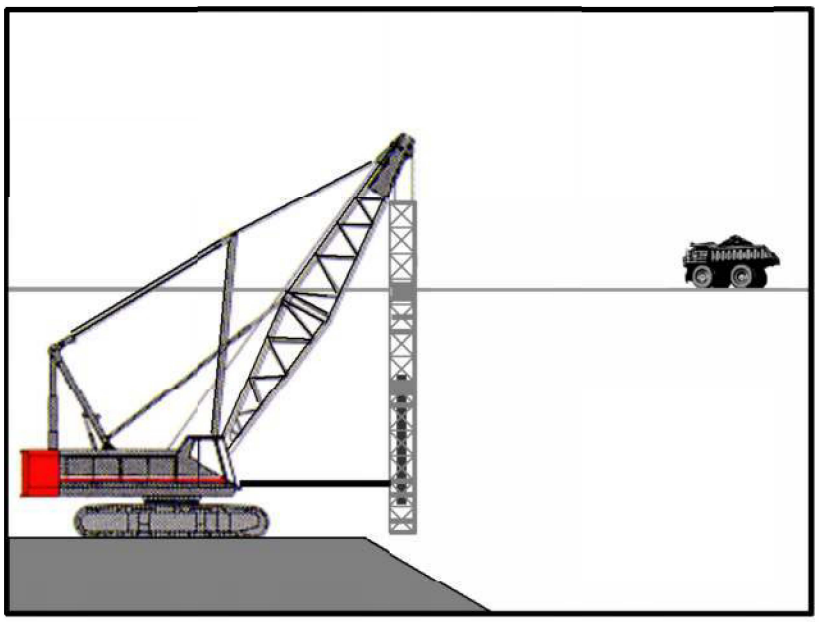
Potential Alternatives

None

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CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Pile Driving Operations NS-11



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

If User/Subscriber modifies this fact sheet in any way, the CASQA name/logo and footer below must be removed from each page and not appear on the modified version.

Description and Purpose

The construction and retrofit of bridges and retaining walls often include driving piles for foundation support and shoring operations. Driven piles are typically constructed of precast concrete, steel, or timber. Driven sheet piles are also used for shoring and cofferdam construction. Proper control and use of equipment, materials, and waste products from pile driving operations will reduce or eliminate the discharge of potential pollutants to the storm drain system, watercourses, and waters of the United States.

Suitable Applications

These procedures apply to all construction sites near or adjacent to a watercourse or groundwater where permanent and temporary pile driving (impact and vibratory) takes place, including operations using pile shells as well as construction of cast-in-steel-shell and cast-in-drilled-hole piles.

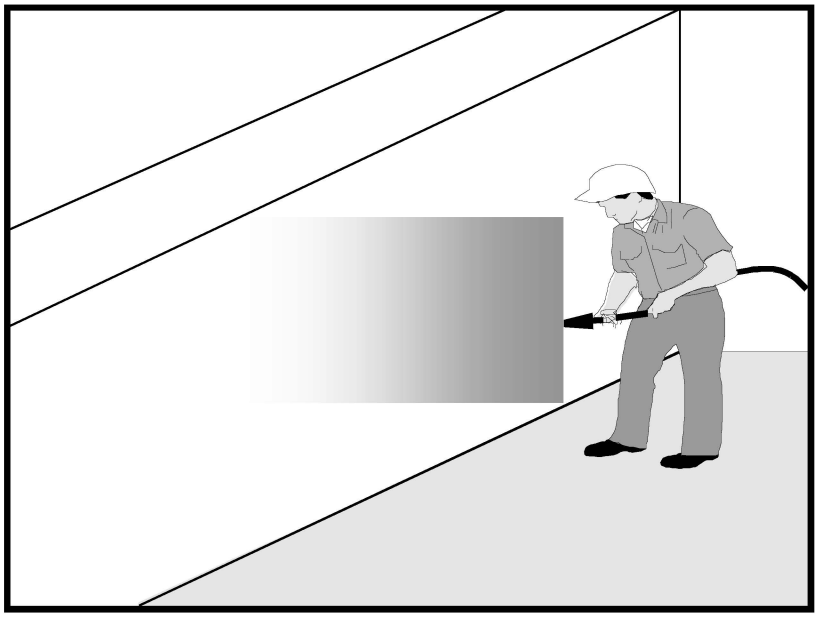
Limitations

None identified.

Implementation

- Use drip pans or absorbent pads during vehicle and equipment operation, maintenance, cleaning, fueling, and storage. Refer to NS-8, Vehicle and Equipment Cleaning, NS-9, Vehicle and Equipment Fueling, and NS-10, Vehicle and Equipment Maintenance.

Concrete Curing NS-12



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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Description and Purpose

Concrete curing is used in the construction of structures such as bridges, retaining walls, pump houses, large slabs, and structured foundations. Concrete curing includes the use of both chemical and water methods.

Concrete and its associated curing materials have basic chemical properties that can raise the pH of water to levels outside of the permitted range. Discharges of stormwater and non-stormwater exposed to concrete during curing may have a high pH and may contain chemicals, metals, and fines. The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Proper procedures and care should be taken when managing concrete curing materials to prevent them from coming into contact with stormwater flows, which could result in a high pH discharge.

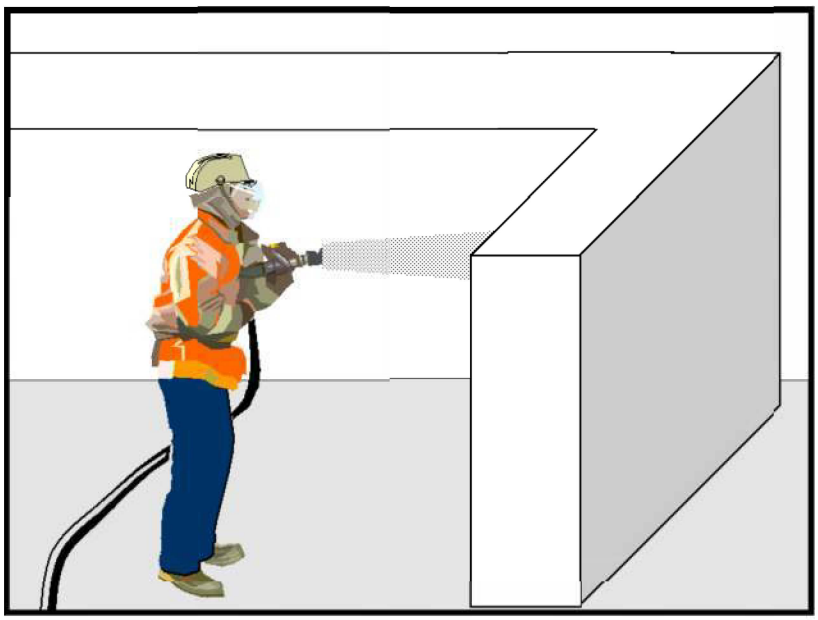
Suitable Applications

Suitable applications include all projects where Portland Cement Concrete (PCC) and concrete curing chemicals are placed where they can be exposed to rainfall, runoff from other areas, or where runoff from the PCC will leave the site.

Limitations

- Runoff contact with concrete waste can raise pH levels in the water to environmentally harmful levels and trigger permit violations.

Concrete Finishing NS-13



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☑
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Concrete finishing methods are used for bridge deck rehabilitation, paint removal, curing compound removal, and final surface finish appearances. Methods include sand blasting, shot blasting, grinding, or high pressure water blasting. Stormwater and non-stormwater exposed to concrete finishing by-products may have a high pH and may contain chemicals, metals, and fines. Proper procedures and implementation of appropriate BMPs can minimize the impact that concrete-finishing methods may have on stormwater and non-stormwater discharges.

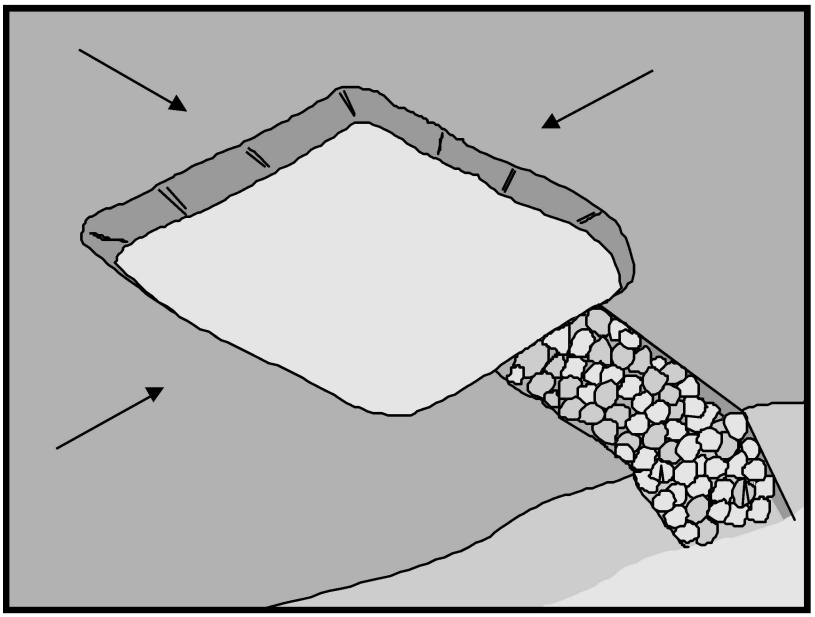
The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Concrete and its associated curing materials have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows, which could lead to exceedances of the General Permit requirements.

Suitable Applications

These procedures apply to all construction locations where concrete finishing operations are performed.

Sediment Trap SE-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-2 Sediment Basin (for larger areas)

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Description and Purpose

A sediment trap is a containment area where sediment-laden runoff is temporarily detained under quiescent conditions, allowing sediment to settle out or before the runoff is discharged by gravity flow. Sediment traps are formed by excavating or constructing an earthen embankment across a waterway or low drainage area.

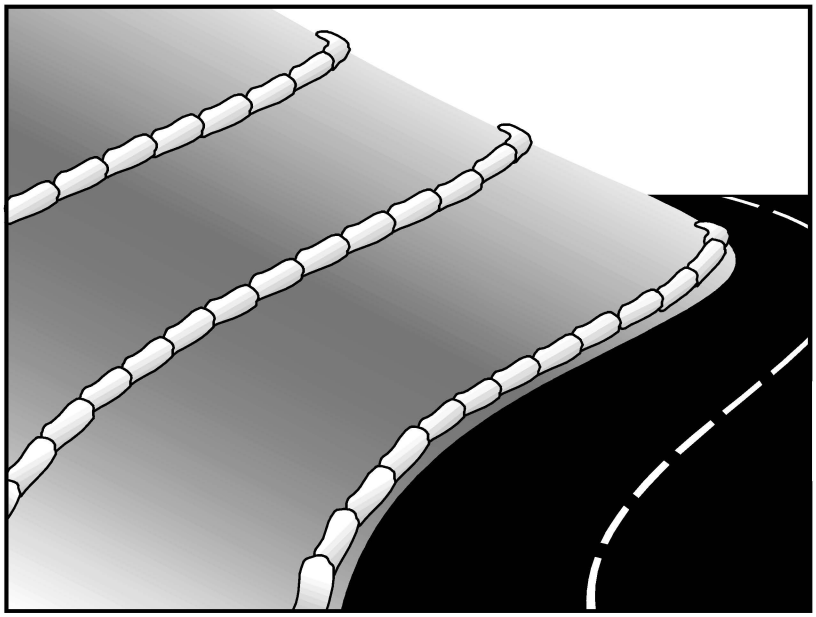
Trap design guidance provided in this fact sheet is not intended to guarantee compliance with numeric discharge limits (numeric action levels or numeric effluent limits for turbidity). Compliance with discharge limits requires a thoughtful approach to comprehensive BMP planning, implementation, and maintenance. Therefore, optimally designed and maintained sediment traps should be used in conjunction with a comprehensive system of BMPs.

Suitable Applications

Sediment traps should be considered for use:

- At the perimeter of the site at locations where sediment-laden runoff is discharged offsite.
- At multiple locations within the project site where sediment control is needed.
- Around or upslope from storm drain inlet protection measures.
- Sediment traps may be used on construction projects where the drainage area is less than 5 acres. Traps would be

Gravel Bag Berm SE-6



Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Roll

SE-8 Sandbag Barrier

SE-12 Temporary Silt Dike

SE-14 Biofilter Bags

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Street Sweeping and Vacuuming SE-7



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

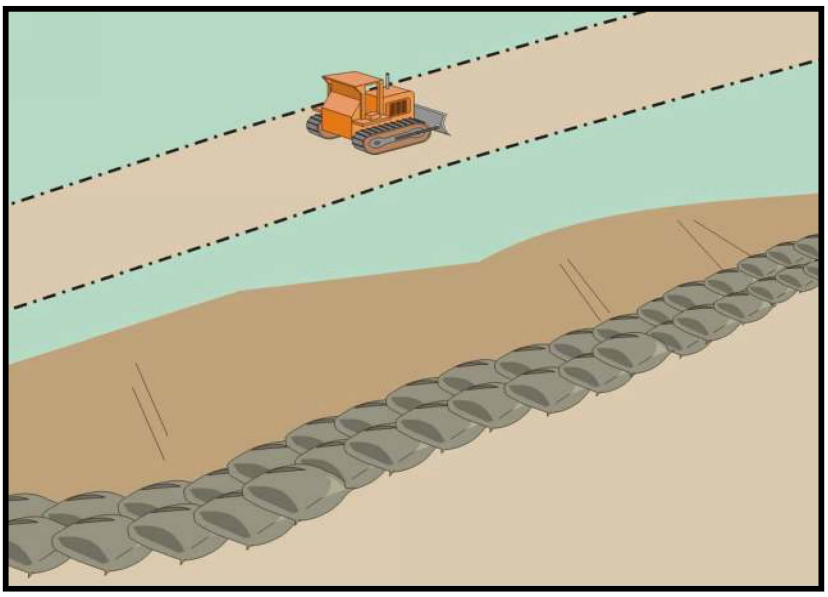
Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.

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Sandbag Barrier SE-8



Categories		
EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be a suitable control measure for the applications described below. It is important to consider that sand bags are less porous than gravel bags and ponding or flooding can occur behind the barrier. Also, sand is easily transported by runoff if bags are damaged or ruptured. The SWPPP Preparer should select the location of a sandbag barrier with respect to the potential for flooding, damage, and the ability to maintain the BMP.

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

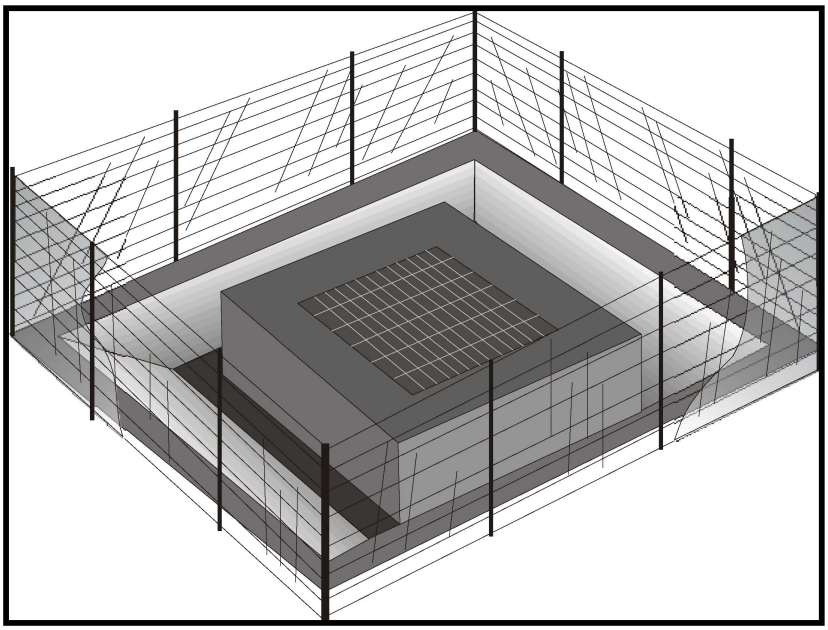
SE-6 Gravel Bag Berm

SE-12 Manufactured Linear Sediment Controls

SE-14 Biofilter Bags

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Storm Drain Inlet Protection SE-10



Categories

EC	Erosion Control	
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☒
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence

SE-5 Fiber Rolls

SE-6 Gravel Bag Berm

SE-8 Sandbag Barrier

SE-14 Biofilter Bags

SE-13 Compost Socks and Berms

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Description and Purpose

Storm drain inlet protection consists of a sediment filter or an impounding area in, around or upstream of a storm drain, drop inlet, or curb inlet. Storm drain inlet protection measures temporarily pond runoff before it enters the storm drain, allowing sediment to settle. Some filter configurations also remove sediment by filtering, but usually the ponding action results in the greatest sediment reduction. Temporary geotextile storm drain inserts attach underneath storm drain grates to capture and filter storm water.

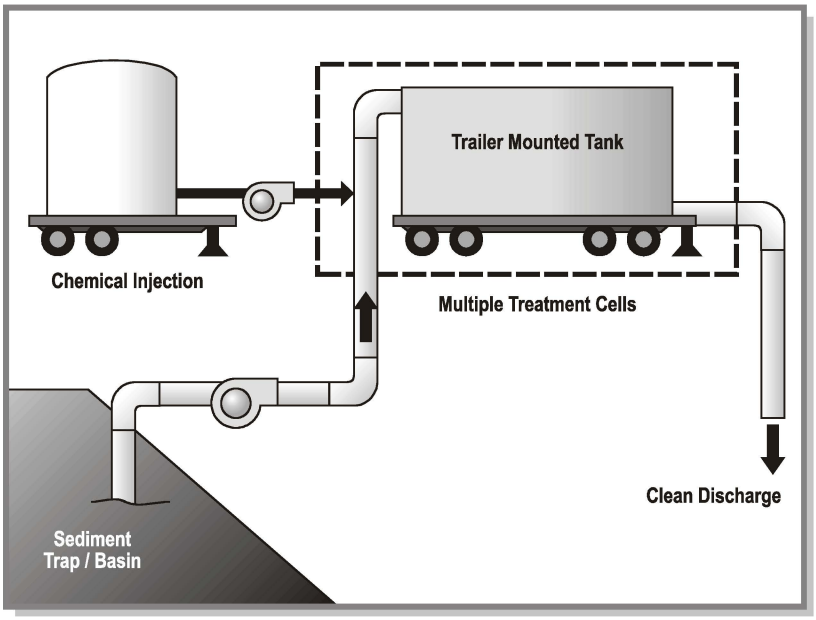
Suitable Applications

- Every storm drain inlet receiving runoff from unstabilized or otherwise active work areas should be protected. Inlet protection should be used in conjunction with other erosion and sediment controls to prevent sediment-laden stormwater and non-stormwater discharges from entering the storm drain system.

Limitations

- Drainage area should not exceed 1 acre.
- In general straw bales should not be used as inlet protection.
- Requires an adequate area for water to pond without encroaching into portions of the roadway subject to traffic.
- Sediment removal may be inadequate to prevent sediment discharges in high flow conditions or if runoff is heavily sediment laden. If high flow conditions are expected, use

Active Treatment Systems SE-11



Categories

EC	Erosion Control	☑
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Active Treatment Systems (ATS) reduce turbidity of construction site runoff by introducing chemicals to stormwater through direct dosing or an electrical current to enhance flocculation, coagulation, and settling of the suspended sediment. Coagulants and flocculants are used to enhance settling and removal of suspended sediments and generally include inorganic salts and polymers (USACE, 2001). The increased flocculation aids in sedimentation and ability to remove fine suspended sediments, thus reducing stormwater runoff turbidity and improving water quality.

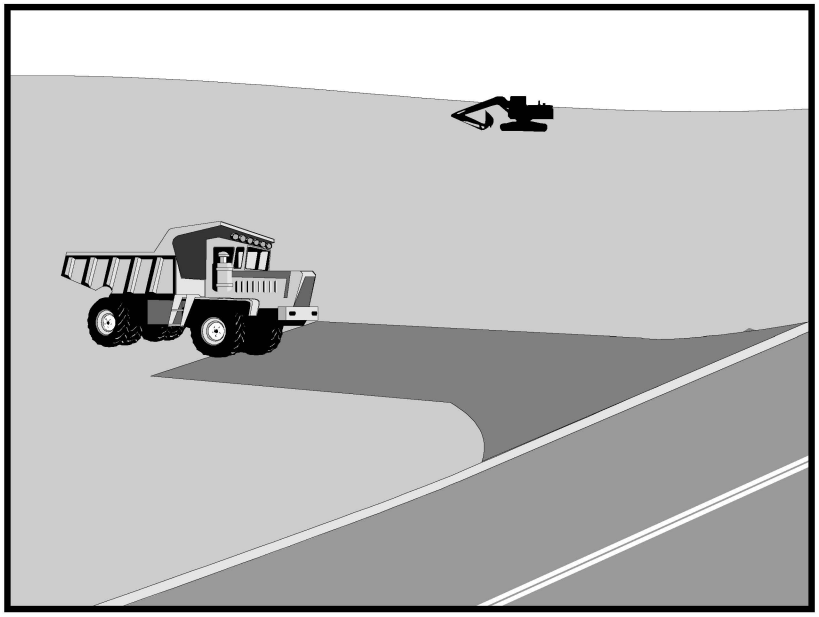
Suitable Applications

ATS can reliably provide exceptional reductions of turbidity and associated pollutants and should be considered where turbid discharges to sediment and turbidity sensitive waters cannot be avoided using traditional BMPs. Additionally, it may be appropriate to use an ATS when site constraints inhibit the ability to construct a correctly sized sediment basin, when clay and/or highly erosive soils are present, or when the site has very steep or long slope lengths.

Limitations

Dischargers choosing to utilize chemical treatment in an ATS must follow all guidelines of the Construction General Permit Attachment F – Active Treatment System Requirements. General limitations are as follows:

Stabilized Construction Entrance/Exit TC-1



Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water runoff.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

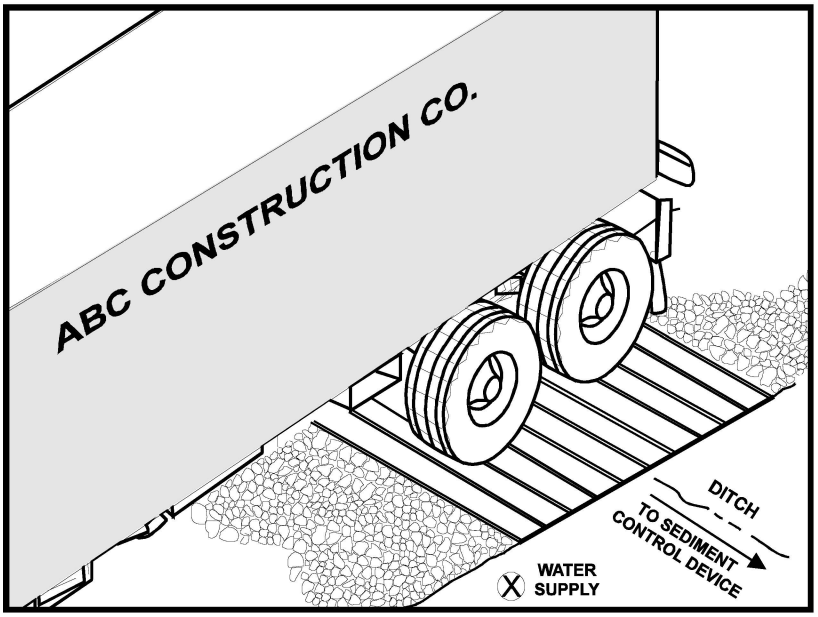
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Entrance/Outlet Tire Wash TC-3



Description and Purpose

A tire wash is an area located at stabilized construction access points to remove sediment from tires and under carriages and to prevent sediment from being transported onto public roadways.

Suitable Applications

Tire washes may be used on construction sites where dirt and mud tracking onto public roads by construction vehicles may occur.

Limitations

- The tire wash requires a supply of wash water.
- A turnout or doublewide exit is required to avoid having entering vehicles drive through the wash area.
- Do not use where wet tire trucks leaving the site leave the road dangerously slick.

Implementation

- Incorporate with a stabilized construction entrance/exit. See TC-1, Stabilized Construction Entrance/Exit.
- Construct on level ground when possible, on a pad of coarse aggregate greater than 3 in. but smaller than 6 in. A geotextile fabric should be placed below the aggregate.
- Wash rack should be designed and constructed/manufactured for anticipated traffic loads.

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

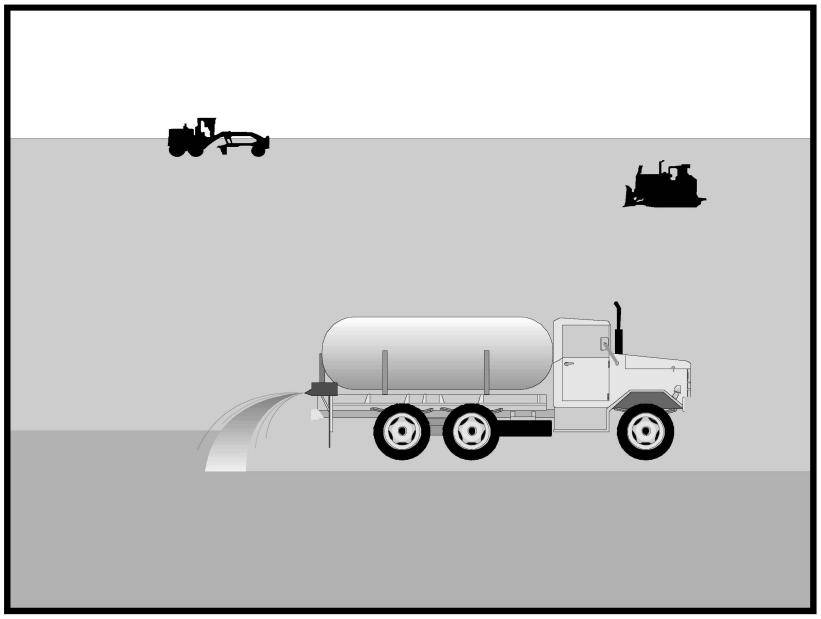
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

TC-1 Stabilized Construction Entrance/Exit

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Wind Erosion Control WE-1



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

EC-5 Soil Binders

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Description and Purpose

Wind erosion or dust control consists of applying water or other chemical dust suppressants as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

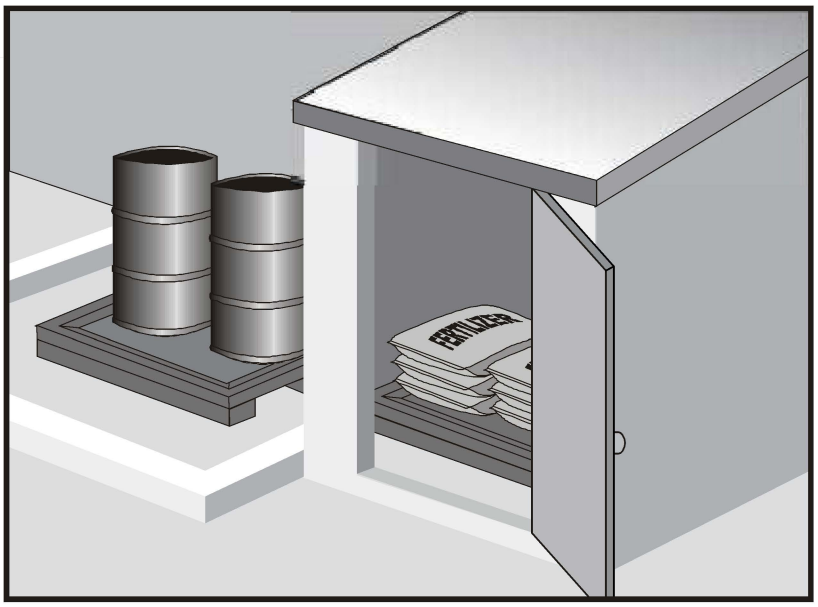
California's Mediterranean climate, with a short "wet" season and a typically long, hot "dry" season, allows the soils to thoroughly dry out. During the dry season, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment. Site conditions and climate can make dust control more of an erosion problem than water based erosion. Additionally, many local agencies, including Air Quality Management Districts, require dust control and/or dust control permits in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. Wind erosion control is required to be implemented at all construction sites greater than 1 acre by the General Permit.

Suitable Applications

Most BMPs that provide protection against water-based erosion will also protect against wind-based erosion and dust control requirements required by other agencies will generally meet wind erosion control requirements for water quality protection. Wind erosion control BMPs are suitable during the following construction activities:

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Description and Purpose

Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

These procedures are suitable for use at all construction sites with delivery and storage of the following materials:

- Soil stabilizers and binders
- Pesticides and herbicides
- Fertilizers
- Detergents
- Plaster
- Petroleum products such as fuel, oil, and grease

Targeted Constituents

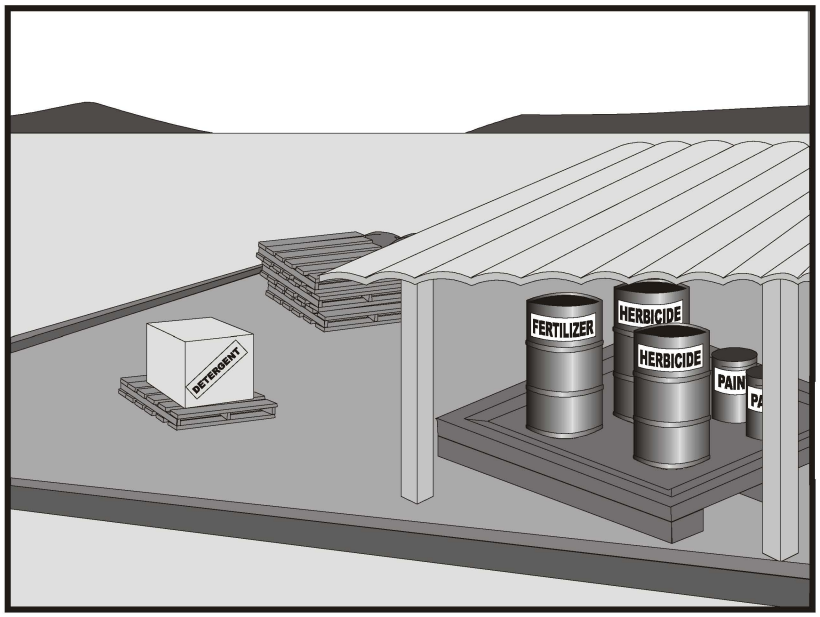
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Material Use WM-2



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Category**

☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

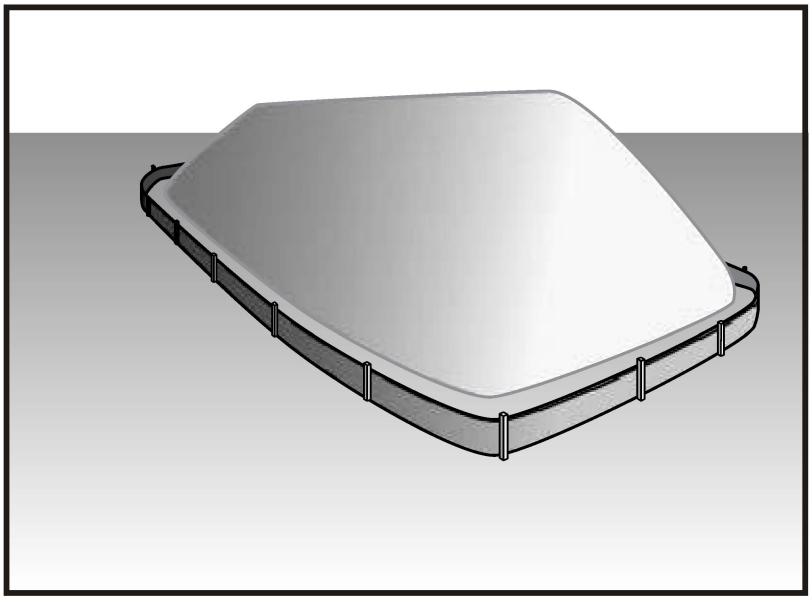
Prevent or reduce the discharge of pollutants to the storm drain system or watercourses from material use by using alternative products, minimizing hazardous material use onsite, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for use at all construction projects. These procedures apply when the following materials are used or prepared onsite:

- Pesticides and herbicides
- Fertilizers
- Detergents
- Petroleum products such as fuel, oil, and grease
- Asphalt and other concrete components
- Other hazardous chemicals such as acids, lime, glues, adhesives, paints, solvents, and curing compounds
- Other materials that may be detrimental if released to the environment

Stockpile Management WM-3



Categories		
EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

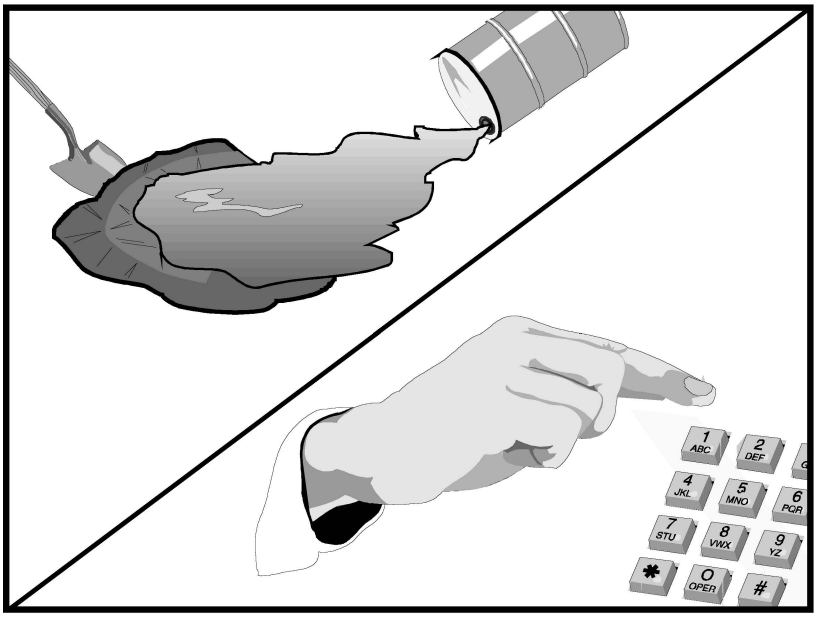
Targeted Constituents	
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Spill Prevention and Control WM-4



Description and Purpose

Prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

This best management practice covers only spill prevention and control. However, WM-1, Materials Delivery and Storage, and WM-2, Material Use, also contain useful information, particularly on spill prevention. For information on wastes, see the waste management BMPs in this section.

Suitable Applications

This BMP is suitable for all construction projects. Spill control procedures are implemented anytime chemicals or hazardous substances are stored on the construction site, including the following materials:

- Soil stabilizers/binders
- Dust palliatives
- Herbicides
- Growth inhibitors
- Fertilizers
- Deicing/anti-icing chemicals

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

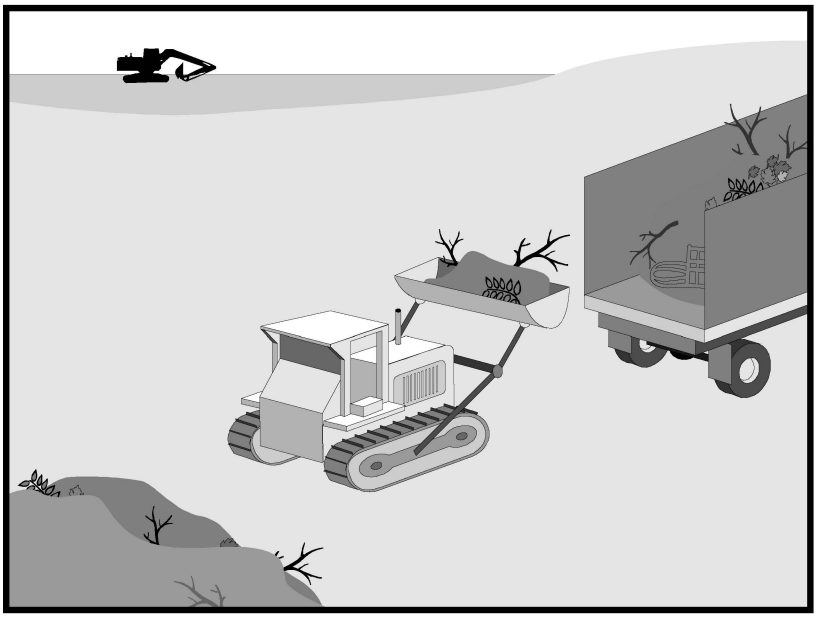
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Solid Waste Management WM-5



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

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Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

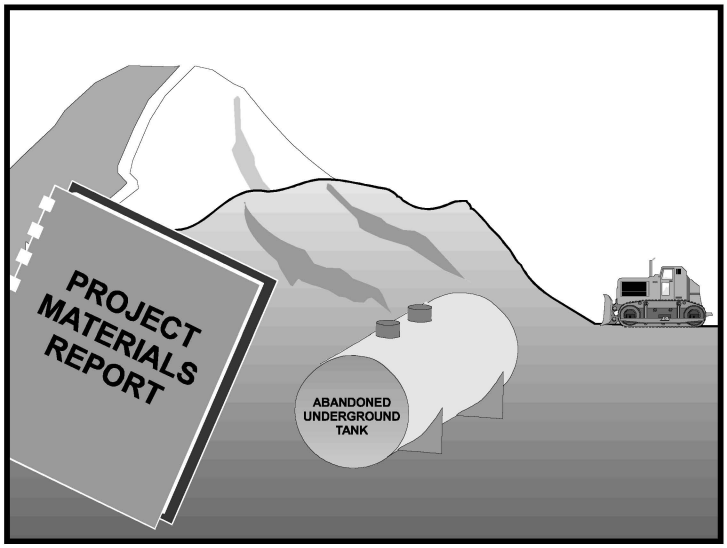
Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

- Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction
- Packaging materials including wood, paper, and plastic
- Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces, and masonry products
- Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes
- Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials used to transport and package construction materials

CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

Contaminated Soil Management WM-7



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Description and Purpose

Prevent or reduce the discharge of pollutants to stormwater from contaminated soil and highly acidic or alkaline soils by conducting pre-construction surveys, inspecting excavations regularly, and remediating contaminated soil promptly.

Suitable Applications

Contaminated soil management is implemented on construction projects in highly urbanized or industrial areas where soil contamination may have occurred due to spills, illicit discharges, aerial deposition, past use and leaks from underground storage tanks.

Limitations

Contaminated soils that cannot be treated onsite must be disposed of offsite by a licensed hazardous waste hauler. The presence of contaminated soil may indicate contaminated water as well. See NS-2, Dewatering Operations, for more information.

The procedures and practices presented in this BMP are general. The contractor should identify appropriate practices and procedures for the specific contaminants known to exist or discovered onsite.

Implementation

Most owners and developers conduct pre-construction environmental assessments as a matter of routine. Contaminated soils are often identified during project planning and development with known locations identified in the plans, specifications and in the SWPPP. The contractor should review applicable reports and investigate appropriate call-outs in the

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

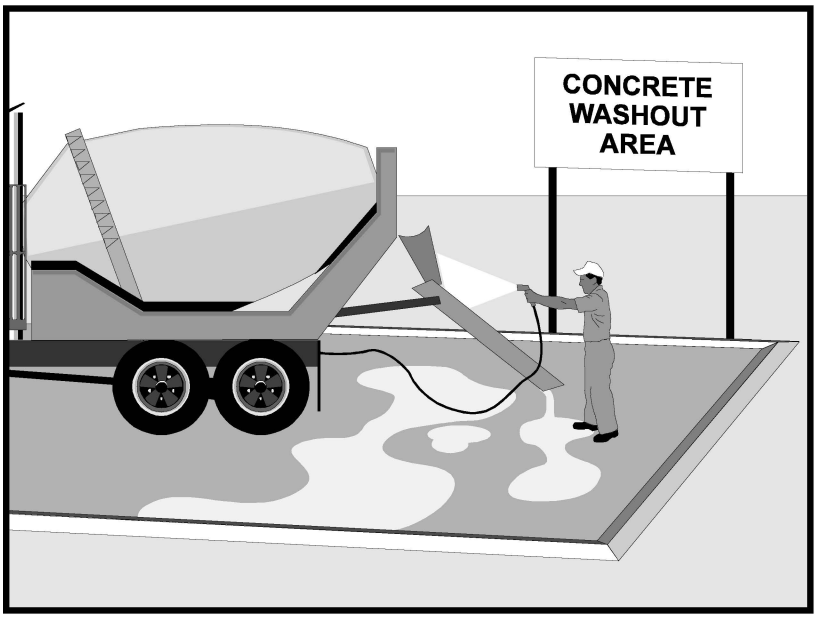
Potential Alternatives

None

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Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

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Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

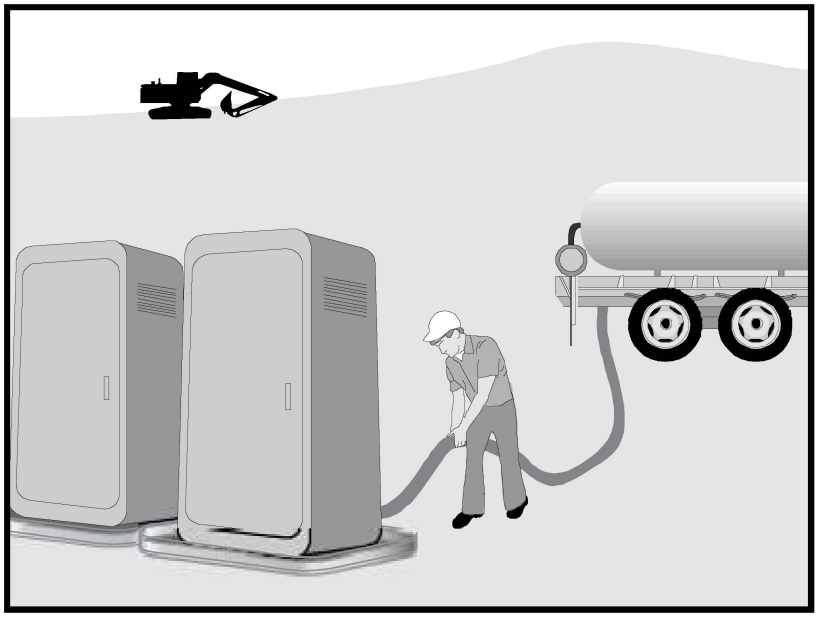
Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.
- Concrete trucks and other concrete-coated equipment are washed onsite.

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CALIFORNIA STORMWATER QUALITY ASSOCIATION

Sanitary/Septic Waste Management WM-9



Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents	
Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives

None

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Description and Purpose

Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Suitable Applications

Sanitary septic waste management practices are suitable for use at all construction sites that use temporary or portable sanitary and septic waste systems.

Limitations

None identified.

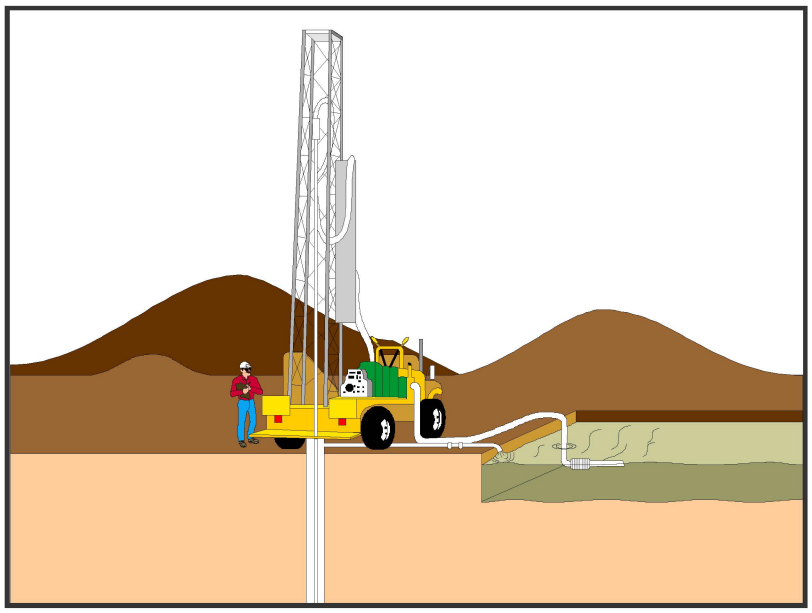
Implementation

Sanitary or septic wastes should be treated or disposed of in accordance with state and local requirements. In many cases, one contract with a local facility supplier will be all that it takes to make sure sanitary wastes are properly disposed.

Storage and Disposal Procedures

- Temporary sanitary facilities should be located away from drainage facilities, watercourses, and from traffic circulation. If site conditions allow, place portable facilities a minimum of 50 feet from drainage conveyances and traffic areas. When subjected to high winds or risk of high winds, temporary sanitary facilities should be secured to prevent overturning.

Liquid Waste Management WM-10



Description and Purpose

Liquid waste management includes procedures and practices to prevent discharge of pollutants to the storm drain system or to watercourses as a result of the creation, collection, and disposal of non-hazardous liquid wastes.

Suitable Applications

Liquid waste management is applicable to construction projects that generate any of the following non-hazardous by-products, residuals, or wastes:

- Drilling slurries and drilling fluids
- Grease-free and oil-free wastewater and rinse water
- Dredgings
- Other non-stormwater liquid discharges not permitted by separate permits

Limitations

- Disposal of some liquid wastes may be subject to specific laws and regulations or to requirements of other permits secured for the construction project (e.g., NPDES permits, Army Corps permits, Coastal Commission permits, etc.).
- Liquid waste management does not apply to dewatering operations (NS-2 Dewatering Operations), solid waste management (WM-5, Solid Waste Management), hazardous wastes (WM-6, Hazardous Waste Management), or

Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:

☑ **Primary Objective**

☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

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APPENDIX D
Utility Report

ESA

700 S. Flower Street, Suite 2100 Los Angeles, CA 90017 213.418.0201 kpff.com

656 South San Vicente Boulevard

Utility Technical Report: Water, Wastewater
July 9, 2019

PREPARED BY:

KPFF Consulting Engineers
700 S. Flower Street, Suite 2100
Los Angeles, CA 90017
(213) 418-0201

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Exhibit 1 - LADWP Fire Service Pressure Flow Report

Exhibit 2 - Information of Fire Flow Availability (IFFAR) Results

Exhibit 3 - Sewer Capacity Availability Request Results (SCAR)

1. INTRODUCTION

1.1. PROJECT DESCRIPTION

650–676 SSV Property Owner, LLC and 650 SSV Property Owner, LLC (the Applicant) proposes to develop a mixed-use medical office and retail-commercial development on an approximately 0.76 acre (33,087 square feet, 32,290 net square feet) site (Project Site) located at 656 South San Vicente Boulevard. The Project Site is located at the corner of Wilshire Boulevard and San Vicente Boulevard in the Wilshire Community Plan Area (CPA) in the City of Los Angeles (City) and is bounded by South San Vicente Boulevard to the west/southwest, Wilshire Boulevard to the south, Sweetzer Avenue to the east, and Orange Street to the north. The Project Site is currently developed with a Montessori Children's World School, which is currently vacant, and a Big 5 Sporting Goods store and associated surface parking. The Project Site is located in an urbanized and active area adjacent to commercial, office, residential, and medical related uses.

The 656 San Vicente Project (Project) would include up to of 145,305 square feet of floor area that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor retail use, of which up to 4,000 square feet may be a small restaurant use and 1,000 square feet may be other commercial uses, such as a pharmacy or soft good store. The proposed building would be 12 stories and approximately 218 feet in height. The Project would include a seven floors of medical office uses over four floors of parking, and a ground level containing a lobby for the medical office and other commercial uses. The Project would include 454 parking spaces and 891 bicycle spaces.[RS1][JDLR2]

1.2. SCOPE OF WORK

As a part of the Environmental Impact Report for the Project, the purpose of this report is to analyze the potential impact of the Project on water and wastewater.

2. REGULATORY FRAMEWORK

2.1. WATER

The City of Los Angeles Department of Water and Power (LADWP) is responsible for providing water supply to the City while complying with Local, State, and Federal regulations.

Below are the State and Regional water supply regulations:

- California Code of Regulations (CCR), Title 20, Chapter 4, Article 4, Section 1605 establishes water efficiency standards for all new plumbing fixtures and Section 1608 prohibits the sale of fixtures that do not comply with the regulations.

- 2013 California Green Building Standards Code, CCR, Title 24, Part 11, adopted on January 1, 2014 (CALGreen), requires a water use reduction of 20% above the baseline cited in the CALGreen code book. The code applies to family homes, state buildings, health facilities, and commercial buildings.

- California Urban Water Management Planning Act of 1984 requires water suppliers to adopt an Urban Water Management Plan (UWMP).

- Metropolitan Water District (MWD) official reports and policies as outlined in its Regional UWMP, Water Surplus and Drought Management Plan, Water Supply Allocation Plan, and Integrated Resources Plan.

- LADWP's 2015 UWMP outlines the City's long-term water resources management strategy. The 2015 UWMP was approved by the LADWP Board of Water and Power Commissioners on June 7, 2016.

- Senate Bill (SB) 610 and SB 221, approved on October 9, 2001, require land use agencies to perform a detailed analysis of available water supply when approving large developments. Historically, public water suppliers (PWS) simply provided a "will serve" letter to developers. SB 610, Public Resources Code (PRC) and Section 10910-10915 of the State Water Code requires lead agencies to request a Water Supply Assessment (WSA) from the local water purveyor prior to project approval. If the projected water demand associated with a proposed development is included in the most recent UWMP, the development is considered to have sufficient water supply per California Water Code Section 10910, and a WSA is not required. All projects that meet any of the following criteria require a WSA:

    1) A proposed residential development of more than 500 dwelling units.
    2) A proposed shopping center or business establishment of more than 500,000 square feet of floor space or employing more than 1,000 persons
    3) A proposed commercial office building of more than 250,000 square feet of floor space or employing more than 1,000 persons
    4) A proposed hotel or motel of more than 500 rooms
    5) A proposed industrial, manufacturing, or processing plant or industrial park of more than 40 acres of land, more than 650,000 square feet of floor area, or employing more than 1,000 persons
    6) A mixed use project that falls in one or more of the above-identified categories
    7) A project not falling in one of the above-identified categories but that would demand water equal or greater than the amount required by a 500-dwelling unit project.

2.2. WASTEWATER

The City of Los Angeles has one of the largest sewer systems in the world including more than 6,700 miles of sewers serving a population of more than four million. The Los Angeles sewer system is comprised of three smaller systems: Hyperion Sanitary Sewer System,

Terminal Island Water Reclamation Plant Sanitary Sewer System, and Regional Sanitary Sewer System.

The Project Site lies within the Hyperion Service Area served by the Hyperion Sanitary Sewer System. In February 2017, a Sewer System management Plan (SSMP) was prepared for the Hyperion Sanitary Sewer System pursuant to the State Water Control Board's (SWRCB) May 2, 2006 Statewide General Waste Discharge Requirements (WDRs)[1].

Sewer permit allocation for projects that discharge into the Hyperion Water Reclamation Plant is regulated by Ordinance No. 166,060 adopted by the City in 1990. This Ordinance established an additional annual allotment of 5.0 million gallons per day, of which 34.5 percent (1.725 million gallons per day) is allocated for priority projects, 8 percent (0.4 million gallons per day) for public benefit projects, and 57.5 percent (2.875 million gallons per day) for non-priority projects (of which 65 percent is for residential projects and 35 percent for non-residential projects).

The City of Los Angeles Municipal Code (LAMC) includes regulations that allow the City to assure available sewer capacity for new projects and require fees for improvements to the infrastructure system. LAMC Section 64.15 requires that the City perform a Sewer Capacity Availability Request (SCAR) analysis when any person seeks a sewer permit to connect a property to the City's sewer collection system, proposes additional discharge through their existing public sewer connection, or proposes a future sewer connection or future development that is anticipated to generate 10,000 gallons or more of sewage per day. A SCAR is an analysis of the existing sewer collection system to determine if there is adequate capacity existing in the sewer collection system to safely convey the newly generated sewage to the appropriate sewage treatment plant.

LAMC Section 64.11.2 requires the payment of fees for new connections to the sewer system to assure the sufficiency of sewer infrastructure. New connections to the sewer system are assessed as a Sewerage Facilities Charge. The rate structure for the Sewerage Facilities Charge is based upon wastewater flow strength as well as volume. The determination of wastewater strength for each applicable project is based on City guidelines for the average wastewater concentrations of two parameters (biological oxygen demand and suspended solids) for each type of land use. Fees paid to the Sewerage Facilities Charge fees are deposited in the City's Sewer Construction and Maintenance Fund for sewer and sewage-related purposes, including but not limited to industrial waste control and water reclamation purposes.

In addition, the City establishes design criteria for sewer systems to assure that new infrastructure provides sewer capacity and operating characteristics to meet City Standards (Bureau of Engineering Special Order No. SO06-0691). Per Special Order, lateral sewers, which are sewers 18 inches or less in diameter, must be designed for a planning period of 100 years. The Special Order also requires that sewers be designed so that the peak dry

[1] City of Los Angeles Department of Public Works, Bureau of Sanitation, Sewer System Management Plan Hyperion Sanitary Sewer System, February 2017.

weather flow depth during their planning period shall not exceed one-half the pipe diameter.[2]

In 2006 the City approved the Integrated Resources Plan, which incorporates a Wastewater Facilities Plan.[3] The Integrated Resources Program was developed to meet future wastewater needs of more than 4.3 million residents expected to live within the City by 2020. In order to meet future demands posed by increased wastewater generation, the City has chosen to expand its current overall treatment capacity, while maximizing the potential to reuse recycled water through irrigation, and other approved uses.

3. EXISTING CONDITION

3.1. WATER SERVICE

3.1.1. DOMESTIC

The existing site currently has two buildings, one serves as a retail store located on South San Vicente, and the other building north on South San Vicente serves as a Montessori school. There is also an at grade asphalt parking lot on South San Vicente Blvd and South Sweetzer Avenue, and a second a parking lot located between South San Vicente and the alley northeast of the two buildings. Based on City Substructure Map 135-173-D, there is an 8" water main in South San Vicente Blvd and a 12-inch water main in South Sweetzer Avenue. LADWP water facility map 134-174 indicate that the 656 South San Vicente Boulevard lot is served by an existing water service off of Orange Street.

The domestic water generation estimate has been prepared based on the City of LA Bureau of Sanitation sewerage generation factor for school and retail store, and is summarized in Table 1 below.

Table 1 – Estimated Existing Water Consumption

Land Use	Units	Generation Rate (gpd/unit)[(a)]	Total Water Consumption (gpd)
Existing			
Elementary School	20 students	9 / student	180
Retail Store	8,225 sf	25 / 1000 sf	206
		Subtotal Existing	**386**

[(a)] The average daily flow based on 100% of City of Los Angeles BOS sewerage generation factors.

[2] http://www.environmentla.org/programs/thresholds/M-Public%20Utilities.pdf.

[3] City of Los Angeles, Department of Public Works, LA Sewers Website, Integrated Resources Plan Facilities Plan, Summary Report, December 2006.

3.1.2. FIRE

Navigate LA indicates that the closest existing public fire hydrant is located at the corner of the intersection of South San Vicente Blvd and Orange Street, there is another one located at in the corner of the intersection of Sweetzer Avenue and Orange Street approximately 165 feet northeast of the project site on Sweetzer Avenue and one by Sweetzer Avenue and South San Vicente Boulevard. There are several other hydrants within 500 feet of the project site.

3.2. WASTEWATER

Sanitary sewer service to the Project Site from the surrounding streets is provided by the BOS. Based on the City's Central District Sewer Wye Map 135B173, there is a 21-inch reinforced concrete pipe (RCP) sewer line in South San Vicente Boulevard flowing southeast, an 8-inch VCP sewer line flowing east in Orange Street, and a 33-inch RCP flowing south in South Sweetzer Avenue.

The City's Central District Sewer Wye Map 135B173 also indicate that Orange Street has a sewer wye and lateral allocated to the Project Site. A sewer wye is defined as a connection point between a private sewer lateral and public sewer main.

The existing Montessori school and retail store on the Project Site are served by the 8-inch sewer main in Orange Street. Table 2 below shows the existing sewer demands.

Table 2 – Estimated Existing Sewer Generation

Land Use	Units	Generation Rate (gpd/unit)[a]	Total Sewage Generation (gpd)
Existing			
Elementary School	20 students	9 / student	180
Retail Store	8,225 sf	25 / 1000 sf	206
		Subtotal Existing	**386**

[a] The average daily flow based on 100% of City of Los Angeles BOS sewerage generation factors.

4. SIGNIFICANCE THRESHOLDS

4.1. WATER

The City of Los Angeles considers the questions listed in Appendix G of the State of California's California Environmental Quality Act (CEQA) Guidelines (CEQA Guidelines) as significant thresholds for CEQA compliance regarding impact on water. These questions are as follows:

Would the project:

- Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?
- Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following factors from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) significance thresholds with regard to impacts on water:

- The total estimated water demand for the project;
- Whether sufficient capacity exists in the water infrastructure that would serve the project, taking into account the anticipated conditions at project buildout;
- The amount by which the project would cause the projected growth in population, housing or employment for the Community Plan area to be exceeded in the year of the project completion; and
- The degree to which scheduled water infrastructure improvements or project design features would reduce or offset service impacts.

Based on these factors, the Project would have a significant impact if the City's water supplies would not adequately serve the Project or water distribution capacity would be inadequate to serve the proposed uses after appropriate infrastructure improvements have been installed.

4.2. WASTEWATER

The City of Los Angeles considers the questions listed in Appendix G of the CEQA Guidelines as significant thresholds for CEQA compliance regarding impact on wastewater. These questions are as follows:

Would the Project:

- Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities or expansion of existing facilities, the construction or relocation of which would cause significant environmental effects?

- Result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

In the context of the above questions from the Appendix G of the CEQA Guidelines, the City of Los Angeles considers the following factors from the CEQA Thresholds Guide (2006 *L.A. CEQA Thresholds Guide*) significance thresholds with regard to impacts on

wastewater:

- The project would cause a measurable increase in wastewater flows at a point where, and a time when, a sewer's capacity is already constrained or that would cause a sewer's capacity to become constrained; or
- The project's additional wastewater flows would substantially or incrementally exceed the future scheduled capacity of any one treatment plant by generating flows greater than those anticipated in the Wastewater Facilities Plan or General Plan and its elements.[4]

Based on these factors, the Project would have a significant impact if the City's wastewater infrastructure would not adequately serve the Project and would result in an increase in wastewater such that it exceeds available infrastructure capacity requiring construction of new facilities.

5. METHODOLOGY

5.1. WATER

The methodology for determining the significance of a project as it relates to a project's impact on water supply and distribution infrastructure involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures. The following has been considered as part of the determination for this Project:

Environmental Setting

- Description of major water infrastructure serving the Project Site, including the type of facilities, location and sizes, and any planned improvements
- Description of the water conditions for the project area and known improvement plans

Project Impacts

- Determine what improvements would be needed, if any, to adequately serve the Project.
- Describe the degree to which presently scheduled off-site improvements offset impacts.
- Consider water conditions for the Project area, known improvement plans, and the Project's water demand

[4] The Wastewater Facilities Plan referenced in the City of Los Angeles CEQA Thresholds Guide has since been superseded by the City's Integrated Resources Plan. Accordingly, when analyzing the Project, the Integrated Resource Plan will be utilized.

- Describe any water conservation measures included in the proposed Project, particularly those that are beyond requirements of present regulations, and factor their impact on water use into the Project demand, to the extent possible

This report analyzes the potential impacts of the Project on the existing public water infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The existing and proposed water demand is based on the 2012 BOS Sewer Generation Rates table.

LADWP performed a fire service pressure flow test to determine if available water conveyance exists for future development. LADWP's approach consists of data ranging from available static pressure (meaning how much pressure is available at the source before applying the project's demand) to the available pressure at the maximum demand needed for the project. Based on the results, LADWP determines whether or not they can meet the project needs based on existing infrastructure. Refer to Exhibit 1 for the results of the Fire Flow Pressure Report Service Advisory Request (SAR).

LADWP also performed a hydraulic analysis of their water system to determine if adequate fire flow is available to the fire hydrants surrounding the Project Site. LADWP's approach consists of analyzing their water system model in the vicinity of the Project Site. Based on the results, LADWP determines whether they can meet the Project's fire hydrant flow needs with the existing infrastructure. See Exhibit 2 for the results of the Information of Fire Flow Availability Request (IFFAR).

5.2. WASTEWATER

The methodology for determining the significance of a project as it relates to impact on wastewater collection and treatment infrastructure involves a review of the project's environmental setting, project impacts, cumulative impacts, and mitigation measures. The following has been considered as part of the determination for this Project:

Environmental Setting

- Location of the Project and appropriate points of connection to the wastewater collection system on the pertinent Wye Map;
- Description of the existing wastewater system which would serve the Project, including its capacity and current flows.
- Summary of adopted wastewater-related plans and policies that are relevant to the Project area.

Project Impacts

- Evaluate the Project wastewater needs (anticipated daily average wastewater flow), taking into account design or operational features that would reduce or offset service impacts;

- Compare the Project's wastewater needs to the appropriate sewer's capacity.

This report analyzes the potential impacts of the Project on the existing public sewer infrastructure by comparing the estimated Project demand with the calculated available capacity of the existing facilities.

The BOS, Wastewater Engineering Division performed a sewer capacity analysis of the local and regional sewer conditions to determine if available wastewater conveyance and treatment capacity exist for future development. The BOS analysis studied a worst-case scenario envisioning peak demands from the relevant facilities occurring simultaneously on the wastewater system. A combination of flow gauging data and computed results from the City's hydrodynamic model were used to project current and future impacts due to additional sewer discharge. The data used in this report are based on the findings of the BOS analysis. Refer to Exhibit 3 for results of the BOS analysis in the Sewer Capacity Analysis Request (SCAR).

6. PROJECT IMPACTS

6.1. CONSTRUCTION

6.1.1. WATER

Water demand for construction of the Project would be required for dust control, cleaning of equipment, excavation/export, removal and re-compaction, and other construction activities. Based on a review of construction projects of similar size and duration, a conservative estimate of construction water demand would be approximately 1000-2,000 gallons per day (gpd). The existing water demand at the Project Site is approximately 386 gpd. The construction water demand would be slightly higher than the existing water demand, however, this estimated construction-period demand is significantly less than the Project's estimated operational demand, which as described below, can be accommodated by the existing infrastructure. Correspondence from DWP and the City's BOS indicate there is adequate water supply, and sufficient water infrastructure to meet the temporary water demand associated with construction of the Project. Therefore, the potential impacts on water use and associated infrastructure due to construction activity will be less than significant.

The Project will require the construction of new on-site water distribution lines to serve the new building. Construction impacts associated with the installation of water distribution lines would primarily involve trenching in order to place the lines below the surface. Installation of new water infrastructure will be limited to on-site water distribution and minor off-site work associated with connections to the public main. No upgrades to public water mains are anticipated. Prior to ground disturbance, Project contractors would coordinate with LADWP to identify the locations and depth of all lines. Further, LADWP would be notified in advance of proposed ground disturbance activities to avoid water lines and disruption of water service. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, Project

impacts on water and water infrastructure associated with construction activities would be less than significant.

6.1.2. WASTEWATER

It is estimated that the construction activities for the Project would result in a slight increase in wastewater generation because construction workers and activities would generate a slight increase in wastewater compared to the existing retail and school building activities. Wastewater generation would occur incrementally throughout the construction of the Project. However, such use would be temporary and nominal when compared with the wastewater generated by either the existing use or the Project. In addition, construction workers would typically utilize portable restrooms that would not contribute to wastewater flows to the City's wastewater system. Furthermore, this estimated construction-period generation is significantly less than the Project's estimated operational generation, which as described below, can be accommodated by the existing infrastructure. Therefore, the Project construction activity impacts to the wastewater system would be less than significant.

The Project would require construction of new on-site infrastructure to serve the new buildings and minor upgrades and/or relocation of existing infrastructure. Construction impacts associated with wastewater infrastructure would primarily be confined to trenching for miscellaneous utility lines and connections to public infrastructure. Installation of wastewater infrastructure will be limited to on-site wastewater distribution, and minor off-site work associated with connections to the public main. The Project would not require or result in the construction of new water or wastewater treatment facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects.

Overall, construction related impacts on wastewater generation and infrastructure are minor and anticipated to be less than the existing use. Therefore, impacts on wastewater associated with construction activities would be less than significant.

6.2. OPERATION

6.2.1. WATER

6.2.1.1. WATER CONSUMPTION

This report analyzed the water demand for the Project by assessing the demands for both fire suppression needs and domestic anticipated water usage. Domestic water demand is the main factor for overall water consumption needs. However, fire flow demands are factored in also and have a much greater instantaneous effect on the water infrastructure. Accordingly, the fire flow demand rates are used as the factor to analyze infrastructure capacity. The analysis for both fire suppression and domestic water flows has been completed by LADWP for the Project. See Exhibit 1 for the results of the SAR and the Fire Service Pressure Flow Report from LADWP, which demonstrates that the Project Site has sufficient fire service pressure flow for the Project.

In addition, Table 3 below, identifies the estimated water demand for the Project as approximately 43,136 gallons per day (gpd). The anticipated water demand for the Project is based on the SCAR and the 2012 BOS Sewer Generation Rates table.

Moreover, the California Urban Water Management Planning Act requires that every urban water supplier prepare and adopt an Urban Water Management Plan (UWMP) every five years. LADWP's 2015 UWMP provides a complete analysis of the water supplies and demands and projects a sustainable water supply for the City for the next 25 years. LADWP approved the SAR, based in part, on the fact that the Project water demand falls within the LADWP's 2015 UWMP's projected increase in citywide water demands while anticipating multi-dry year water conditions occurring at the same time. Therefore the Project potential impacts on water supply and infrastructure would be less than significant.

6.2.1.2. WATER DEMAND FOR FIRE FLOW

Based on fire flow standards set forth in Section 57.507.3 of the LAMC and input received from the Los Angeles Fire Department, the Project falls within the Office building / Non-residential category, and the required Fire Flow will be set at 6,000 gallons per minute (gpm) from four to six fire hydrants flowing simultaneously with a residual pressure of 20 pounds per square inch (psi). This translates to a required flow of 1,500 gpm for each of four hydrants, or 1,000 gpm for each of six hydrants flowing simultaneously. An Information of Fire Flow Availability Request (IFFAR) were submitted to LADWP to confirm adequate fire flow pressure for the Project from the existing infrastructure. LADWP indicated in the IFFAR results that the existing public water system can supply 6,300 gpm from six hydrants flowing simultaneously, with a residual pressure greater than 20 psi. See the IFFAR results in Exhibit 2 as provided by LADWP, which confirm that the Project has adequate fire flow available to comply with section 57.513 of the LAMC.

Furthermore, LAMC Section 57.513, Supplemental Fire Protection, states that:

> Where the Chief determines that any or all of the supplemental fire protection equipment or systems described in this section may be substituted in lieu of the requirements of this chapter with respect to any facility, structure, group of structures or premises, the person owning or having control thereof shall either conform to the requirements of this chapter or shall install such supplemental equipment or systems. Where the Chief determines that any or all of such equipment or systems is necessary in addition to the requirements of this chapter as to any facility, structure, group of structures or premises, the owner thereof shall install such required equipment or systems.

The Project will also incorporate a fire sprinkler suppression system, which will be subject to fire department review and approval of the design and permitting of the Project. As noted, an SAR was submitted to LADWP in order to make sure the existing infrastructure could meet the demands of the project. The approved SAR is attached in Exhibit 1. The SAR shows a static pressure of 79 pounds per square inch and that a flow of up to 2,500 gpm can be delivered to the Project Site with a residual pressure of 47 pounds per square inch, which exceeds the 20 pounds per square inch requirement for the surrounding public hydrants. As shown in the SAR, IFFAR and through compliance with LAFD and LADWP requirements, the impact of the project to the water infrastructure would be less than significant.

6.2.1.3. DOMESTIC WATER FLOW AND WATER DEMAND

With respect to water consumption, the estimates have been prepared based on 100% of City's BOS sewerage generation factors, see Table 3 below. The project proposes to connect to the existing 12-inch main in South Sweetzer Avenue for both fire and domestic services. The SAR confirms that a combo service, which has one connection to the main and splits to serve both fire and domestic was approved by LADWP. Refer to Exhibit 1 for the approved SAR.

Table 3 – Estimated Proposed Water Demand

Land Use	Units	Generation Rate (gpd/unit)[a]	Total Water Demand (gpd)
Existing			
Elementary School	20 Students	9 / student	180
Retail Store	8,225 sf	25 / 1,000 sf	206
		Subtotal Existing	**386**
Proposed			
Medical Office	140,305 sf	250 / 1,000 sf	35,076
Commercial Use	1,000 sf	50 / 1,000 sf	50
Restaurant: Full Service Indoor & Outdoor Seat	267 seats[b]	30/Seat	8,010
		Subtotal Proposed	**43,136**
		Net Increase	**42,750**

[a] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

[b] The Project will not exceed 267 seats for a full service restaurant with indoor and outdoor seating.

6.2.2. WASTEWATER

6.2.2.1. SEWER GENERATION

The City sewer generation factors were used to determine the proposed wastewater demand. Based on the type of use and generation factors, the Project would generate approximately 43,136 gpd. The existing uses (which would be demolished as part of the Project) were estimated to generate 386 gpd. A SCAR was approved by the City's BOS for each building and the SCAR determined that the existing public sewer infrastructure can accommodate the Project. The City's BOS analyzed the Project demands in conjunction with existing conditions and forecasted growth and verified that there is sufficient capacity

in the existing sewer system for the Project to discharge to the municipal system. The Project would not require or result in the construction of new waste water facilities, or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts on wastewater would be less than significant. See Exhibit 3 for the approved SCAR. The estimated sewer flows have been summarized in Table 4 below.

Table 4 – Estimated Proposed Wastewater Generation

Land Use	Units	Generation Rate (gpd/unit)[a]	Total Sewage Generation (gpd)
Existing			
Elementary School	20 Students	9 / student	180
Retail Store	8,225 sf	25 / 1,000 sf	206
		Subtotal Existing	**386**
Proposed			
Medical Office	140,305 sf	250 / 1,000 sf	35,076
Commercial Use	1,000 sf	50 / 1,000 sf	50
Restaurant: Full Service Indoor & Outdoor Seat	267 seats[b]	30/Seat	8,010
		Subtotal Proposed	**43,136**
		Net Increase	**42,750**

[a] The average daily flow based on 100% of City of Los Angeles sewerage generation factors.

[b] The Project will not exceed 267 seats for a full service restaurant with indoor and outdoor seating.

The existing design capacity of the Hyperion Treatment Plant is approximately 450 mgd. Currently, approximately 275 mgd is treated at the Hyperion Treatment Plant resulting in residual treatment capacity of approximately 175 mgd. The Project's proposed net wastewater generation is approximately 0.0428 mgd, which is equal to 0.0244 percent of the Hyperion Treatment Plant's available capacity. Hence there is sufficient waste water treatment capacity in the existing infrastructure. Therefore, impacts on wastewater treatment infrastructure and capacity are less than significant.

7. LEVEL OF SIGNIFICANCE

Based on the analysis contained in this report, no significant impacts have been identified for water and wastewater for this Project.

Exhibit 1

Service Advisory Request (SAR)

City of Los Angeles

Los Angeles Department of Water and Power - Water System

SAR NUMBER **77287**

Fire Service Pressure Flow Report

SERVICE NUMBER **631184**

For: **656 S SAN VICENTE BLVD** Approved Date: **6-3-2019**

Proposed Service **8 INCH** off of the

12 inch main in **SWEETZER AVE** on the **WEST** side approximately

85 feet **NORTH** of **NORTH** of **SAN VICENTE BLVD** The System maximum pressure is

105 psi based on street curb elevation of **144** feet above sea level at this location.

The distance from the DWP street main to the property line is **43** feet

System maximum pressure should be used only for determining class of piping and fittings.

Residual Flow/Pressure Table for water system street main at this location

Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)	Flow (gpm)	Press. (psi)
0	79	1830	61		
385	78	1885	60		
560	77	1940	59		
695	76	1990	58		
815	75	2040	57		
915	74	2090	56		
1010	73	2140	55		
1100	72	2190	54		
1185	71	2235	53		
1260	70	2280	52		
1335	69	2325	51		
1405	68	2370	50		
1470	67	2415	49		
1535	66	2460	48		
1600	65	2500	47		
1660	64				
1720	63				
1775	62				

These values are subject to change due to changes in system facilities or demands.

Meter Assembly Capacities

Domestic Meters	
1 inch =	56 gpm
1-1/2 inch =	96 gpm
2 inch =	160 gpm
3 inch =	220 gpm
4 inch =	400 gpm
6 inch =	700 gpm
8 inch =	1500 gpm
10 inch =	2500 gpm

Fire Service	
2 inch =	250 gpm
4 inch =	600 gpm
6 inch =	1400 gpm
8 inch =	2500 gpm
10 inch =	5000 gpm

FM Services	
8 inch =	2500 gpm
10 inch =	5000 gpm

Notes: With 1500 gpm simultaneous flow from 8" domestic service

This information will be sent to the Department of Building and Safety for plan checking.

This SAR is valid for one year from 06-03-19. Once the SAR expires, the applicant needs to re-apply and pay applicable processing fee.

For additional information contact the Water Distribution Services Section **WESTERN (213) 367-1225**

ELIA SUN	**ELIA SUN**	**134-174**
Prepared by	**Approved by**	**Water Service Map**

Exhibit 2

Information of Fire Flow Availability (IFFAR)

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY
For 656 South San Vicente Boulevard

Water Service Map No. 134-174, 136-174

LAFD Fire Flow Requirement: 6000 GPM (4-6 Hydrants)

LAFD Signature:

Date Signed:

Applicant: Rickard Severinsson

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street Suite 2100

Telephone: 213.418.0201

Email Address: Rickard.Severinsson@kpff.com

	F-40340	F-34108	F-34370
Location:	Northeast corner of Sweetzer Avenue and Wilshere Boulevard	Southeast corner of Orange Street and South San Vicente Boulevard	Southwest corner of South Sweetzer Avenue and Orange Street
Distance from Neareast Pipe Location (feet):	15 N/O PL	10 E/O PL	7 W/O PL
Hydrant Size:	2 1/2 x4D	2 1/2 x4D	2 1/2 x 4D
Water Main Size (in):	12"	6"	6"
Static Pressure (psi):	105	106	105
Residual Pressure (psi):	91	92	91
Flow at 20 psi (gpm):	1050	1050	1050

Ethel Perez

NOTE: Data obtained from hydraulic analysis using peak hour.

MAY 30 2019 - W

Remarks: ECMR No. W20190530004

GPM CAN BE ACHIEVED WITH 6 HYDRANTS FLOWING SIMULTANEOUSLY.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 6/3/19

Signtature: *Title:* CE ASSOCIATE

Requests must be made by submitting this completed application, along with a $230.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

City of Los Angeles
Los Angeles Department of Water and Power - Water System

INFORMATION OF FIRE FLOW AVAILABILITY

Water Service Map No. 134-174

LAFD Fire Flow Requirement 6000 GPM (4-6 Hydrants) LAFD Signature:

Date Signed:

Applicant: Rickard Severinsson

Company Name: KPFF Consulting Engineers

Address: 700 S Flower Street Suite 2100

Telephone: 213.418.0201

Email Address: Rickard.Severinsson@kpff.com

	F-34109	F-34371	F-41146
Location:	East of Wilshere Blvd and San Vicente Boulevard	Southwest corner of South Sweetzer Avenue and 6th Street	300 feet east of south Sweetzer avenue and orange street
Distance from Neareast Pipe Location (feet):			
Hydrant Size:	2 1/2 x 4D	2 1/2 x 4D	2 1/2 x 4D
Water Main Size (in):	8"	6"	6"
Static Pressure (psi):	106	104	105
Residual Pressure (psi):	92	90	91
Flow at 20 psi (gpm):	1050	1050	1050

Ethel Perez
MAY 30 2019 W

NOTE: Data obtained from hydraulic analysis using peak hour.

Remarks: ECMR No. W20190530004

TOTAL OF 6300 GPM CAN BE ACHIEVED WITH 6 HYDRANTS FLOWING SIMULTANEOUSLY.

Water Purveyor: **Los Angeles Department of Water & Power** *Date:* 6/3/19

Signtature: *Title:* CE Associate.

Requests must be made by submitting this completed application, along with a $230.00 check payable to:
"Los Angeles Department of Water and Power", and mailed to:
Los Angeles Department of Water and Power
Distribution Engineering Section - Water
Attn: Business Arrangements
P.O. Box 51111 - Room 1425
Los Angeles, CA 90051-5700

*** If you have any questions, please contact us at (213) 367-2130 or visit our web site at http://www.ladwp.com.**

Exhibit 3

Sewer Capacity Availability Request (SCAR) and Sewer Will Serve Letter

City of Los Angeles
Bureau of Engineering

Sewer Capacity Availability Request (SCAR)

To: Bureau of Sanitation
The following request is submitted to you on behalf of the applicant requesting to connect to the public sewer system. Please verify that the capacity exists at the requested location for the proposed developments shown below. The results are good for 180 days from the date the sewer capacity approval from the Bureau of Sanitation.

Job Address:	**656 S San Vicente Blvd**	Sanitation Scar ID:	**64-4652-0519**
Date Submitted	05/22/2019	Request Will Serve Letter?	Yes
BOE District:	Central District		
Applicant:	Rickard Severinsson		
Address:	700 S FLOWER STREET, SUITE 2100	City :	Los Angeles
State:	CA	Zip:	90017
Phone:	2134180210	Fax:	
Email:	RICKARD.SEVERINSSON@KPFF.COM	BPA No.	
S-Map:	492	Wye Map:	5456-8

SIMM Map - Maintenance Hole Locations

No.	Street Name	U/S MH	D/S MH	Diam. (in)	Approved Flow %	Notes
1	SAN VICENTE	49214063	49214109	21	75.00	
2	SWEETZER AVE	49214065	49214073	33	25.00	

Proposed Facility Description

No.	Proposed Use Description	Sewage Generation (GPD)	Unit	Qty	GPD
1	MEDICAL OFFICE/CLINIC	250	KGSF	140,305	35,076
2	COMMERCIAL USE	50	KGSF	1,000	50
3	RESTAURANT: FULL SERVICE INDOOR SEAT	30	SEAT	267	8,010
				Proposed Total Flow (gpd):	**43,136**

Remarks: 1): This SCAR will supersede previous SCAR IDs # 61-3779-0717. 2): Approved for the maximum allowable capacity of 43,136 GPD (29.96 gpm). 3): Owner or developer must install and maintain private odor traps out of the public R/W. 4): BOE to approve connection methods. 5): IWMD Permit required.

Note: Results are good for 180 days from the date of approval by the Bureau of Sanitation

Date Processed: 05/23/2019 Expires On: 11/19/2019

Processed by: Customer
Bureau of Sanitation
Phone: 323-342-6207
Sanitation Status: Approved
Reviewed by: Sunbula Azieh
on 05/23/2019

Submitted by: Elena Lopez
Bureau of Engineering
Central District
Phone: 213-482-7048

Fees Collected	Yes	SCAR FEE (W:37 / QC:704)	$1,430.00
Date Collected	05/22/2019	SCAR Status:	**Completed**

Scar Request Number: 2936

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

Scar Request Number: 2936

BOARD OF PUBLIC WORKS MEMBERS
KEVIN JAMES
PRESIDENT
CECILIA CABELLO
VICE PRESIDENT
DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE
AURA GARCIA
COMMISSIONER
JESSICA CALOZA
COMMISSIONER
DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING

GARY LEE MOORE, PE, ENV SP
CITY ENGINEER

1149 S BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

http://eng.lacity.org

05/23/2019

RICKARD SEVERINSSON
700 S FLOWER STREET, SUITE 2100
LOS ANGELES, CA, 90017

Dear Rickard Severinsson,

SEWER AVAILABILITY: 656 S San Vicente Blvd

The Bureau of Sanitation has reviewed your request of 05/22/2019 for sewer availability at **656 S SAN VICENTE BLVD**. Based on their analysis, it has been determined on 05/23/2019 that there is capacity available to handle the anticipated discharge from your proposed project(s) as indicated in the attached copy of the Sewer Capacity Availability Request (SCAR) .

This determination is valid for 180 days from the date shown on the Sewer Capacity Availability request (SCAR) approved by the Bureau of Sanitation.

While there is hydraulic capacity available in the local sewer system at this time, availability of sewer treatment capacity will be determined at the Bureau of Engineering Public Counter upon presentation of this letter. A Sewer Connection Permit may also be obtained at the same counter provided treatment capacity is available at the time of application.

A Sewerage Facilities Charge is due on all new buildings constructed within the City. The amount of this charge will be determined when application is made for your building permit and the Bureau of Engineering has the opportunity to review the building plans. To facilitate this determination a preliminary set of plans should be submitted to Bureau of Engineering District Office, Public Counter.

Provision for a clean out structure and/or a sewer trap satisfactory to the Department of Building and Safety may be required as part of the sewer connection permit.

Sincerely,

Elena Lopez

Central District, Bureau of Engineering

Scar Request Number: 2936

City of Los Angeles
Bureau of Engineering

SEWER CAPACITY AVAILABILITY REVIEW FEE (SCARF) - Frequently Asked Questions

SCAR stands for Sewer Capacity Availability Review that is performed by the Department of Public Works, Bureau of Sanitation. This review evaluates the existing sewer system to determine if there is adequate capacity to safely convey sewage from proposed development projects, proposed construction projects, proposed groundwater dewatering projects and proposed increases of sewage from existing facilities. The SCAR Fee (SCARF) recovers the cost, incurred by the City, in performing the review for any SCAR request that is expected to generate 10,000 gallons per day (gpd) of sewage.

The SCARF is based on the effort required to perform data collection and engineering analysis in completing a SCAR. A brief summary of that effort includes, but is not limited to, the following:

1. Research and trace sewer flow levels upstream and downstream of the point of connection.
2. Conduct field surveys to observe and record flow levels. Coordinate with maintenance staff to inspect sewer maintenance holes and conduct smoke and dye testing if necessary.
3. Review recent gauging data and in some cases closed circuit TV inspection (CCTV) videos.
4. Perform gauging and CCTV inspection if recent data is not available.
5. Research the project location area for other recently approved SCARs to evaluate the cumulated impact of all known SCARs on the sewer system.
6. Calculate the impact of the proposed additional sewage discharge on the existing sewer system as it will be impacted from the approved SCARs from Item 6 above. This includes tracing the cumulative impacts of all known SCARs, along with the subject SCAR, downstream to insure sufficient capacity exist throughout the system.
7. Correspond with the applicant for additional information and project and clarification as necessary.
8. Work with the applicant to find alternative sewer connection points and solutions if sufficient capacity does not exist at the desired point of connection.

Questions and Answers:

1. **When is the SCARF applied, or charged?**
   It applies to all applicants seeking a Sewer Capacity Availability Review (SCAR). SCARs are generally required for Sewer Facility Certificate applications exceeding 10,000 gpd, or request from a property owner seeking to increase their discharge thru their existing connection by 10,000 gpd or more, or any groundwater related project that discharges 10,000 gpd or more, or any proposed or future development for a project that could result in a discharge of 10,000 gpd.
2. **Why is the SCARF being charged now when it has not been in the past?**
   The City has seen a dramatic increase in the number of SCARs over 10,000 gpd in the last few years and has needed to increase its resources, i.e., staff and gauging efforts, to respond to them. The funds collected thru SCARF will help the City pay for these additional resources and will be paid by developers and property owners that receive the benefit from the SCAR effort.
3. **Where does the SCARF get paid?**
   The Department of Public Works, Bureau of Engineering (BOE) collects the fee at its public counters. Once the fee is paid then BOE prepares a SCAR request and forwards it to the BOS where it is reviewed and then returned to BOE. BOE then informs the applicant of the result. In some cases, BOS works directly with the applicant during the review of the SCAR to seek additional information and work out alternative solutions

A-3 Scoping Meeting Materials

CITY OF LOS ANGELES
SCOPING MEETING

656 South San Vicente
Medical Office Project

Council of Jewish Women

January 28, 2020

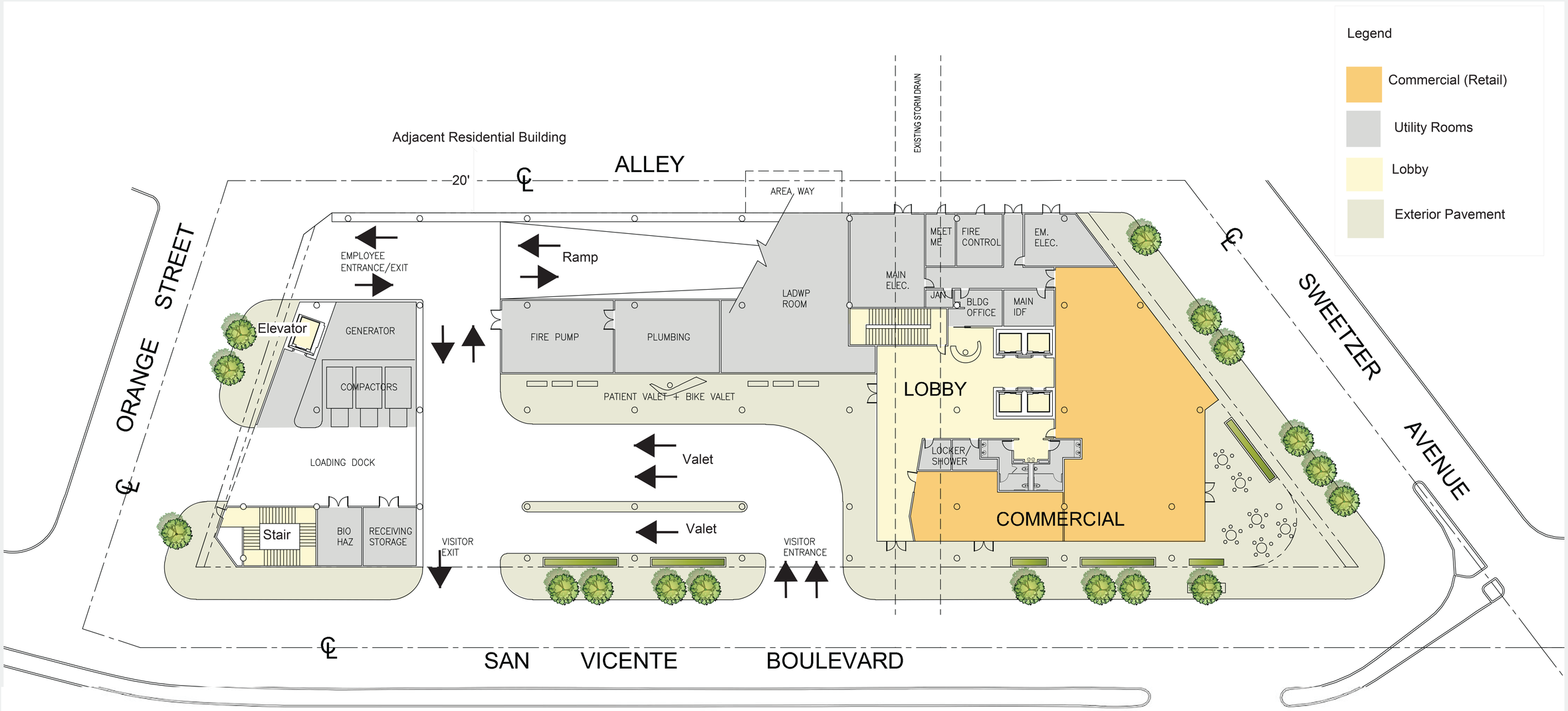
6:00 p.m. – 8:00 p.m.

Purpose of Scoping Meeting

- Provide 656 South San Vicente Medical Office Project information
- Disclose Environmental Impact Report (EIR) process and timeline
- Identify environmental issues for analysis in the EIR
- Collect community input regarding environmental issues of concern
- Collect public comments to help determine the scope and content of the EIR

**Please note that we are at the beginning of the environmental review process, therefore we have not yet analyzed all of the potential impacts of the Project*

Ground Floor Plan



Northwest Street View



Northwest Aerial View



Project Overview & Features

- Approximately 0.76-acre site
- Demolition of existing commercial buildings
- Construction of 12-story, mixed-use medical office and retail-commercial building, including four levels of above-grade parking
- 4.5:1 Floor Area Ratio (FAR), or 145,305 total square feet including:
  - 140,305 square feet of medical office space
  - 5,000 square feet of ground floor retail-commercial space
- 418 vehicle parking spaces and 716 bicycle parking spaces
- Landscaped stepped terraces overlooking South San Vicente Boulevard

EIR Process

Prepare/Distribute Notice of Preparation
(30-day comment period ends February 13, 2020)

Public Scoping Meeting
January 28, 2020

Prepare Draft EIR & Public Notice of EIR Availability

Public & Agency Review of Draft EIR
(45-day comment period)

Prepare Final EIR Including Response to Comments

Public Hearings

Formal City Decision

File Notice of Determination

= Opportunities for Public Input

= We are here in the process

Preliminary Scope of EIR Analysis

- Air Quality
- Cultural Resources
  - Archeological
- Energy
- Geology and Soils
  - Paleontological
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services
  - Fire and Police
- Transportation
- Tribal Cultural Resources

Submittal of Public Comments

Written comments may be submitted using the following instructions:

1. **Submit comments on the pre-addressed forms provided to the comment box**
2. **Add postage and mail comments to the address below:**

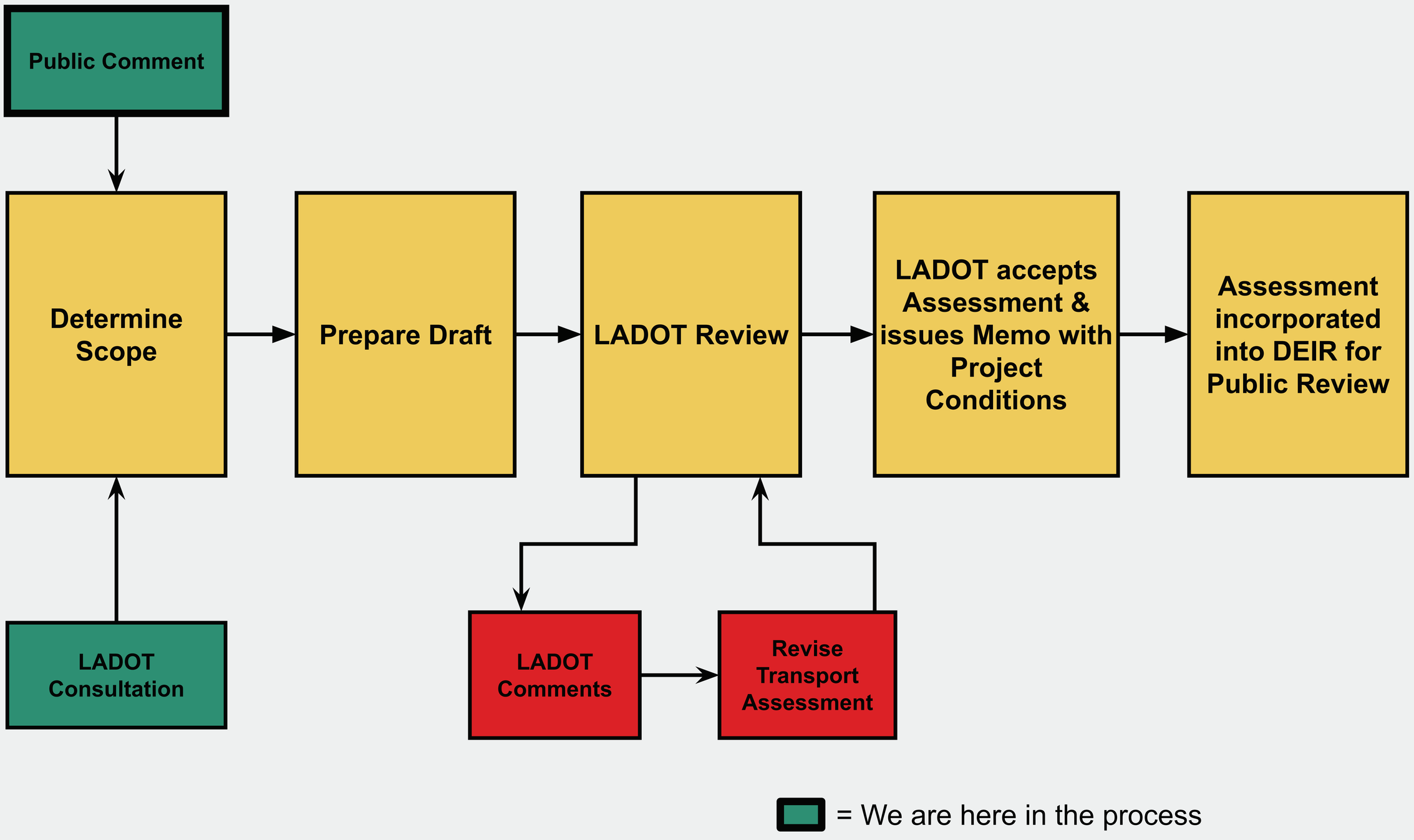
   Paul Caporaso

   City of Los Angeles
   Department of City Planning
   221 N. Figueroa Street, Suite 1350
   Los Angeles, CA 90012

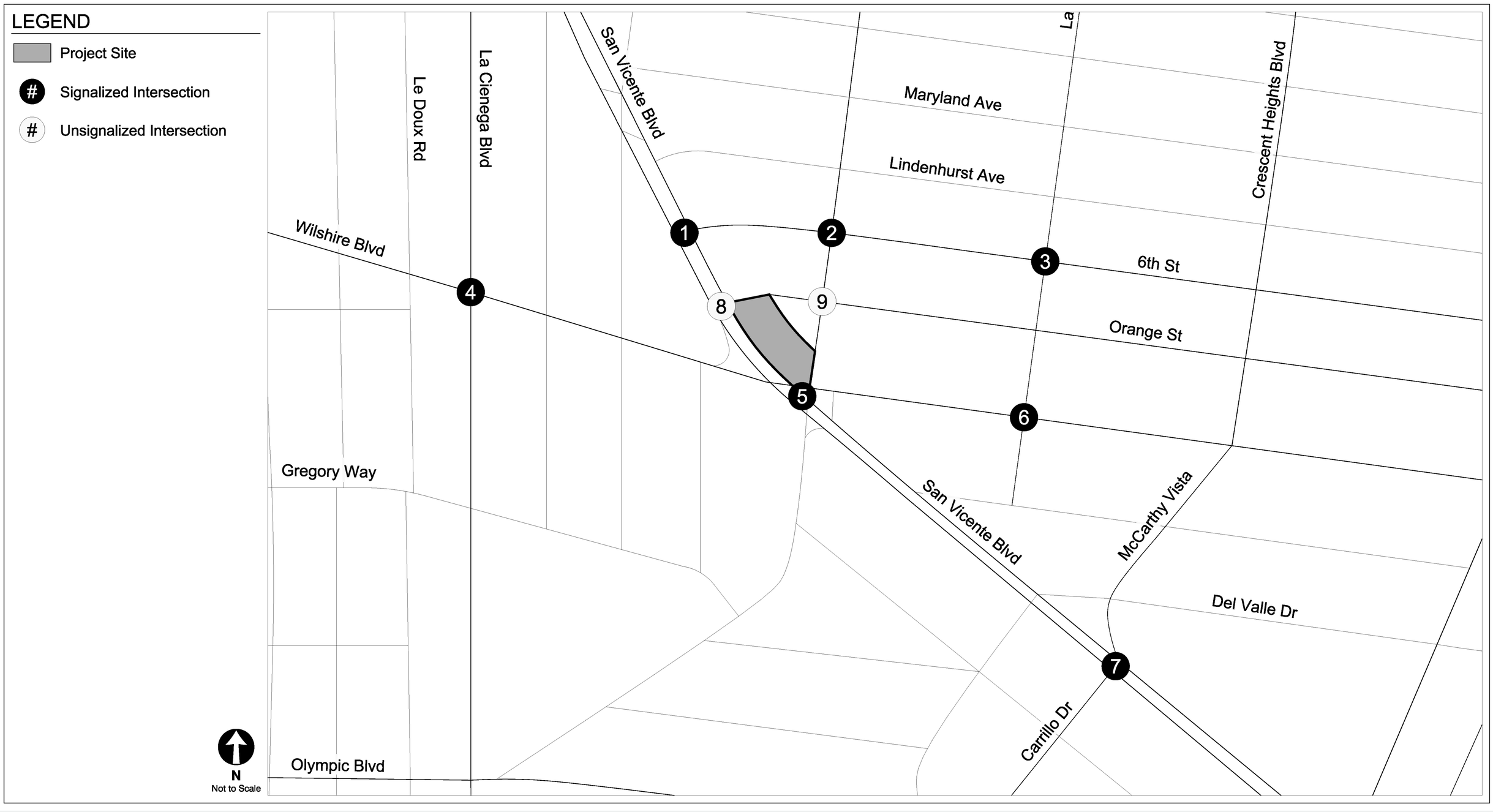
   Reference: ENV - 2017 - 468 - EIR
3. **Email comments to: paul.caporaso@lacity.org**

Written comments must be submitted by 4:30 p.m. on February 13, 2020

Transportation Assessment



Transportation Analysis Study Area



A-4 NOP and Scoping Meeting Comments

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Gavin Newsom
Governor

Kate Gordon
Director

Notice of Preparation

RECEIVED
CITY OF LOS ANGELES
JAN 22 2020
MAJOR PROJECTS
UNIT

January 14, 2020

To: Reviewing Agencies

Re: 656 South San Vicente Medical Office Project
SCH# 2020010172

Attached for your review and comment is the Notice of Preparation (NOP) for the 656 South San Vicente Medical Office Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Paul Caporaso
Los Angeles, City of
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov . Please refer to the SCH number noted above in all correspondence concerning this project on our website: https://ceqanet.opr.ca.gov/2020010172/2.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Appendix C

2020010172

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 656 South San Vicente Medical Office Project

Lead Agency: City of Los Angeles Department of City Planning | Contact Person: Paul Caporaso

Mailing Address: 221 N. Figueroa Street, Suite 1350 | Phone: (213) 847-3629

City: Los Angeles | Zip: 90012 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Los Angeles/Wilshire

Cross Streets: S. San Vicente Blvd., Wilshire Ave., Orange St. | Zip Code: 90048

Longitude/Latitude (degrees, minutes and seconds): ____ ° ____ ′ ____ ″ N / ____ ° ____ ′ ____ ″ W | Total Acres: 0.76

Assessor's Parcel No.: 5510-022-033,-034,-035,-058,-059 | Section: ____ | Twp.: ____ | Range: ____ | Base: ____

Within 2 Miles: State Hwy #: Santa Monica Boulevard | Waterways: ____

Airports: ____ | Railways: ____ | Schools: Hawthorne, Horace Mann, Hancock Park, Carthay

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ____ ☐ Mit Neg Dec Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☒ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☒ Rezone ☐ Prezone ☐ Use Permit ☒ Land Division (Subdivision, etc.)
☐ Annexation ☒ Redevelopment ☐ Coastal Permit ☒ Other: HD Change

Development Type:

☐ Residential: Units ____ Acres ____
☒ Office: Sq.ft. 140,305 Acres ____ Employees 600
☒ Commercial: Sq.ft. 5,000 Acres ____ Employees 14
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Governor's Office of Planning & Research
JAN 14 2020
STATE CLEARINGHOUSE

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☐ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☐ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

Commercial / C1-1VL-O / Limited Commercial

Project Description: *(please use a separate page if necessary)*

The 656 San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant educational building, an 8,225 square-foot retail-commercial building, and associated surface parking in order to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,087 gross square feet) site located at 650-676 South San Vicente Boulevard (Project Site). The Project would include up to 145,305 square feet of floor area, for a 4.5:1 floor area ratio (FAR), that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor commercial space. The proposed building would be 12 stories and approximately 218 feet in height (230 feet to the top of the mechanical penthouse). The Project would provide 418 parking spaces within four screened, above-ground levels, including 393 vehicle parking spaces for medical office and 25 vehicle parking spaces for commercial uses. The Project would also include 716 bicycle parking spaces.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

NOP Distribution List

County: Los Angeles

SCH# 2020010172

Resources Agency

- [■] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  Denise Peterson
- [ ] **California Coastal Commission**
  Allyson Hitt
- [ ] **Colorado River Board**
  Elsa Contreras
- [■] **Dept. of Conservation**
  Crina Chan
- [■] **Cal Fire**
  Dan Foster
- [ ] **Central Valley Flood Protection Board**
  James Herota
- [■] **Office of Historic Preservation**
  Ron Parsons
- [■] **Dept of Parks & Recreation**
  Environmental Stewardship Section
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve Goldbeck
- [■] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Wildlife

- [ ] **Depart. of Fish & Wildlife**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Wildlife Region 1**
  Curt Babcock
- [ ] **Fish & Wildlife Region 1E**
  Laurie Harnsberger
- [ ] **Fish & Wildlife Region 2**
  Jeff Drongesen
- [ ] **Fish & Wildlife Region 3**
  Craig Weightman
- [ ] **Fish & Wildlife Region 4**
  Julie Vance
- [■] **Fish & Wildlife Region 5**
  Leslie Newton-Reed
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6**
  Tiffany Ellis
  Habitat Conservation Program
- [ ] **Fish & Wildlife Region 6 I/M**
  Heidi Calvert
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Wildlife M**
  William Paznokas
  Marine Region

Other Departments

- [ ] **California Department of Education**
  Lesley Taylor
- [ ] **OES (Office of Emergency Services)**
  Monique Wilber
- [ ] **Food & Agriculture**
  Sandra Schubert
  Dept. of Food and Agriculture
- [ ] **Dept. of General Services**
  Cathy Buck
  Environmental Services Section
- [ ] **Housing & Comm. Dev.**
  CEQA Coordinator
  Housing Policy Division

Independent Commissions,Boards

- [ ] **Delta Protection Commission**
  Erik Vink
- [ ] **Delta Stewardship Council**
  Anthony Navasero
- [ ] **California Energy Commission**
  Eric Knight
- [■] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Supervisor
- [ ] **Santa Monica Bay Restoration**
  Guangyu Wang
- [ ] **State Lands Commission**
  Jennifer Deleong
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Cal State Transportation Agency CalSTA

- [ ] **Caltrans - Division of Aeronautics**
  Philip Crimmins
- [ ] **Caltrans – Planning HQ LD-IGR**
  Christian Bushong
- [■] **California Highway Patrol**
  Suzann Ikeuchi
  Office of Special Projects

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Rex Jackman
- [ ] **Caltrans, District 2**
  Marcelino Gonzalez
- [ ] **Caltrans, District 3**
  Susan Zanchi
- [ ] **Caltrans, District 4**
  Patricia Maurice
- [ ] **Caltrans, District 5**
  Larry Newland
- [ ] **Caltrans, District 6**
  Michael Navarro
- [■] **Caltrans, District 7**
  Dianna Watson
- [ ] **Caltrans, District 8**
  Mark Roberts
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Jacob Armstrong
- [ ] **Caltrans, District 12**
  Maureen El Harake

Cal EPA

Air Resources Board

- [ ] **Airport & Freight**
  Jack Wursten
- [■] **Transportation Projects**
  Nesamani Kalandiyur
- [ ] **Industrial/Energy Projects**
  Mike Tollstrup
- [ ] **California Department of Resources, Recycling & Recovery**
  Kevin Taylor/Jeff Esquivel
- [ ] **State Water Resources Control Board**
  Regional Programs Unit
  Division of Financial Assistance
- [■] **State Water Resources Control Board**
  Cindy Forbes – Asst Deputy
  Division of Drinking Water
- [ ] **State Water Resources Control Board**
  Div. Drinking Water #_____
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resouces Control Board**
  Phil Crader
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control Reg. #**_____
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**
  CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [■] **RWQCB 4**
  Teresa Rodgers
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
- [ ] **RWQCB 5F**
  Central Valley Region (5)
  Fresno Branch Office
- [ ] **RWQCB 5R**
  Central Valley Region (5)
  Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
- [ ] **RWQCB 6V**
  Lahontan Region (6)
  Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [■] **Other** OSHPD
- [■] San Gabriel & Lower LA
- [■] Santa Monica Conservancy MRMs

Last Updated 5/22/18

CITY OF LOS ANGELES - PUBLIC SCOPING MEETING
656 SOUTH SAN VICENTE MEDICAL OFFICE PROJECT
PLEASE PRINT LEGIBLY

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	E-mail
Vilma Hurtado	Mid City West			murtado@midcitywest
Greg Wilkins	Stockdale.			
Brenda Tapia	Orange St	6609 1/2 orange st	90048	
KEITH NAKATA		811 N. CROFT	AVE 90069	keithnakata@mac.com

CITY OF LOS ANGELES - PUBLIC SCOPING MEETING
656 SOUTH SAN VICENTE MEDICAL OFFICE PROJECT
PLEASE PRINT LEGIBLY

Name	Affiliated Organization (if applicable)	Address	City, Zip Code	E-mail
Jenna Hornstock	Trifleth Consulting	1541 Wilshire Blvd	LA CA	jenna@trifilleticonsulting.com
CARISA BARAH	Resident	Orange st.	LA CA	CARISABARAH@gmail.com
Ann Rubin	Resident			EMAICAMR@YAHOO.COM
DIANE SMITH	"	—		dianesmith053@gmail.com

DEPARTMENT OF TRANSPORTATION
DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

RECEIVED
CITY OF LOS ANGELES
FEB 2 5 2020
MAJOR PROJECTS UNIT

February 13, 2020

Paul Caporaso
City of Los Angeles Department of City Planning
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

RE: 656 South San Vicente Medical Office Project – Notice of Preparation (NOP)
SCH# 2020010172
GTS # 07-LA-2020-03102
Vic. LA-187 / PM: 8.905

Dear Paul Caporaso:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project's NOP. The 656 San Vicente Medical Office Project (Project) would demolish a 5,738 square-foot, vacant, educational building; an 8,225 square-foot retail-commercial building; and an associated surface parking. The goal of the project is to develop a medical office and retail-commercial development on an approximately 0.76-acre (33,087 gross square feet) site located at 650-676 South San Vicente Boulevard (Project Site). The Project would include up to 145,305 square feet of floor area, for a 4.5:1 floor area ratio (FAR), that would include 140,305 square feet of medical office space and 5,000 square feet of ground floor commercial space. The proposed building would be 12 stories and approximately 218 feet in height. The Project would provide 418 parking spaces within four screened, above-ground levels, including 393 vehicle parking spaces for the medical office and 25 vehicle parking spaces for commercial uses. The Project would also include 716 bicycle parking spaces.

After reviewing the project's NOP Caltrans has the following comments:

- Prior to the commencement of Project activities, please provide a Construction Traffic Management Plan (CTMP) in the upcoming Draft Environmental Impact Report for Caltrans' review and approval. In general, the CTMP may include temporary road closure and rerouting information, detour plans, haul routes, staging plans, parking management plans, and traffic control plans. The CTMP would formalize how construction would be carried out and identify specific actions that may be required to reduce adverse effects on the surrounding area. It is suggested that the CTMP be based on the nature and timing of the project's specific construction activities and account for other concurrent construction projects in vicinity of the project site. The following elements may be implemented as part of the CTMP, as appropriate:
    - Schedule all construction activities and related deliveries outside the a.m. and p.m. peak periods (i.e., 7:00 a.m. to 9:00 a.m., and 4:00 p.m. to 6:00 p.m., respectively) to the maximum extent feasible in order to minimize local roadway congestion and impacts on the state highway system. This is particularly important for trucks (i.e., delivery, hauling, and transportation trucks).
    - Inform the project applicant that they need to obtain the required permits for truck haul routes from the City of Los Angeles prior to the issuance of any project permits.

- Post signs along roads identifying construction truck traffic access or flow limitations due to single lane conditions.
- Accommodate all equipment and worker parking on-site to the maximum extent feasible.
- Provide temporary traffic control during all construction activities adjacent to the public right-of-way to improve traffic flow on public roadways. An example of traffic control includes posting signs indicating temporary road closures and alternative routes. In addition, flaggers can be stationed in both directions to safely redirect vehicles and pedestrians/bicycles, as well as help reduce traffic and circulation impacts.

- The City of Los Angeles has determined that a Draft Environmental Impact Report (DEIR) is needed for this project. Caltrans looks forward to reviewing the DEIR, and in particular the transportation impact analysis (TIA) based on VMT (Vehicle Miles Traveled) that will be included in the DEIR. Currently, Caltrans agrees with the Transportation section of the Initial Study, which states that this project's operation may potentially generate additional per capita VMT. Please consider evaluating potential impacts to the nearby State Highway System and its ramps in the forthcoming DEIR and TIA.

- Per section "a" on page 84 of the Initial Study, Caltrans encourages the Lead Agency to consider implementing measures that would result in any reduction in vehicle speeds, as this would benefit pedestrian and bicyclist safety. There is a direct link between impact speeds and the likelihood of a pedestrian or cyclist fatality or serious injury. Vehicle speed reduction methods include, but are not limited to, the construction of physically separated facilities on roadways such as wide sidewalks, raised medians, and refuge islands. Reducing crossing distances through roadway narrowing can also decrease vehicle speeds, as well as pedestrian and bicyclist exposure to vehicles.

- Caltrans also recommends adjusting signal timing to include Leading Pedestrian Intervals, which provide pedestrians a seven second head start when crossing. Pedestrian and bicyclist warning signage, flashing beacons, high-visibility continental crosswalks, scramble crossings, flashing yellow turn signals, high-visibility green bike lanes, and other signage and buffer striping should also be used to indicate to motorists that they should expect and yield to pedestrians and bicyclists.

- Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Discharge of storm water run-off is not permitted onto State Highway facilities without a storm water management plan.

If you have any questions regarding these comments, please contact project coordinator Reece Allen, at reece.allen@dot.ca.gov and refer to GTS# 07-LA-2020-03102.

Sincerely,

MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse

FORM GEN. 160 (Rev. 8-12)

CITY OF LOS ANGELES

INTER-DEPARTMENTAL CORRESPONDENCE

RECEIVED
CITY OF LOS ANGELES
JAN 24 2020
CITY PLANNING DEPT.
EXECUTIVE OFFICE

DATE: January 16, 2020

TO: Vincent P. Bertoni, Director of Planning
Department of City Planning

Attn: Paul N. Caporaso, City Planner
Department of City Planning

FROM: Ali Poosti, Division Manager
Wastewater Engineering Services Division
LA Sanitation and Environment

SUBJECT: **656 SOUTH SAN VICENTE MEDICAL OFFICE PROJECT - NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING**

This is in response to your January 14, 2020 letter requesting a review of the proposed mixed-use project located at 650-676 South San Vicente Boulevard Los Angeles, CA 90048. The project will consist of medical office and retail. LA Sanitation has conducted a preliminary evaluation of the potential impacts to the wastewater and stormwater systems for the proposed project.

WASTEWATER REQUIREMENT

LA Sanitation, Wastewater Engineering Services Division (WESD) is charged with the task of evaluating the local sewer conditions and to determine if available wastewater capacity exists for future developments. The evaluation will determine cumulative sewer impacts and guide the planning process for any future sewer improvement projects needed to provide future capacity as the City grows and develops.

Projected Wastewater Discharges for the Proposed Project:

Type Description	Average Daily Flow per Type Description (GPD/UNIT)	Proposed No. of Units	Average Daily Flow (GPD)
Existing			
Commercial	25 GPD/1000 SQ.FT	8,225 SQ.FT	(206)
Proposed			
Medical Office	250 GPD/ 1000 SQ.FT	140,305 SQ.FT	35,076
Retail	25 GPD/1000 SQ.FT	5,000 SQ.FT	125
Total			**34,995 GPD**

SEWER AVAILABILITY

The sewer infrastructure in the vicinity of the proposed project includes an existing 21-inch line on San Vicente Blvd. The sewage from the existing 21-inch line feeds into a 33-inch line on Sweetzer Ave before discharging into a 42-inch sewer line on La Cienega Boulevard. Figure 1

shows the details of the sewer system within the vicinity of the project. The current flow level (d/D) in the 33-inch line cannot be determined at this time without additional gauging.

The current approximate flow level (d/D) and the design capacities at d/D of 50% in the sewer system are as follows:

Pipe Diameter (in)	Pipe Location	Current Gauging d/D (%)	50% Design Capacity
21	San Vicente Blvd	*	2.85 MGD
33	Sweetzer Ave	*	12.09 MGD
42	La Cienega Blvd	40	17.08 MGD

* No gauging available

Based on estimated flows it appears the sewer system might be able to accommodate the total flow for your proposed project. Further detailed gauging and evaluation will be needed as part of the permit process to identify a specific sewer connection point. If the public sewer lacks sufficient capacity, then the developer will be required to build sewer lines to a point in the sewer system with sufficient capacity. A final approval for sewer capacity and connection permit will be made at the time. Ultimately, this sewage flow will be conveyed to the Hyperion Water Reclamation Plant, which has sufficient capacity for the project.

All sanitary wastewater ejectors and fire tank overflow ejectors shall be designed, operated, and maintained as separate systems. All sanitary wastewater ejectors with ejection rates greater than 30 GPM shall be reviewed and must be approved by LASAN WESD staff prior to other City plan check approvals. Lateral connection of development shall adhere to Bureau of Engineering Sewer Design Manual Section F 480.

If you have any questions, please call Christopher DeMonbrun at (323) 342-1567 or email at chris.demonbrun@lacity.org.

STORMWATER REQUIREMENTS

LA Sanitation, Stormwater Program is charged with the task of ensuring the implementation of the Municipal Stormwater Permit requirements within the City of Los Angeles. We anticipate the following requirements would apply for this project.

POST-CONSTRUCTION MITIGATION REQUIREMENTS

In accordance with the Municipal Separate Storm Sewer (MS4) National Pollutant Discharge Elimination System (NPDES) Permit (Order No. R4-2012-0175, NPDES No. CAS004001) and the City of Los Angeles Stormwater and Urban Runoff Pollution Control requirements (Chapter VI, Article 4.4, of the Los Angeles Municipal Code), the Project shall comply with all mandatory provisions to the Stormwater Pollution Control Measures for Development Planning (also known as Low Impact Development [LID] Ordinance). Prior to issuance of grading or building permits, the applicant shall submit a LID Plan to the City of Los Angeles, Public Works, LA Sanitation, Stormwater Program for review and approval. The LID Plan shall be prepared consistent with the requirements of the Planning and Land Development Handbook for Low Impact Development.

Current regulations prioritize infiltration, capture/use, and then biofiltration as the preferred stormwater control measures. The relevant documents can be found at: www.lacitysan.org. It is advised that input regarding LID requirements be received in the preliminary design phases of the project from plan-checking staff. Additional information regarding LID requirements can be found at: www.lacitysan.org or by visiting the stormwater public counter at 201 N. Figueroa, 2nd Fl, Suite 280.

GREEN STREETS

The City is developing a Green Street Initiative that will require projects to implement Green Street elements in the parkway areas between the roadway and sidewalk of the public right-of-away to capture and retain stormwater and urban runoff to mitigate the impact of stormwater runoff and other environmental concerns. The goals of the Green Street elements are to improve the water quality of stormwater runoff, recharge local ground water basins, improve air quality, reduce the heat island effect of street pavement, enhance pedestrian use of sidewalks, and encourage alternate means of transportation. The Green Street elements may include infiltration systems, biofiltration swales, and permeable pavements where stormwater can be easily directed from the streets into the parkways and can be implemented in conjunction with the LID requirements. Green Street standard plans can be found at: www.eng2.lacity.org/techdocs/stdplans/

CONSTRUCTION REQUIREMENTS

All construction sites are required to implement a minimum set of BMPs for erosion control, sediment control, non-stormwater management, and waste management. In addition, construction sites with active grading permits are required to prepare and implement a Wet Weather Erosion Control Plan during the rainy season between October 1 and April 15. Construction sites that disturb more than one-acre of land are subject to the NPDES Construction General Permit issued by the State of California, and are required to prepare, submit, and implement the Storm Water Pollution Prevention Plan (SWPPP).

If there are questions regarding the stormwater requirements, please call WPP's plan-checking counter at (213) 482-7066. WPD's plan-checking counter can also be visited at 201 N. Figueroa, 2nd Fl, Suite 280.

GROUNDWATER DEWATERING REUSE OPTIONS

The Los Angeles Department of Water and Power (LADWP) is charged with the task of supplying water and power to the residents and businesses in the City of Los Angeles. One of the sources of water includes groundwater. The majority of groundwater in the City of Los Angeles is adjudicated, and the rights of which are owned and managed by various parties. Extraction of groundwater within the City from any depth by law requires metering and regular reporting to the appropriate Court-appointed Watermaster. LADWP facilitates this reporting process, and may assess and collect associated fees for the usage of the City's water rights. The party performing the dewatering should inform the property owners about the reporting requirement and associated usage fees.

On April 22, 2016 the City of Los Angeles Council passed Ordinance 184248 amending the City of Los Angeles Building Code, requiring developers to consider beneficial reuse of groundwater as a conservation measure and alternative to the common practice of discharging groundwater to the storm drain (SEC. 99.04.305.4). It reads as follows: "Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater, shall be developed and constructed. Alternatively, the groundwater may be discharged to the sewer."

Groundwater may be beneficially used as landscape irrigation, cooling tower make-up, and construction (dust control, concrete mixing, soil compaction, etc.). Different applications may require various levels of treatment ranging from chemical additives to filtration systems. When onsite reuse is not available the groundwater may be discharged to the sewer system. This allows the water to be potentially reused as recycled water once it has been treated at a water reclamation plant. If groundwater is discharged into the storm drain it offers no potential for reuse. The onsite beneficial reuse of groundwater can reduce or eliminate costs associated with sewer and storm drain permitting and monitoring. Opting for onsite reuse or discharge to the sewer system are the preferred methods for disposing of groundwater.

To help offset costs of water conservation and reuse systems, LADWP offers Technical Assistance Program (TAP), which provides engineering and technical assistance for qualified projects. Financial incentives are also available. Currently, LADWP provides an incentive of $1.75 for every 1,000 gallons of water saved during the first two years of a five-year conservation project. Conservation projects that last 10 years are eligible to receive the incentive during the first four years. Other water conservation assistance programs may be available from Metropolitan Water District of Southern California. To learn more about available water conservation assistance programs, please contact LADWP Rebate Programs 1-888-376-3314 and LADWP TAP 1-800-544-4498, selection "3".

For more information related to beneficial reuse of groundwater, please contact Greg Reed, Manager of Water Rights and Groundwater Management, at (213)367-2117 or greg.reed@ladwp.com.

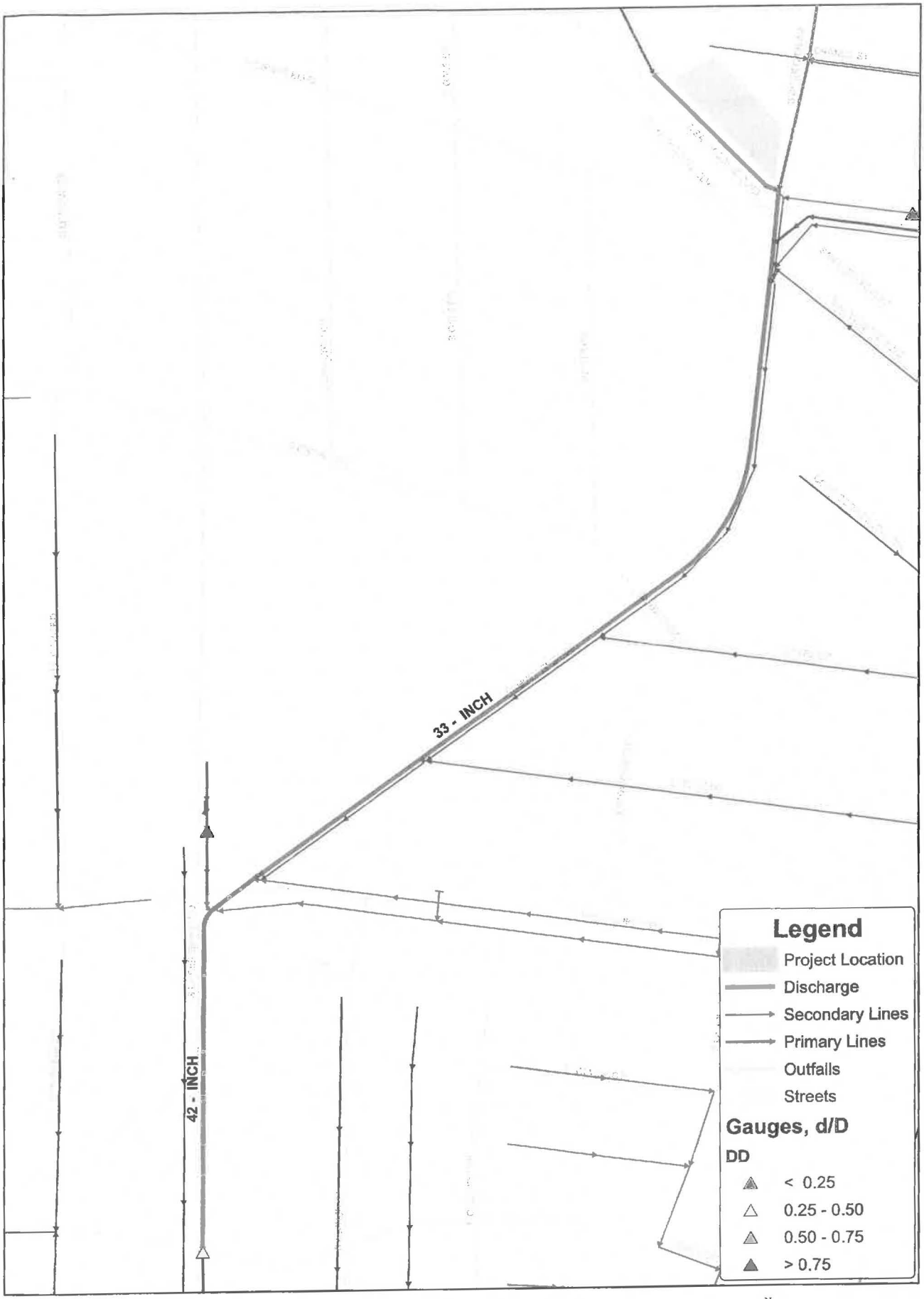
SOLID RESOURCE REQUIREMENTS

The City has a standard requirement that applies to all proposed residential developments of four or more units or where the addition of floor areas is 25 percent or more, and all other development projects where the addition of floor area is 30 percent or more. Such developments must set aside a recycling area or room for onsite recycling activities. For more details of this requirement, please contact LA Sanitation Solid Resources Recycling hotline 213-922-8300.

CD/AP: sa

Attachment: Figure 1 - Sewer Map

c: Kosta Kaporis, LASAN
Cyrous Gilani, LASAN
Christopher DeMonbrun, LASAN



Wastewater Engineering Services Division
Bureau of Sanitation
City of Los Angeles

Figure 1
656 South San Vicente
Medical Office Project
Sewer Map

N
W E
S

0 62.5125 250 375 500
Feet

Thomas Brother Data reproduced with permission granted by THOMAS BROS MAP

STATE OF CALIFORNIA Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED
CITY OF LOS ANGELES
JAN 22 2020
MAJOR PROJECTS
UNIT

January 14, 2020

Paul Caporaso
Los Angeles, City of
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012

Re: 2020010172, 656 South San Vicente Medical Office Project, Los Angeles County

Dear Mr. Caporaso:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements**. If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

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AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Staff Services Analyst

cc: State Clearinghouse

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA USPS AND E-MAIL: January 21, 2020

paul.caporaso@lacity.org
Paul Caporaso, Planning Assistant
City of Los Angeles, Planning Department
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Los Angeles, CA 90012

Notice of Preparation of an Environmental Impact Report for the Proposed 656 South San Vicente Medical Office Project[1]

South Coast Air Quality Management District (South Coast AQMD) staff appreciates the opportunity to comment on the above-mentioned document. South Coast AQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the Proposed Project that should be included in the Environmental Impact Report (EIR). Please send South Coast AQMD a copy of the EIR upon its completion. Note that copies of the EIR that are submitted to the State Clearinghouse are not forwarded to South Coast AQMD. Please forward a copy of the EIR directly to South Coast AQMD at the address shown in the letterhead. **In addition, please send with the EIR all appendices or technical documents related to the air quality, health risk, and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files[2]. These include emission calculation spreadsheets and modeling input and output files (not PDF files). Without all files and supporting documentation, South Coast AQMD staff will be unable to complete our review of the air quality analyses in a timely manner. Any delays in providing all supporting documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

South Coast AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. South Coast AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from South Coast AQMD's Subscription Services Department by calling (909) 396-3720. More guidance developed since this Handbook is also available on South Coast AQMD's website at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993). South Coast AQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

South Coast AQMD has also developed both regional and localized significance thresholds. South Coast AQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results

[1] The Proposed Project consists of demolition of 13,963 square feet of facilities, and construction of 140,305 square feet of medical offices and 5,000 square feet of retail uses on 0.76 acres.

[2] Pursuant to the CEQA Guidelines Section 15174, the information contained in an EIR shall include summarized technical data, maps, plot plans, diagrams, and similar relevant information sufficient to permit full assessment of significant environmental impacts by reviewing agencies and members of the public. Placement of highly technical and specialized analysis and data in the body of an EIR should be avoided through inclusion of supporting information and analyses as appendices to the main body of the EIR. Appendices to the EIR may be prepared in volumes separate from the basic EIR document, but shall be readily available for public examination and shall be submitted to all clearinghouses which assist in public review.

to South Coast AQMD's CEQA regional pollutant emissions significance thresholds to determine air quality impacts. South Coast AQMD's CEQA regional pollutant emissions significance thresholds can be found here at: http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf. In addition to analyzing regional air quality impacts, South Coast AQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the Proposed Project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by South Coast AQMD staff or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the Proposed Project and all air pollutant sources related to the Proposed Project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, such as sources that generate or attract vehicular trips, should be included in the analysis.

In the event that the Proposed Project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Health Perspective*, which can be found at: http://www.arb.ca.gov/ch/handbook.pdf. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Guidance[3] on strategies to reduce air pollution exposure near high-volume roadways can be found at: https://www.arb.ca.gov/ch/rd_technical_advisory_final.PDF.

Mitigation Measures

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize these impacts. Pursuant to CEQA Guidelines Section 15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying potential mitigation measures for the Proposed Project, including:

[3] In April 2017, CARB published a technical advisory, *Strategies to Reduce Air Pollution Exposure Near High-Volume Roadways: Technical Advisory*, to supplement CARB's Air Quality and Land Use Handbook: A Community Health Perspective. This technical advisory is intended to provide information on strategies to reduce exposures to traffic emissions near high-volume roadways to assist land use planning and decision-making in order to protect public health and promote equity and environmental justice. The technical advisory is available at: https://www.arb.ca.gov/ch/landuse.htm.

- Chapter 11 "Mitigating the Impact of a Project" of South Coast AQMD'S *CEQA Air Quality Handbook* South Coast AQMD's CEQA web pages available here: http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies
- South Coast AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions and Rule 1403 – Asbestos Emissions from Demolition/Renovation Activities
- South Coast AQMD's Mitigation Monitoring and Reporting Plan (MMRP) for the 2016 Air Quality Management Plan (2016 AQMP) available here (starting on page 86): http://www.aqmd.gov/docs/default-source/Agendas/Governing-Board/2017/2017-mar3-035.pdf
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf

Alternatives

In the event that the Proposed Project generates significant adverse air quality impacts, CEQA requires the consideration and discussion of alternatives to the project or its location which are capable of avoiding or substantially lessening any of the significant effects of the project. The discussion of a reasonable range of potentially feasible alternatives, including a "no project" alternative, is intended to foster informed decision-making and public participation. Pursuant to CEQA Guidelines Section 15126.6(d), the EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the Proposed Project.

Permits

If implementation of the Proposed Project requires a permit from South Coast AQMD, South Coast AQMD should be identified as a Responsible Agency for the Proposed Project in the EIR. For more information on permits, please visit South Coast AQMD's webpage at: http://www.aqmd.gov/home/permits. Questions on permits can be directed to South Coast AQMD's Engineering and Permitting staff at (909) 396-3385.

Data Sources

South Coast AQMD rules and relevant air quality reports and data are available by calling South Coast AQMD's Public Information Center at (909) 396-2001. Much of the information available through the Public Information Center is also available at South Coast AQMD's webpage at: http://www.aqmd.gov.

South Coast AQMD staff is available to work with the Lead Agency to ensure that project's air quality and health risk impacts are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at lsun@aqmd.gov.

Sincerely,

Lijin Sun

Lijin Sun, J.D.
Program Supervisor, CEQA IGR
Planning, Rule Development & Area Sources

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Metro

February 13, 2020 - REVISED

Paul Caporaso
Department of City Planning
City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012
Sent by Email: paul.caporaso@lacity.org

RE: 656 South Vincente Medical Office Project – ENV-2017-468-EIR
Notice of Preparation of Environmental Impact Report (EIR)

Dear Mr. Caporaso:

Thank you for coordinating with the Los Angeles County Metropolitan Transportation Authority (Metro) regarding the proposed 656 South Vincente Medical Office Project (Project) located at 650-676 South San Vicente Boulevard in the City of Los Angeles (City). We request that our previous letter dated February 11, 2020 be replaced by this revised letter.

Metro is committed to working with local municipalities, developers, and other stakeholders across Los Angeles County on transit-supportive developments to grow ridership, reduce driving, and promote walkable neighborhoods. Transit Oriented Communities (TOCs) are places (such as corridors or neighborhoods) that, by their design, allow people to drive less and access transit more. TOCs maximize equitable access to a multi-modal transit network as a key organizing principle of land use planning and holistic community development.

Per Metro's area of statutory responsibility pursuant to sections 15082(b) and 15086(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA: Cal. Code of Regulations, Title 14, Ch. 3), the purpose of this letter is to provide the City with specific detail on the scope and content of environmental information that should be included in the Environmental Impact Report (EIR) for the Project. In particular, this letter outlines topics regarding the Project's potential impacts on the under-construction Metro D Line (Purple) Extension which should be analyzed in the EIR, and provides recommendations for mitigation measures and project design features as appropriate. Effects of a project on transit systems and infrastructure are within the scope of transportation impacts to be evaluated under CEQA.[1]

In addition to the specific comments outlined below, Metro is providing the City and 650 SSV Property Owner, LLC (Applicant) with the Metro Adjacent Development Handbook (attached), which provides an overview of common concerns for development adjacent to Metro right-of-way (ROW) and transit facilities, available at www.metro.net/projects/devreview/.

Project Description

The Project includes demolishing a 5,738 square-foot, vacant educational building, an 8,225 square-foot Big 5 Sporting Goods store, and associated surface parking to develop a 140,305 square-feet medical office and 5,000 square-feet retail-commercial development on an approximately 0.76-acre site.

[1] See CEQA Guidelines section 15064.3(a); Governor's Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts In CEQA, December 2018, p. 19.

Recommendations for EIR Scope and Content

Bus Service Adjacency

1. Service: Metro Bus Lines 30/330 and 20/720 operate on South San Vicente Boulevard, adjacent to the Project. Other transit operators, such as the Antelope Valley Transit Authority, may provide service in the vicinity of the Project and should be consulted.

Subway Adjacency

1. Operations: The Metro D Line (Purple) Extension will operate peak service as often as every ten minutes in both directions. Trains may operate 24 hours a day, seven days a week in the tunnels adjacent to the Project. The first phase of the subway extension is currently under construction and is scheduled for completion in 2023.

2. Impact Analysis: Due to the Project's proximity to the under-construction Metro D Line (Purple) Extension, the EIR must analyze potential effects on subway construction and operations and identify mitigation measures or project design features as appropriate. Critical impacts that should be studied include (without limitation): impacts of Project excavation, construction and operation on the structural and systems integrity of subway tunnels; damage to subway infrastructure, including tracks; disruption to subway service; and noise and vibration. The following provisions should be used to develop a mitigation measure and/or project design feature that addresses these potential impacts:

    a. Technical Review: The Applicant shall submit the following: Geotechnical report, structural and architectural plans, street restoration plans, engineering drawings and calculations. Furthermore, construction work plans and methods will also need to be submitted including but not limited to: shoring plans, traffic control, noise mitigation, dewatering, settlement monitoring, crane placement and radius, to evaluate any impacts to the Metro D Line (Purple) Extension infrastructure in relationship to the Project. Before issuance of any building permit for the Project, the Applicant shall obtain Metro's approval of final construction plans.

    b. Construction Safety: The construction and operation of the Project shall not disrupt the operation and maintenance activities of the Metro D Line (Purple) Extension or the structural and systems integrity of Metro's tunnels. Not later than one month before Project construction, the Applicant shall contact Metro to schedule a pre-construction meeting with all Project construction personnel and Metro Real Estate, Construction Management, and Construction Safety staff. During Project construction, the Applicant shall:

        i. Work in close coordination with Metro to ensure tunnel structure integrity are not compromised by construction activities or permanent build conditions;

        ii. Notify Metro of any changes to demolition and construction activities that may impact the use of the ROW;

        iii. Permit Metro staff to monitor demolition and/or construction activities to ascertain any impact to the Metro D Line (Purple) Extension.

3. Advisories to Applicant: The Applicant is encouraged to contact the Metro Development Review Team early in the design process to address potential impacts. The Applicant should also be advised of the following:

    a. Occupational Safety and Health Administration (OSHA) Requirements: Demolition, construction and/or excavation work in proximity to Metro right-of-way (ROW) with potential to damage subway tracks and related infrastructure may be subject to additional OSHA safety requirements.

b. Technical Review: Metro charges for staff time spent on engineering review and construction monitoring.

c. Cost of Impacts: The Applicant will be responsible for costs incurred by Metro resulting from Project construction/operation issues that cause delay or harm to Metro service delivery or infrastructure, including single-tracking or bus bridging around closures.

Access and Circulation

The Project should consider revising vehicle circulation for visitor valet and parking to reduce or eliminate driveways along San Vicente Blvd. in order to mitigate the potential for vehicle-pedestrian and vehicle-bicyclist conflicts. This is especially significant given the Project's proximity to expected high pedestrian volumes at Wilshire/La Cienega Station and the planned Class IV bike lane on San Vicente Blvd., per the Los Angeles Mobility Plan 2035.

Transit Supportive Planning: Recommendations and Resources

Considering the Project's proximity to the future Wilshire/La Cienega Station, Metro would like to identify the potential synergies associated with transit-oriented development:

1. Transit Oriented Development (TOD) Planning Grant: The City is a recipient of Metro's TOD Planning Grant in support of the City of Los Angeles Westside Transit Neighborhood Plans, which requires local jurisdictions to develop and adopt transit-supportive regulations that promote equitable, sustainable, transit supportive planning to increase transit ridership. The City should evaluate the Project's consistency with the City of Los Angeles Westside Transit Neighborhood Plans' policies and implementation measures under consideration.

2. Transit Supportive Planning Toolkit: Metro strongly recommends that the Applicant review the Transit Supportive Planning Toolkit which identifies 10 elements of transit-supportive places and, applied collectively, has been shown to reduce vehicle miles traveled by establishing community-scaled density, diverse land use mix, combination of affordable housing, and infrastructure projects for pedestrians, bicyclists, and people of all ages and abilities. This resource is available at https://www.metro.net/projects/tod-toolkit.

3. Land Use: Metro supports development of commercial and residential properties near transit stations and understands that increasing development near stations represents a mutually beneficial opportunity to increase ridership and enhance transportation options for the users of developments. Metro encourages the City and Applicant to be mindful of the Project's proximity to the future Wilshire/La Cienega Station, including orienting pedestrian pathways towards the station.

4. Transit Connections and Access: Metro strongly encourages the Applicant to install Project features that help facilitate safe and convenient connections for pedestrians, people riding bicycles, and transit users to/from the Project site and nearby destinations. The City should consider requiring the installation of such features as part of the conditions of approval for the Project, including:

    a. Walkability: The provision of wide sidewalks, pedestrian lighting, a continuous canopy of shade trees, enhanced crosswalks with ADA-compliant curb ramps, and other amenities along all public street frontages of the development site to improve pedestrian safety and comfort to access the nearby rail station and bus stops.

    b. Bicycle Use and Micromobility Devices: The provision of adequate short-term bicycle parking, such as ground-level bicycle racks, and secure, access-controlled, enclosed long-term bicycle parking for employees, and guests. Bicycle parking facilities should be designed with best practices in mind, including highly visible siting, effective surveillance, ease to locate, and equipment installation with preferred spacing dimensions, so bicycle parking can be safely and conveniently accessed. Similar provisions for micro-mobility devices are also encouraged.

c. First/Last Mile Access: The Project should address first/last mile connections to public transit and is encouraged to support these connections with infrastructural improvements, shared use services, facilities for multi-modal connections, and signage/wayfinding that enhances the experience of people as they make their way to and from transit stations. In January 2020, the Metro Board approved the First/Last Mile team to begin study of the Metro D Line (Purple) Extension, Phase 1, including at the future Wilshire/La Cienega Metro station; specific recommendations from this study will be produced and shared with the City of LA. For reference, please review the First Last Mile Strategic Plan, authored by Metro and the Southern California Association of Governments (SCAG), available on-line at: http://media.metro.net/docs/sustainability_path_design_guidelines.pdf.

5. Parking: Metro encourages the incorporation of transit-oriented, pedestrian-oriented parking provision strategies such as the reduction or removal of minimum parking requirements and the exploration of shared parking opportunities. These strategies could be pursued to reduce automobile-orientation in design and travel demand.

6. Wayfinding: Any temporary or permanent wayfinding signage with content referencing Metro services or featuring the Metro brand and/or associated graphics (such as Metro Bus or Rail pictograms) requires review and approval by Metro Signage and Environmental Graphic Design.

7. Transit Pass Programs: Metro would like to inform the Applicant of Metro's employer transit pass programs, including the Annual Transit Access Pass (A-TAP), the Employer Pass Program (E-Pass), and Small Employer Pass (SEP) Program. These programs offer efficiencies and group rates that businesses can offer employees as an incentive to utilize public transit. For more information on these programs, please visit the programs' website at https://www.metro.net/riding/eapp/.

If you have any questions regarding this letter, please contact me by phone at 213-922-2671, by email at DevReview@metro.net, or by mail at the following address:

Metro Development Review
One Gateway Plaza
MS 99-22-1
Los Angeles, CA 90012-2952

Sincerely,

Shine Ling, AICP
Manager, Transit Oriented Communities

Attachments and links:

- Adjacent Development Handbook: https://www.metro.net/projects/devreview/

GABRIELENO BAND OF MISSION INDIANS - KIZH NATION
Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Project Name: 656 South San Vicente Medical Office Project located at 650-676 S. San Vicente Boulevard in the City of Los Angeles

Dear Paul Caporaso,

Thank you for your letter dated February 6, 2020 regarding AB52 consultation. The above proposed project location is within our Ancestral Tribal Territory; therefore, our Tribal Government requests to schedule a consultation with you as the lead agency, to discuss the project and the surrounding location in further detail.

Please contact us at your earliest convenience. ***Please Note:AB 52, "consultation" shall have the same meaning as provided in SB 18 (Govt. Code Section 65352.4).***

Thank you for your time,

Andrew Salas, Chairman
Gabrieleno Band of Mission Indians – Kizh Nation
1(844)390-0787

Andrew Salas, Chairman | Nadine Salas, Vice-Chairman | Dr. Christina Swindall Martinez, secretary
Albert Perez, treasurer I | Martha Gonzalez Lemos, treasurer II | Richard Gradias, Chairman of the council of Elders

PO Box 393 Covina, CA 91723 admin@gabrielenoindians.org

LOZEAU DRURY LLP
T 510.836.4200
F 510.836.4205
1939 Harrison Street, Ste. 150
Oakland, CA 94612
www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

February 14, 2020

Paul Caporaso, Planning Assistant
Department of Major Projects
City of Los Angeles
221 N. Figueroa Street, Suite 1350
Los Angeles, CA 90012
paul.caporaso@lacity.org

Lisa M. Webber, AICP Deputy Director
Department of City Planning
City of Los Angeles
200 N. Spring Street, Room 525
Los Angeles, CA 90012
lisa.webber@lacity.org

Holly L. Wolcott, City Clerk
City Clerk's Office
City of Los Angeles
200 North Spring Street, Room 360
Los Angeles, CA 90012
cityclerk@lacity.org

Re: CEQA and Land Use Notice Request for 656 South San Vicente Medical Office Project (ENV-2017-468-EIR)

Dear Mr. Caporaso, Ms. Webber, and Ms. Wolcott:

I am writing on behalf of Supporters Alliance For Environmental Responsibility ("SAFER"), regarding 656 South San Vicente Medical Office Project (aka SCH2020010172, ENV-2017-468-EIR), including all actions related or referring to the demolition of existing buildings and the construction of a 12 story, 145,305 square foot medical office and retail-commercial building including four screened, above ground levels of parking located at 650 – 675 South San Vicente Boulevard in the City of Los Angeles ("Project").

We hereby request that the City of Los Angeles ("City") send by electronic mail, if possible or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the City and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the City including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.

- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:

    - Notices of any public hearing held pursuant to CEQA.
    - Notices of determination that an Environmental Impact Report ("EIR") is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
    - Notices of any addenda prepared to a previously certified or approved EIR.
    - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail, if possible or U.S. Mail to:

Richard Drury
Stacey Oborne
Komalpreet Toor
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
510 836-4200
richard@lozeaudrury.com
stacey@lozeaudrury.com
komal@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,

Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP

1/30, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
FEB
MAJOR PROJECTS
UNIT

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

Dear Mr. Caporaso:

I received your Notice of Preparation of Environmental Impact Report and Scoping Meeting concerning the proposed 12-story medical complex project at 656 South San Vicente Boulevard. I am a resident tenant at 6617 Orange Street, a 21-unit apartment building 60 feet across Orange Street from the proposed project. Based on the notice, I am very concerned about the negative environmental impacts from the proposed locations of the loading dock, biohazard storage, trash compactor, generator, and employee entrance/exit, from the 4 above ground floors of parking, and from the size and massing of this project, as follow.

1. Noise, air pollution, public health, and high traffic impacts resulting from location of loading dock with biohazard storage, trash compactors, and generator.

The proposed loading dock would be very close to my apartment building – only 65 feet. As designed, it would also contain a biohazard storage area, generator, and trash compactors. Having a biohazard storage so close to residential living space seems injurious to public health and safety. Having commercial-sized trash compactors so close to a residential area would additionally be noxious and noisy. Even if the generator is an emergency generator, to service a 12 story medical building it will likely be very large and regulations would require its weekly testing, which would be very noisy and highly polluting. Mitigation/project alternatives proposal: A simple mitigation/project redesign solution would be to relocate the loading dock and biohazard storage, generator, and trash compactors onto a portion of the project as far away from residential areas as possible.

In addition to its problematic location and contents, the proposed loading dock would have its entrance/exit across the street from my apartment building, which would add significant noise and pollution from trucks coming in and out the loading dock. Mitigation/project alternatives proposal: Even if the loading area is not relocated away from residential areas, a simple and low cost mitigation/project redesign solution would be to relocate the entrance/exit of the loading dock to the interior of the project, with a wall and landscaping along Orange Street to shield that space's noxious elements from the residential area.

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The proposed employee entrance/exit would be directly across from the front entrance of my apartment building on Orange Street, which is a quiet 2-lane street with extremely low traffic

flow. The existing alley next to the proposed employee entrance/exit carries almost no traffic. The amount of employee vehicles entering/exiting a 12-story medical complex would be very high and their flow would likely start very early (owing to the medical use of the project) and end late. All of it would enter/exit Orange Street. It would cause an large increase in of noise and air pollution right in a multifamily residential area and would increase the risk of accidents from vehicles turning from and onto Orange Street, which has only a stop sign at Orange and Sweetzer a quarter block away to regulate the flow, thereby most likely also causing traffic backups all along the front of my building.

The siting of the employee entrance/exit would also increase the flow of vehicles in the existing alley along the South of my building, which provides quick access to a nearby stoplight intersection at West Sixth Street and South San Vicente Blvd. This would effectively turn the alley into a high flow thoroughfare. This is because there is no access from Orange Street onto the main portion of South San Vincente Boulevard, where an island barrier prevents traffic from exiting Orange onto the main portion of South San Vincente Boulevard. Therefore, cars from the employee entrance/exit and trucks to and from the loading dock (discussed below) would have to either turn from and into Orange Street to the stop sign intersection at Sweetzer or come from and exit through the alley along my building from and to the stoplight intersection of West Sixth Street and the main portion of South San Vincente Boulevard. Mitigation/project alternatives proposal: A simple and low cost mitigation/project redesign solution would be to relocate the employee entrance/exit from Orange to San Vicente, where the visitor entrance/exit is proposed, and preferably also prohibit any flow of traffic from the project onto Orange or Sweetzer.

3. Noise, air pollution, massing, and loss of solar exposure impacts due to 4 floors of above ground parking and building size and height.

The proposed building is 12 stories high. Its significant massing and height constitutes a negative land use environmental impact on its own. Four of the floors are planned as parking, which would generate noise and air pollution unshielded by low level buildings or landscaping that would generally constitute barriers. It will also greatly reduce solar exposure to my building, leaving it in shadow for a large part of the daytime, likely making it unfeasible to place solar panels on the roof as in the past. Mitigation/project alternatives proposal: A mitigation/project redesign solution would be to reduce the height of the building by 4 stories and place all of some of the proposed 4 stories of parking underground.

Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name:
6617 Orange Street, Unit 304
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

Feb 01, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

FEB
MAJOR PROJECTS
UNIT

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

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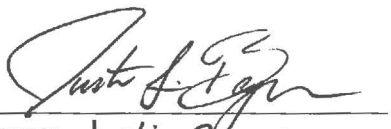
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Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,



Name: Justin Beyer
6617 Orange Street, Unit 205
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

1/30, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
FEB 13 2020
MAJOR PROJECTS
UNIT

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

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Sincerely,



Name: Aaron David DeFazio
6617 Orange Street, Unit 308
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

February 6, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
FEB 2020
MAJOR PROJECTS UNIT

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Environmental Case Number ENV-2017-468-EIR

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Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: Mark Fortunet
6617 Orange Street, Unit 101
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

Kenneth B. Dusick
Attorney at Law
731 Schumacher Drive
Los Angeles, California 90048

February 13, 2020

Paul Caporaso (via email Paul.caporaso@lacity.org)
Los Angeles Department of City Planning

Re: CASE NO.: ENV-2017-468-EIR
NAME: 656 South San Vicente Medical Office Project ("Project")
ADDRESS: 650-676 South San Vicente Bvld., L.A. CA 90048

Dear Mr. Caporaso:

My name is Ken Dusick. I'm writing on behalf of my wife, Gina, and myself in relation to the above Project. We have both lived at 731 Schumacher Drive since 1976. We live six houses down from the intersection of Wishire and San Vicente boulevards and will be dramatically affected by both the construction and future use of the Project. We are deeply concerned about the direct impact of the Project on us and the surrounding communities. Here is a brief summary of our well-founded worries:

1. **Traffic.** The intersection of Wilshire and San Vicente is extremely busy. It has an extraordinary number of car trips. It's already a treacherous intersection for pedestrians. Most walkers have to cross San Vicente in two stages - forced to stand precariously on the narrow median waiting for the light to change and cars to pass. Making turns from one boulevard to the other is filled with risks.

With a building even half of what is being requested this will have a terrible impact on traffic in the vicinity. On our previously quiet residential street heavy traffic is now coming frequently (north to south) off of San Vicente at high speeds throughout the day. This is exacerbated by aps such as "Ways" which direct traffic down Schumacher as an "alternate" route. Regardless of the efforts you may make to mitigate the effects of the Project (both during and after construction) on the intersection, undoubtedly traffic in the surrounding communities, both north and south of the Project, will become more and more damaging. Among other remedies ingress to Schumacher Drive from San Vicente on the north should be *permanently* closed. This will substantially reduce the high-speed dangerous volume of traffic that is already damaging our community, particularly due to ongoing subway construction.

2. **The *Unknown* Impact of the *Concurrent* Emphasis on Increased Housing Density.** This is an incredibly salient issue. State law now apparently encourages greater housing density to help offset the LA housing shortage. We don't need an expensive study to understand that this is going to have a substantial and as yet *unmeasured* impact on traffic and its related problems. If we are allowing for greater urban residential density, we'd better pay close attention to the

impact on our quality of urban life, both from the standpoint of physical and mental health as well as from an aesthetic standpoint. What is the point of "City Planning" if we're not going to protect the quality of our treasured city lives as a matter of highest priority?

3. **Reflective Glare.** We reside directly to the south of the planned site. Any building will interfere with the view toward the Hollywood Hills that we've appreciated for decades. Now mid-day sun will bounce off of any reflective material and become an added nuisance to our quality of life.

4. **Air Pollution.** Added car trips will add to the unhealthful environment we have battled, often successfully, in Los Angeles. In the 50's and 60's our air was often unbreathable. I frequently suffered difficulty in breathing while playing sports at Louis Pasteur Jr. High and Hamilton High School. The unfettered development of this Project and similar properties will continue to erode our air quality successes and threaten public health.

5. **Noise Pollution.** It's a simple proposition. More car trips mean more noise and air pollution.

6. **Setbacks, Green Space and Permeable Ground.** I'm deeply concerned about the nature of the real estate boundaries for the Project. It's a small piece of land on which the owners plan an enormously tall building. The overall height, car trips and lack of surrounding space should be grounds for everyone's concern.

7. **Construction Period.** I would assume that the construction period will be at least two years. We've already suffered the consequences of the ongoing Wilshire subway development for a considerable period of time. By some estimates this will continue until the 2028 Olympics. It is imperative that the protocols for moving trucks and soil, for employee parking and equipment storage, dust mitigation, etc., be profoundly evaluated. The larger the Project, the taller the building, the longer and more profoundly the inevitable problems will persist. I am deeply concerned with the size, height and scope of this Project. Please take significant steps to limit the scope and substantially mitigate the adverse insults that will arise during construction and after.

We truly appreciate your anticipated attention to these seriously important issues. You are our voice and our protectors in ensuring that future development of the great city of angels is conducted with an intimate understanding of and empathy for the lives of its everyday citizens. ***I request to be copied on all pertinent, future communications regarding the Project.***

Very truly yours,

Kenneth Dusick
Concerned Resident and Attorney
310-308-2497 (cell)

Cc: paul.koretz@lacity.org
Aviv.kleinman@lacity.org; kevin.nahai@lacity.org
emailamr@aol.com; mleo@sbcglobal.net; joeviola12@gmail.com

01/31/, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

RECEIVED
CITY OF LOS ANGELES
FEB 1 4 2020
MAJOR PROJECTS
UNIT

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

Dear Mr. Caporaso:

I received your Notice of Preparation of Environmental Impact Report and Scoping Meeting concerning the proposed 12-story medical complex project at 656 South San Vicente Boulevard. I am a resident tenant at 6617 Orange Street, a 21-unit apartment building 60 feet across Orange Street from the proposed project. Based on the notice, I am very concerned about the negative environmental impacts from the proposed locations of the loading dock, biohazard storage, trash compactor, generator, and employee entrance/exit, from the 4 above ground floors of parking, and from the size and massing of this project, as follow.

1. Noise, air pollution, public health, and high traffic impacts resulting from location of loading dock with biohazard storage, trash compactors, and generator.

The proposed loading dock would be very close to my apartment building – only 65 feet. As designed, it would also contain a biohazard storage area, generator, and trash compactors. Having a biohazard storage so close to residential living space seems injurious to public health and safety. Having commercial-sized trash compactors so close to a residential area would additionally be noxious and noisy. Even if the generator is an emergency generator, to service a 12 story medical building it will likely be very large and regulations would require its weekly testing, which would be very noisy and highly polluting. Mitigation/project alternatives proposal: A simple mitigation/project redesign solution would be to relocate the loading dock and biohazard storage, generator, and trash compactors onto a portion of the project as far away from residential areas as possible.

In addition to its problematic location and contents, the proposed loading dock would have its entrance/exit across the street from my apartment building, which would add significant noise and pollution from trucks coming in and out the loading dock. Mitigation/project alternatives proposal: Even if the loading area is not relocated away from residential areas, a simple and low cost mitigation/project redesign solution would be to relocate the entrance/exit of the loading dock to the interior of the project, with a wall and landscaping along Orange Street to shield that space's noxious elements from the residential area.

2. Noise, air pollution, public health, and high traffic impacts resulting from location of employee entrance/exit.

The proposed employee entrance/exit would be directly across from the front entrance of my apartment building on Orange Street, which is a quiet 2-lane street with extremely low traffic

flow. The existing alley next to the proposed employee entrance/exit carries almost no traffic. The amount of employee vehicles entering/exiting a 12-story medical complex would be very high and their flow would likely start very early (owing to the medical use of the project) and end late. All of it would enter/exit Orange Street. It would cause an large increase in of noise and air pollution right in a multifamily residential area and would increase the risk of accidents from vehicles turning from and onto Orange Street, which has only a stop sign at Orange and Sweetzer a quarter block away to regulate the flow, thereby most likely also causing traffic backups all along the front of my building.

The siting of the employee entrance/exit would also increase the flow of vehicles in the existing alley along the South of my building, which provides quick access to a nearby stoplight intersection at West Sixth Street and South San Vicente Blvd. This would effectively turn the alley into a high flow thoroughfare. This is because there is no access from Orange Street onto the main portion of South San Vincente Boulevard, where an island barrier prevents traffic from exiting Orange onto the main portion of South San Vincente Boulevard. Therefore, cars from the employee entrance/exit and trucks to and from the loading dock (discussed below) would have to either turn from and into Orange Street to the stop sign intersection at Sweetzer or come from and exit through the alley along my building from and to the stoplight intersection of West Sixth Street and the main portion of South San Vincente Boulevard. Mitigation/project alternatives proposal: A simple and low cost mitigation/project redesign solution would be to relocate the employee entrance/exit from Orange to San Vicente, where the visitor entrance/exit is proposed, and preferably also prohibit any flow of traffic from the project onto Orange or Sweetzer.

3. Noise, air pollution, massing, and loss of solar exposure impacts due to 4 floors of above ground parking and building size and height.

The proposed building is 12 stories high. Its significant massing and height constitutes a negative land use environmental impact on its own. Four of the floors are planned as parking, which would generate noise and air pollution unshielded by low level buildings or landscaping that would generally constitute barriers. It will also greatly reduce solar exposure to my building, leaving it in shadow for a large part of the daytime, likely making it unfeasible to place solar panels on the roof as in the past. Mitigation/project alternatives proposal: A mitigation/project redesign solution would be to reduce the height of the building by 4 stories and place all of some of the proposed 4 stories of parking underground.

Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: CLARA LEVY
6617 Orange Street, Unit 302
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

Jan. 30, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

FEB
MAJOR PROJECTS
UNIT

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

Dear Mr. Caporaso:

I received your Notice of Preparation of Environmental Impact Report and Scoping Meeting concerning the proposed 12-story medical complex project at 656 South San Vicente Boulevard. I am a resident tenant at 6617 Orange Street, a 21-unit apartment building 60 feet across Orange Street from the proposed project. Based on the notice, I am very concerned about the negative environmental impacts from the proposed locations of the loading dock, biohazard storage, trash compactor, generator, and employee entrance/exit, from the 4 above ground floors of parking, and from the size and massing of this project, as follow.

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The proposed loading dock would be very close to my apartment building – only 65 feet. As designed, it would also contain a biohazard storage area, generator, and trash compactors. Having a biohazard storage so close to residential living space seems injurious to public health and safety. Having commercial-sized trash compactors so close to a residential area would additionally be noxious and noisy. Even if the generator is an emergency generator, to service a 12 story medical building it will likely be very large and regulations would require its weekly testing, which would be very noisy and highly polluting. Mitigation/project alternatives proposal: A simple mitigation/project redesign solution would be to relocate the loading dock and biohazard storage, generator, and trash compactors onto a portion of the project as far away from residential areas as possible.

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The proposed building is 12 stories high. Its significant massing and height constitutes a negative land use environmental impact on its own. Four of the floors are planned as parking, which would generate noise and air pollution unshielded by low level buildings or landscaping that would generally constitute barriers. It will also greatly reduce solar exposure to my building, leaving it in shadow for a large part of the daytime, likely making it unfeasible to place solar panels on the roof as in the past. Mitigation/project alternatives proposal: A mitigation/project redesign solution would be to reduce the height of the building by 4 stories and place all of some of the proposed 4 stories of parking underground.

Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: Marcus & Melanie Moore
6617 Orange Street, Unit 201
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

Connect Create Collaborate

Paul Caporaso <paul.caporaso@lacity.org>

656 South San Vincente Medical Office Project/Environmental Case No. ENV-2017-468-EIR

2 messages

Nicolas Kublicki <nkublicki@gmail.com> Tue, Feb 11, 2020 at 4:24 PM
To: paul.caporaso@lacity.org

Dear Mr. Caporaso:

I failed to address a major impact of the proposed project in my letter to you dated January 29, 2020, which I have described along with a proposed mitigation/project alternative in the attached letter.

Thank you and best regards,

Nick Kublicki

Sent from my iPhone

Doc_11_02_20_16_18_55.pdf
1239K

Paul Caporaso <paul.caporaso@lacity.org> Wed, Feb 12, 2020 at 9:20 AM
To: Nicolas Kublicki <nkublicki@gmail.com>

Hello Nick,

Thank you for your email and comments. It has been received and will be added to the case file as part of the public record and considered in the Draft EIR, where applicable. I do want to let you know I have yet to receive a physical mail copy. If you would like confirmation when I receive your mailed letter please let me know.

Best regards,

LOS ANGELES CITY PLANNING

Paul N. Caporaso
Planning Assistant
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3629

E-NEWS

[Quoted text hidden]

> [Quoted text hidden]
> Sent from my iPhone

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February 11, 2020

VIA EMAIL
paul.caporaso@lacity.org

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

Dear Mr. Caporaso:

After sending you my letter dated January 29, 2020 concerning negative impacts and mitigation/project alternative measures in connection with the captioned project, I realized while re-reviewing the project site plan that the proposed project would create another major negative impact that I failed to address, as follows.

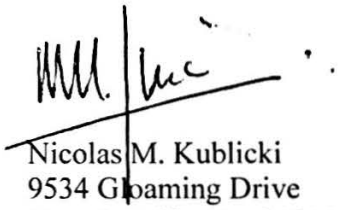
In addition to the large increase in vehicular traffic into Orange Street that the proposed employee entrance/exit and loading dock would produce, as noted in my previous letter, a large portion of the outflow of vehicles from the project – not just from the employee entrance/exit and the loading dock – would flow into Orange Street. This is because of the existing berm/island along San Vincente, which, based on the site plan, would allow vehicles to enter into the project from the main portion of San Vincente (near Wilshire), but not to return directly into the main portion of San Vincente immediately after exiting the project. Although the inner/minor portion of San Vincente inside the berm continues West past Orange Street and ends at West Sixth Street, allowing vehicles to then exit/merge into the main portion of San Vincente, that exit/merge would be not clearly visible from the driveway exit of the project due to distance and a rightward bend in the road and the large traffic outflow from the project would cause backups from that exit/merge point, with the result of both of these issues causing vehicles to immediately turn right into Orange Street after exiting the project driveway.

As noted in my previous letter, Orange Street is a quiet, residential, narrow two-lane street with street parking (by permit along the residential areas) allowed on both sides, and very low vehicular traffic. I am not in a position to calculate how much vehicular traffic the proposed project would generate each day, but at 145,305 square feet of medical and retail space (which would generate far more traffic than 145,305 square feet of office space, since those uses would cause far more visitors each day), it would be very high. Having all or even half of this vehicular traffic exiting from the project flow into Orange Street would not simply increase traffic, noise, and pollution along the residential street but completely overwhelm the street, causing backups (due to the stop sign intersection a half block away at Orange and Sweetzer) and flooding the alley that runs to West Sixth Street along the tenants in my 21 unit building at 6617 Orange.

In addition to the mitigation/proposed project alternatives that I suggested in my previous letter concerning relocating the employee entrance/exit away from Orange Street to the main entrance/exit of the project and relocating the loading dock as far away as possible from residential areas, a logical, simple, and low cost project alternative to prevent such a large vehicular traffic outflow into Orange Street from the entire project would be: 1) to close access to Orange Street where it currently meets the inner/minor portion of San Vincente, forcing vehicles to continue along the inner/minor portion of San Vincente (inside the berm) up to West Sixth Street, which is regulated by a stoplight, where they could then enter/merge into the main portion of San Vincente and 2) to create a cut in the existing berm/island along San Vincente at or very near the main project exit so that many vehicles could exit into the main portion of San Vincente immediately after exiting the project.

Thank you for considering and addressing the foregoing impacts and mitigation/project alternative solutions in the environmental impact report.

Sincerely,



Nicolas M. Kublicki
9534 Gloaming Drive
Beverly Hills, CA 90210

cc: Office of Councilmember Paul Koretz

PAUL E. SIMAN
620 South Sweetzer Ave
Los Angeles, CA 90048

323◆746◆5459 Phone
pesiman@twc.com E-mail

January 28, 2020

Mr. Paul Caporaso
Major Projects
Department of City Planning
City of Los Angeles
221 N. Figueroa St.
Suite 1350
Los Angeles, CA 90012

Paul.caporaso@lacity.org

Subject: Case: ENV-2017-468-EIR
656 S. San Vicente Medical Office Project

Dear Mr. Caporaso:

In regards to the project, which is 1,000 feet from my residence, the following aspects must be dealt with as a part of allowing the construction of the building to be located on the triangular parcel where Wilshire, San Vicente and S. Sweetzer intersect.

Issues which must be taken into consideration are:

- Increased traffic on the local streets
- Inadequate parking by building
- Restricted parking on local residential streets
- The method of entrance to the building via vehicle
- The method of exiting the building via vehicle
- Increase in homeless individuals
- Increase in garbage littered on the street from ground floor food establishments
- Increase in glare from lights are night
- Overall increase in neighborhood vulnerability to crime from increase in transient unknown traffic entering and exiting location.
- Effects of the shadow that will be cast from the building and its height onto the area, especially the streets from S. Sweetzer and Orange to the North, as well as to the East from 3:00 P.M. to sunset.

Mr. Paul Caporaso
Major Projects
Department of City Planning
City of Los Angeles

28 January 2020

Case: ENV-2017-468-EIR

Parking

While I encourage development, the City of Los Angeles must stop granting variances without the developer mitigating the efforts of each variance requested. To do so implies that it is more important to build, than for the ongoing welfare of the community being affected.

The first and the most egregious variance is the request to reduce parking. A building with staff/employees parked all day along with the added transient traffic of patients in and out should imply a need for increased parking, not diminished parking.

If the Developer is excavating, one or two more levels down to provide adequate parking is called for. There is no street parking, and the City should not change current parking restrictions to accommodate the developer. Residential parking is already an issue. While the Purple Line (Wilshire Subway) is under ground in close proximity, excavation 30 feet further down, is not going to affect the subway tunnel, and will yield ample parking to support the building.

There isn't a definition of who the developer is considering for the commercial space. Right now, the existing retail operation is providing parking, therefore is the parking going to remain open seven days a week? If the rented commercial space is open for business, attracts customers, does the City expect them to park on the street? If so, it is an objectionable decision to do so. The development should be 100% self-sufficient in its needs to sustain itself. The development should be an enhancement, not draining the community of a precious resource.

Traffic:

The City is going to have to serious modify the existing area's flow of vehicles. There will need to be a full-four-way stop at S. Sweetzer and Orange. Accelerating vehicles from the traffic light at 6th street zoom through Orange, which has seen numerous high-impact accidents.

The curb/island cut out from San Vicente to allow entrance to the Big Five and the service road must be modified. If it is where the building expects individuals to enter in order to get to the building, S. Sweetzer must terminate in a traffic circle without ability to maneuver onto the service road. At various times of the day, individuals use that to make illegal left turns onto Wilshire heading West. Any vehicle making a left turn off Wilshire onto San Vicente

Mr. Paul Caporaso
Major Projects
Department of City Planning
City of Los Angeles

28 January 2020

Case: ENV-2017-468-EIR

often has a near miss. The vehicle making the attempt to get onto Wilshire is blocking the ability to enter the service road and the Big Five parking lot as well. To avoid traffic incidents, as well as impede entry to the building from Wilshire or San Vicente, the developer is going to have to incur the cost of building a traffic circle (round-a-bout), without blocking off the narrow road entry off of Wilshire on the East. The amount of land taken from the triangular corner is minimal compared to the problems that will transpire by maintaining the existing road as it is. (site plan with notes attached)

What will happen to the existing parking meters location on Sweetzer by the retail store? And the meters along the service road on San Vicente?

Exterior

The plan exhibits outdoor seating, which means trash, noise, homeless squatters. What has the developer put into the plan to handle each of those issues?

Vegetation that will be used once the building is completed will be? Drought Tolerant? Indigenous Trees, ground cover? I believe that there is a State-wide regulation that all new construction must use only drought-tolerant plants, and it would be the City who is required to enforce that regulation.

Lighting for safety issues and lighting that is disruptive to the area at night. Both have consequences. The plans for street level lighting for the safety of anyone who walks by the building, considering that the ground level has areas by which a party could hide and wait is a concern.

Residual glow from the offices whose lights will most likely be left on after normal business hours will radiate out; the affect being a gray day with intense light. Would you like to live with that glaring into your front windows at night? What is the development planning to mitigate the negative effects? Will the North and East facing sides of the building and the windows located in each, be tinted to reduce the radiating light, or is the developer planning on making offices with those to orientations, required to have motion detectors to turn off lights after no movement is felt? Whether put in during initial construction, or a mandatory clause in the lease agreement, either the tenant or developer must be responsible to mitigate any negative lighting.

PAUL E. SIMAN
620 South Sweetzer Ave
Los Angeles, CA

Mr. Paul Caporaso
Major Projects
Department of City Planning
City of Los Angeles

28 January 2020

Case: ENV-2017-468-EIR

I am sorry that I was not able to get this to you prior to the community meeting, but I am within the comments period.

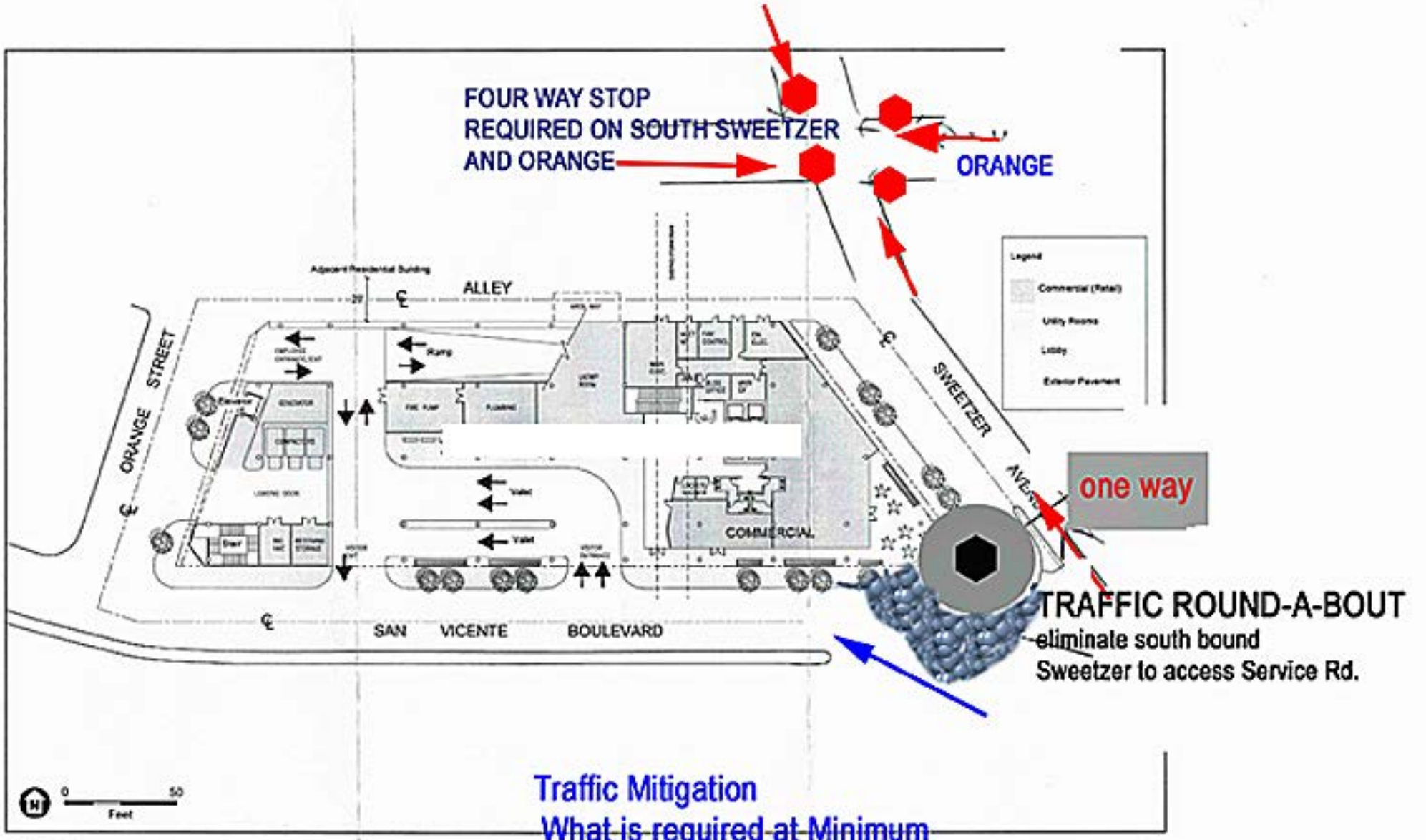
Should you have questions about what I have gone on record as to the concerns and what should be done to mitigate them, do not hesitate to contact me.

As a comment, like the opening of this document. The developer has to make concessions in order to build. The community should not have to endure the trials and inconveniences to see development happen. The mitigation needs in this document are minimal. The firm building the tower can well afford to implement the recommendations.

Sincerely,

Paul Siman

Paul Siman


FOUR WAY STOP
REQUIRED ON SOUTH SWEETZER
AND ORANGE
ORANGE
ALLEY
ORANGE STREET
SWEETZER
one way
COMMERCIAL
SAN VICENTE BOULEVARD
TRAFFIC ROUND-A-BOUT
eliminate south bound
Sweetzer to access Service Rd.
Traffic Mitigation
What is required at Minimum
0
50
Feet
SOURCE: ZGF Architects, 2019
650 San Vicente Project
Site Plan

Connect Create Collaborate

Paul Caporaso <paul.caporaso@lacity.org>

Re: 656 San Vicente Medical Office Project (Case Number: ENV-2017-468-EIR)

1 message

Mindy Nguyen <Mindy.Nguyen@lacity.org> Wed, Feb 5, 2020 at 1:28 PM
To: Peter Belesis <peter.belesis@gmail.com>
Cc: "Bonstelle, Sheri L." <syb@jmbm.com>, Paul Caporaso <paul.caporaso@lacity.org>

Hi Peter,

Thank you for your email. It has been received and will be added to the case file as part of the public record and considered in the Draft EIR, where applicable.

I have also cc'ed Paul Caporaso, the planner assigned to this case. Please feel free to contact him directly if you have any other questions or concerns.

Best regards,

On Wed, Feb 5, 2020 at 10:54 AM Peter Belesis <peter.belesis@gmail.com> wrote:

> Hello Mindy,
>
> I just received your contact information from attorney Sherri Bonstelle who is associated with the 656 San Vicente Medical Office Project (Case Number: ENV-2017-468-EIR). I'd like to be kept informed about the project since apparently the mailer did not get to me. I confirmed my address with Sherri so hopefully I will be included now.
>
> I own a building behind the site at 6607 Orange St. There are concerns that I have as well as concerns my tenants have. The major ones are how this building will impact them in the short term while in construction, and in long term after completed. Traffic and lack of mobility in and out of our building will be affected, essentially forever. I just don't see how it couldn't be considering the size and scope of this project with the large number of people who will be working and visiting the medical building on a daily basis.
>
> In addition, another major concern is that sunlight will be blocked for most of the day since the building will cast a shadow over Orange St. This is a permanent effect due to the building's height. I'd like to know if the city is concerned about the residents in the area and the impact that will be felt to them, and to me personally as a property owner. I've been a landlord for over 35 years so I speak from experience. Taking away a natural aspect such as sunlight would definitely have negative consequences on my property, it's desirability to current and prospective future tenants, as well as to my income from the building. Please understand that I too am a business owner and the income that is generated from the apartments that I rent out are how I support myself and my family.
>
> Please add my comments to the EIR for review.
>
> I hope that the city planning department will understand that the residents along with small time property owners, and not just big business, need to be carefully considered.
>
> Sincerely,
>
> Peter Belesis

--

Mindy Nguyen

City Planner
Los Angeles City Planning
221 N. Figueroa St., Suite 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3674



Connect Create Collaborate

Paul Caporaso <paul.caporaso@lacity.org>

Re: ENV-2017-468-EIR. /656 San Vicente Blvd. Medical office project

2 messages

Peter Harris <peterdavidharris59@gmail.com> Tue, Feb 4, 2020 at 1:23 PM
To: paul.caporaso@lacity.org

Dear Mr. Caporoso,

We live on Drexel Avenue and Sweetser Avenue, which is close to this project. We have been residents since 1993. We know this area quite well.
If this project gets built as planned, it would be a disaster for the area. San Vicente is not zoned for the height and density the developer is asking for. Entering and exiting this medical building will surely create much more traffic on side streets, as San Vicente will be backed up with traffic on a non stop basis. Traffic already backs up several blocks east from the La Cienega/San Vicente Blvd. intersection. Anyone who lives, or works in this area knows how horrible the traffic is now. Emergency vehicles, such as EMTs, firefighters, and law enforcement vehicles already experience longer travel times to get to distressed victims. This project will only make navigating this area more difficult and nightmarish.
Please do not approve this project. Put it where it belongs....i.e., Wilshire Boulevard. (Please note, this is not an affordable, or low income housing project). The zoning requirements should remain as is.

Thank you for listening. We would be happy to discuss this project with you further. Please feel free to contact us.

Sincerely,
Peter David Harris
Alejandro B. Hernandez

(323) 717-8006
6526 Drexel Avenue
Los Angeles, CA 90048

Paul Caporaso <paul.caporaso@lacity.org> Tue, Feb 4, 2020 at 1:41 PM
To: Peter Harris <peterdavidharris59@gmail.com>

Hello Peter and Alejandro,

Thank you for your email and comments. It has been received and will be added to the case file as part of the public record and considered in the Draft EIR, where applicable.

Best regards,

LOS ANGELES CITY PLANNING

Paul N. Caporaso
Planning Assistant
Los Angeles City Planning
221 N. Figueroa St., Room 1350
Los Angeles, CA 90012
Planning4LA.org
T: (213) 847-3629

E-NEWS

[Quoted text hidden]

2/5, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
FEB
MAJOR PROJECTS
UNIT

Re: 656 South San Vincente Medical Office Project/
Environmental Case Number ENV-2017-468-EIR

Dear Mr. Caporaso:

I received your Notice of Preparation of Environmental Impact Report and Scoping Meeting concerning the proposed 12-story medical complex project at 656 South San Vicente Boulevard. I am a resident tenant at 6617 Orange Street, a 21-unit apartment building 60 feet across Orange Street from the proposed project. Based on the notice, I am very concerned about the negative environmental impacts from the proposed locations of the loading dock, biohazard storage, trash compactor, generator, and employee entrance/exit, from the 4 above ground floors of parking, and from the size and massing of this project, as follow.

1. Noise, air pollution, public health, and high traffic impacts resulting from location of loading dock with biohazard storage, trash compactors, and generator.

The proposed loading dock would be very close to my apartment building – only 65 feet. As designed, it would also contain a biohazard storage area, generator, and trash compactors. Having a biohazard storage so close to residential living space seems injurious to public health and safety. Having commercial-sized trash compactors so close to a residential area would additionally be noxious and noisy. Even if the generator is an emergency generator, to service a 12 story medical building it will likely be very large and regulations would require its weekly testing, which would be very noisy and highly polluting. Mitigation/project alternatives proposal: A simple mitigation/project redesign solution would be to relocate the loading dock and biohazard storage, generator, and trash compactors onto a portion of the project as far away from residential areas as possible.

In addition to its problematic location and contents, the proposed loading dock would have its entrance/exit across the street from my apartment building, which would add significant noise and pollution from trucks coming in and out the loading dock. Mitigation/project alternatives proposal: Even if the loading area is not relocated away from residential areas, a simple and low cost mitigation/project redesign solution would be to relocate the entrance/exit of the loading dock to the interior of the project, with a wall and landscaping along Orange Street to shield that space's noxious elements from the residential area.

2. Noise, air pollution, public health, and high traffic impacts resulting from location of employee entrance/exit.

The proposed employee entrance/exit would be directly across from the front entrance of my apartment building on Orange Street, which is a quiet 2-lane street with extremely low traffic

flow. The existing alley next to the proposed employee entrance/exit carries almost no traffic. The amount of employee vehicles entering/exiting a 12-story medical complex would be very high and their flow would likely start very early (owing to the medical use of the project) and end late. All of it would enter/exit Orange Street. It would cause an large increase in of noise and air pollution right in a multifamily residential area and would increase the risk of accidents from vehicles turning from and onto Orange Street, which has only a stop sign at Orange and Sweetzer a quarter block away to regulate the flow, thereby most likely also causing traffic backups all along the front of my building.

The siting of the employee entrance/exit would also increase the flow of vehicles in the existing alley along the South of my building, which provides quick access to a nearby stoplight intersection at West Sixth Street and South San Vicente Blvd. This would effectively turn the alley into a high flow thoroughfare. This is because there is no access from Orange Street onto the main portion of South San Vincente Boulevard, where an island barrier prevents traffic from exiting Orange onto the main portion of South San Vincente Boulevard. Therefore, cars from the employee entrance/exit and trucks to and from the loading dock (discussed below) would have to either turn from and into Orange Street to the stop sign intersection at Sweetzer or come from and exit through the alley along my building from and to the stoplight intersection of West Sixth Street and the main portion of South San Vincente Boulevard. Mitigation/project alternatives proposal: A simple and low cost mitigation/project redesign solution would be to relocate the employee entrance/exit from Orange to San Vicente, where the visitor entrance/exit is proposed, and preferably also prohibit any flow of traffic from the project onto Orange or Sweetzer.

3. Noise, air pollution, massing, and loss of solar exposure impacts due to 4 floors of above ground parking and building size and height.

The proposed building is 12 stories high. Its significant massing and height constitutes a negative land use environmental impact on its own. Four of the floors are planned as parking, which would generate noise and air pollution unshielded by low level buildings or landscaping that would generally constitute barriers. It will also greatly reduce solar exposure to my building, leaving it in shadow for a large part of the daytime, likely making it unfeasible to place solar panels on the roof as in the past. Mitigation/project alternatives proposal: A mitigation/project redesign solution would be to reduce the height of the building by 4 stories and place all of some of the proposed 4 stories of parking underground.

Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: Paulina + Jan Paul Villanueva
6617 Orange Street, Unit 105
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

02/6, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES
FEB 19 2020
MAIL PROCESSING
UNIT

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Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: DMITRIY ZAKREVSKIY
6617 Orange Street, Unit 206
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz

02/06, 2020

VIA CERTIFIED FIRST CLASS MAIL
RETURN RECEIPT REQUESTED

RECEIVED
CITY OF LOS ANGELES
FEB 1 6 2020

Mr. Paul N. Caporaso
City of Los Angeles, Department of City Planning
221 North Figueroa Street, Suite 1350
Los Angeles, California 90012

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Thank you for addressing the foregoing environmental impacts and proposed mitigation/project redesign solutions.

Sincerely,

Name: Ilya Zaretskiy
6617 Orange Street, Unit 202
Los Angeles, California 90048

cc: Office of Councilmember Paul Koretz